



210 Eighth Street West
Northfield, MN 55057
507-650-0141

Reservation Agreement

Apartment #: _____ Apartment description: _____

Reservation Deposit: \$ _____ Check Number: _____

First Applicant: _____ LTCOC #SL _____

Second Applicant (if any) _____ LTCOC #SL _____

Current Address: _____

Email: _____ Phone: _____
Home Cell Work

Contact Person (other than Applicant): _____

Street Address: _____

Email: _____ Phone: _____
Home Cell Work

You are entering into Reservation Agreement with Millstream Commons, LLC, doing business as Millstream Commons ("Millstream Commons", "We" or "Us") and are paying the Reservation Deposit listed above to Your assure priority and to make application for residency at Millstream Commons for the Apartment noted above.

No Binding Agreement: Our execution of this Agreement does not represent a binding agreement to enter into a Tenant Agreement with You for the Apartment, or for any other apartment. We reserve the right to qualify You for residency according to Our normal residency requirements and processes prior to execution of a Tenant Agreement. Execution of this Agreement does not give You any rights to residency or continued residency at Millstream Commons.

Long-Term Care Options Counseling Requirement: Minnesota law requires individuals to contact the Senior Linkage Line® at 800-333-2433 to avail themselves of Long Term Care Options Counseling (“LTCOC”) prior to signing a Tenant Agreement with Millstream Commons. We encourage You to obtain this free counseling at Your earliest possible convenience, because the information may be useful to You as You prepare to move, and also to avoid any last minute complications on Your move-in date to Millstream Commons. You must provide Us the LTCOC verification number assigned to You from the Senior Linkage Line before We will sign a Tenant Agreement with You. Our staff is available to assist You or answer any questions You may have about that process. If You have already obtained the LTCOC verification number, please be sure to include it on Page 1 of this Agreement.

Availability of Long-Term Care Consultation Services: Rice County offers face to face Long Term Care Consultation Services available to all persons in Rice County regardless of income or assets. The purpose of a Long Term Care Consultation is to assist seniors in selecting options that meet their needs and reflect their preferences. You may obtain more information about that free service by calling (507) 332-5929. Please let us know if You would like contact information for other counties.

No Promises Regarding Date of Occupancy: We make no promises about the date on which the selected Apartment may become available for occupancy. We will contact You when the Apartment is available for You and schedule a pre-move-in meeting. During this meeting, We will provide You with a copy of Our Tenant Agreement, which must be executed prior to move in. At that time, We will review the terms of the Tenant Agreement, which includes Our financial and other residency requirements, to evaluate the approach You will take to fulfill all of Our residency requirements, with or without assistance from Millstream Commons Home Care, other home care agencies, or other supportive services.

Nursing Assessment: At Your pre-move-in meeting, We will offer You the opportunity for a nursing assessment by Millstream Commons Home Care. We strongly recommend that You take advantage of that opportunity. As a result of that nursing assessment, You will receive a proposed home care service plan for the home care services Millstream Commons Home Care recommends that You receive when You move in to Millstream Commons in order to assist You in meeting Our residency requirements. We provide this assessment at no charge. While You are not required to have a nursing assessment by Millstream Commons Home Care as a condition of tenancy at Millstream Commons, You must have an assessment before You can begin to receive home care services from Millstream Commons Home Care.

Uniform Consumer Information Guide: You have received a copy of the Millstream Commons Uniform Consumer Information Guide (“UCIG” that Minnesota law requires We share with You. Your signature on this Agreement acknowledges Your receipt of the UCIG. Please let Us know if You would like another copy.

Postponing Residency: If You decide not to move-in when Your selected Apartment is available. We will keep You on the reservation list and contact You when another comparable Apartment becomes available. We will retain Your Reservation Deposit.

Changing Apartments: The Reservation Deposit may be applied to a different Apartment at any time, with written consent by Us.

Termination of this Agreement: You may cancel this Agreement at any time by notifying Us in writing. We may terminate this Agreement at any time for any reason without Our reasonable discretion. This Agreement may automatically terminate if one or both of You are deceased, has been admitted to a nursing facility, or is unable to meet the normal residency requirements at Millstream Commons. Upon termination of the Reservation Agreement, we will refund to You the Reservation Deposit, less \$150.00.

Execution of Tenant Agreement: If We execute a Tenant Agreement with You, the Reservation Deposit will be applied toward the Security Deposit under the Tenant Agreement.

Check; Refunds; No Interest: The check by which the Reservation Deposit is paid will be cashed by Us. Refunds, if any, will be paid by check from Us sent to You within seven (7) days of the date on which the refund becomes due. The Reservation Deposit does not bear interest.

Applicant(s):

Applicant Signature(s): _____

Date: _____

Applicant's Designated/Legal Representative Signature: _____

Printed Name: _____ Date: _____

Applicant's Designated/Legal Representative Signature: _____

Printed Name: _____ Date: _____

For Millstream Commons:

Signature: _____ Date: _____

Printed Name: _____ Title: _____

