



## Residency Requirements

All tenants of Millstream Commons must meet the residency requirements at all times during their residency. Millstream Commons offers supportive assisted living services to its tenants in their private apartments. Millstream Commons has established these residency requirements in order to maintain a community living setting in which all tenants may quietly enjoy their day to day lives. A tenant will not be permitted to continue to live at Millstream Commons if he or she does not meet the residency requirements.

Tenants may meet the residency requirements in two ways:

- Without any assistance from other persons or from assistive devices; or
- With the assistance of others and/or assistive devices.

Millstream Commons makes various types and amounts of supportive and home care services available to its tenants to assist them to live successfully at Millstream Commons. The types of services available and the costs vary depending on which services are recommended and chosen by the tenant. The list of services and fees is provided in these **Attachments**.

The supportive assisted living services that Millstream Commons makes available may not meet all needs for assistance and support that tenants may come to have as their needs change. If a tenant needs more assistance than Millstream Commons makes available, we will work with the tenant to identify and engage other assistance available in the community, such as companion services, private duty nursing services, additional home care services, hospice services, therapy services, etc. If additional assistance is obtained, Millstream Commons will coordinate the services it does provide with those providing the additional assistance.

Millstream Commons is committed to working to make residency at Millstream Commons successful for all involved, including families, other tenants, staff, and volunteers. Millstream Commons will provide a disabled tenant with a reasonable accommodation as required by law. However, Millstream Commons will not fundamentally alter the essential nature of its programs or services in order to meet a tenant's needs.

If a tenant does not obtain whatever additional services may be required to assist the tenant in meeting the following residency requirements, the tenant will be asked to move out of Millstream Commons.

## **The Following List are the Residency Requirements at Millstream Commons**

1. Age 62 or older.
2. Full and prompt payment of all amounts due and owing under this Tenant Agreement and any service provider.
3. Positive personal conduct at all times during residency, and history of positive pre-residency conduct, including, but not limited to, matters such as:
  - a. Compliance with all residency requirements at Millstream Commons.
  - b. Conduct that does not interfere with the right of quiet enjoyment of other tenants.
  - c. Conduct that does not pose a threat to the personal health, safety or welfare of tenant, other tenants, visitors, staff, volunteers and vendors; for example, does not engage in aggressive, threatening, intimidating, offensive, or abusive verbal or physical behavior.
  - d. Conduct that does not damage the property of others, including Millstream Commons' property, normal wear and tear accepted.
  - e. No illegal activity.
  - f. No prior involuntary lease or Tenant Agreement terminations, unlawful detainers, evictions, or otherwise unsatisfactory rental history.
4. Ability and willingness to comply, and compliance on an ongoing basis, with all terms of the Tenant Agreement, Tenant Handbook, and all reasonable rules and policies as communicated by Millstream Commons staff, with or without the assistance of others.
5. Ability and willingness to arrange, pay for, accept, and receive any ancillary or supportive service which is needed to assist tenant with compliance with all provisions of the Tenant Agreement and these Residency Requirements.
6. Personal, health care or safety needs that are manageable with the home care and other supportive assistance made available by Millstream Commons or Home Care Link, or which is otherwise available from other community resources, including family members or other professional service providers. Ability and willingness to arrange, pay for, accept, and receive any ancillary or supportive services or devices necessary to meet tenant's needs.

Such needs include, but are not limited to, medication administration and monitoring, personal mobility, transferring, wandering, bathing, dressing, grooming, assistive devices and equipment, bowel/bladder habits, and nutrition.

7. Routinely exhibits socially appropriate behavior, for example with regard to grooming, dressing, bowel/bladder habits, respect of the privacy and property of others.
8. Nutritional needs that are met with the normal nutrition programs and assistance made available by Millstream Commons or otherwise available from other family or community resources. Meals are made on-site and served restaurant-style so individual nutritional needs do not require Millstream Commons to provide a strictly monitored, specialized diet.
9. Does not smoke or use tobacco on the property.
10. If necessary, has family, legal representative or designated representative who responsibly and cooperatively participates to support tenant's compliance with the requirements of residency.



### **Features and Services Included In Monthly Rent & Base Rate:**

1. Admission assessment by RN
2. Apartment including microwave, refrigerator, window blinds, wiring for telephone and internet, light bulbs for apartment fixtures
3. Keys to building (fob), apartment and mailbox
4. Meal package required (3 meals/day served in the dining room)
5. Daily snacks in The Connection
6. Emergency Response System (NAR response fee per **Attachment D**)
7. Availability of 24-hour on-site, awake staff
8. Daily "I'm Okay" checks at meals
9. Tray delivery service 3 consecutive days a month starting on the first day you have a tray
10. Weekly light housekeeping
11. Free use of laundry facilities
12. Utilities include heat, electricity, air conditioning, garbage, recycling, water, sewer, not including telephone
13. Basic Cable TV and Wi-Fi (Wireless Internet Connection)
14. Free Wi-Fi throughout building and apartment
15. Scheduled leisure activity programs
16. Scheduled transportation service
17. General maintenance of apartment
18. Grounds keeping and snow removal
19. Controlled entry system
20. Access to common areas and amenities including library, private dining room, multi-purpose room, The Connection, gift shop (charges extra), hair salon (charges extra), landscaped patio with water feature, tenant surface parking, guest parking, notary services, USPS mail boxes
21. Assistance with accessing needed additional services (charges extra)
22. Assistance with coordination of appointments and transportation to the same (charges extra)
23. Ability to reserve certain common areas for private use
24. Priority access to Three Links Campus services, as available

