

Independent Housing

Independent Housing provides maintenance-free, at-home comfort for those who have no intention of retiring from an active lifestyle. There are six different two- and three-bedroom floor plans available, ranging from 1,382 to 2,070 total square feet.

Features:

- Brick or stone exterior
- Spacious living and dining area
- Fireplace (optional)
- Two full baths
- Outdoor patio or deck
- Attic storage above garage
- Emergency call system
- One-car and two-car garages
- Sunroom (optional)
- Screened Porch (optional)
- Electric heat pump (Phase I)
- Gas furnace (Phase II & III)
- Electric furnace (Phase III)
- Full kitchen and breakfast nook

Services Include:

- Appliance repair & maintenance
- Sheers & drapery cleaning
- 24-hour security
- Access to gift shop, library, fitness room & others
- Trash collection
- 24-hour emergency nurse call
- Insurance on buildings
- Exterior and interior maintenance of property
- Carpet shampooing
- Window cleaning
- Regularly scheduled van transportation
- Lawn care & snow removal
- Recreational activities
- Access to Health Care Center Services (see separate section for details)

Available at an Additional Fee:

- Dining
- Guest dining
- Laundry
- Housekeeping
- Beauty/Barber Shop
- Carports
- Guest Rooms

Fees:

There are two basic fees associated with Independent Housing—the entry fee and the monthly maintenance fee. The monthly maintenance fee does not include utilities.

The entry fee is composed of two parts—(a) a Refund Portion and (b) the Life Lease Fee. Entry fees for individual homes currently range from \$109,500 up.

A. The *Refund Portion* is returned to you or your estate upon the resale of the Independent Housing Unit formerly occupied by said member, or within six months of the death or withdrawal of said member, whichever shall first occur.

B. The *Life Lease Fee* (\$70,000 for one person; \$85,000 for two people) would be refunded on a prorated basis if the home is vacated due to death or withdrawal from Friends Fellowship within the first 24 months of residency. After the 24th month of residency, the Life Lease Fee is no longer refundable. If you are relocating to another accommodation within the community, full credit for the Life Lease Fee would be given toward the other accommodation.

| Example: | Total | | | | | |
|----------|------------------|---|-------------------|---|---------------|----------------|
| | Entry Fee | = | Life Lease | + | Refund | Monthly |
| 1 Person | \$180,000 | | \$70,000 | | \$110,000 | \$635 |
| 2 People | \$140,000 | | \$85,000 | | \$ 55,000 | \$635 |
| | \$225,000 | | \$85,000 | | \$140,000 | \$635 |

As of January 1, 2016, pets will be allowed in Independent Housing. A copy of the pet policy may be obtained from the Marketing Department.

Fees:

| | |
|--|----------------------------|
| A nonrefundable, one-time entrance fee | \$250 at time of admission |
| Pet ownership fee | \$ 25 per month, per pet |

All fees are subject to change.

*Revised 12/5/2019
Effective 1/1/2020*

Health Care Center Services:

One of the most unique and valuable services we provide to all members of Friends Fellowship Community is guaranteed access to comprehensive nursing care if it is ever needed.

The Health Care Center is available for temporary recuperative stays or permanent transfers. Staffed with professional nurses (RNs and LPNs), Nursing Assistants, Activity Assistants and other support staff, the Health Care Center is licensed by the Indiana State Department of Health as a Comprehensive Care Facility.

The cost for a stay in the Health Care Center consists of a monthly fee of \$2,480 (which is prorated for the actual length of stay) plus the daily fee of \$103 per day. While we do not participate in the Medicare or Medicaid programs, we do provide a number of days in the Health Care Center where the \$103 daily fee is waived. For example, resident members accumulate 10 waived or “discount” days each year (up to a maximum of 30 days) and also receive 30 discount days after a hospital stay of four (4) days or longer. Until all of the discount days have been used, the daily cost for a stay in the Health Care Center would be the prorated monthly fee of \$2,480 or \$82 per day. After the waiver days have been used, the daily cost would then be \$185 (\$82 + \$103) per day.

Availability:

There is currently an extensive waiting list for Independent Housing. An approved application and \$200 fee is required to have your name placed on the list.

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Effective 1/1/2020*