## Millstream Commons Assisted Living

<b>Apartment Style</b>	<b>Size</b>	<b>Monthly Rental Fee</b>
Studio	405 – 531 sq. ft.	\$2,890 – 3,300
One Bedroom	627 – 831 sq. ft.	\$3,700 – 4,440
Two Bedroom	887 – 903 sq. ft.	\$4,820

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### **Your Millstream Commons residence includes the following amenities:**

- Private apartment with large windows and ample closet space
  - Private bath with walk-in showers and grab bars and fold down shower bench
  - Kitchenette with microwave and refrigerator
  - Individually-controlled heat and air conditioning
  - Complimentary laundry facilities on second and third floor
  - Activity room with full kitchen
  - Private dining room for family gatherings
  - On site beauty/barber shop
  - Gift shop
  - The Connection-- a gathering place
  - Controlled entry system
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### **The monthly rental fee includes the following services:**

- Three meals a day served in the dining room
- Daily snacks in The Connection
- Emergency Response system
- 24 hour on-site, awake staff
- Daily “I’m Okay” checks at meals
- Weekly light housekeeping
- Laundry facilities
- All utilities except phone
- Cable TV
- Free Wi-Fi
- Scheduled leisure activity programs
- Scheduled transportation service



**Additional Services Available for Fee:**

1. Hair salon – according to shop fees
2. Catering services – arrange with Director of Dining Services
3. Guest meals – Breakfast - \$6.00; Noon Dinner - \$10.50; Supper - \$8.25;  
Holidays - \$20 (Easter, Thanksgiving, Christmas)
4. Guest Room - \$60 a night (meals not included)
5. Housekeeping - \$12/15 minutes
6. Maintenance - \$15/15 minutes [examples include hanging pictures for tenant after a move to a different unit, repairing selected personal items for tenants]
7. Miscellaneous maintenance supplies for tenant, such as additional towel bars, picture-hanging hardware – invoice cost
8. Pet fee - \$500 (non-refundable)
9. Replace emergency response pendant - \$150
10. Replacement key charges - \$10/mailbox key, \$25/apartment key, \$30/building fob
11. Second Person charge - \$650/month (includes standard rent package)
12. Tray delivery - \$5/meal



**Home Care Services Available Through Our Home Care Agency:**

Our Home Care Agency provides home care services to tenants of Millstream Commons pursuant to its Comprehensive Home Care provider license. If You request any additional services or incur any additional charges, such as health care supplies, We will bill You for them in addition to the Monthly Rent & Base Rate. All charges and fees are subject to change from time to time as provided in this Agreement.

**Supportive Services:**

<b>Individual Services</b>	<b>Fee /Frequency</b>
Assistance with bathing	\$22/shower
Assistance with bathing	\$37/spa
Diabetic Care Packages	
Insulin pen administration-1 (1-2x/day)	\$300/month including blood sugar checks
Insulin pen administration-2 (3 to 4x/day)	\$500/month including blood sugar checks
Blood sugar checks-1 (up to 3 times a day)	\$250/month
Blood sugar checks-2 (4 or more times a day)	\$350/month
Escorts (within building)	\$4/trip, \$8/round trip
Eye Care Packages	
Eye Surgery care (pre- and post-op care)	\$400/month
Eye Care-1 (up to 2 times a day)	\$200/month
Eye Care-2 (3 or more times a day)	\$300/month
Hearing Aid Care Packages <sup>Δ</sup>	
Hearing Aid Care-1 (once a day)	\$75/month
Hearing Aid Care-2 (twice a day)	\$150/month
Injections	\$25/injection
Laundry (wash, dry & fold)	\$13/load
Medication packages	
Medication Management initiation fee (one-time)	
For 1-5 medications	\$125
For 6-9 medications	\$150
For 10+ medications	\$175
Medication management & administration	
Medication Management-Basic (4 or less medications, 1 or 2 passes/day)	\$350/month
Medication Management-Complex (5-9 medications, 3 or more passes/day)	\$650/month
Medication Management-Complex Plus (10 or more medications, 3 or more passes/day)	\$700/month
Medication change fee (after 1 change/month)	\$40 each
Personal Care Assistance	\$13/15 minutes

Rehabilitation services	Arranged through therapy service provider
Skilled nursing services	\$25/15 minutes
Specimen delivery to lab	\$10.00