

THE BETHEL METHODIST HOME

**STANDARD INFORMATION SHEET
PURSUANT TO PUBLIC HEALTH LAW SECTION 4606(14)**

1. **Description.** The name of the continuing care retirement community is The Bethel Methodist Home. The community is located at 55 Grasslands Road, Valhalla, New York 10595. The Bethel Methodist Home is designed to accommodate residents age 65 and older in 120 independent living apartments, 10 enriched housing apartments and 20 nursing beds. Each apartment has a kitchen. The Bethel Methodist Home has elevators for vertical transportation, lighting that reduces glare, floor coverings which are nonslip and firm underfoot, windows that are easily operated, door handles rather than knobs, individual apartment heating and cooling controls, and an emergency call for aid system which is monitored 24-hours per day. The Bethel Methodist Home also has common areas, such as the central dining room, a private dining room, a kitchen, activities areas, lobbies, an exercise center including an indoor pool, a convenience store, a café, library, guest suites, woodworking shop, auditorium, lounges, and administrative areas. Outside amenities include gardens, walking paths, and outdoor game areas.

2. **Operator and Contact Information.** The Bethel Methodist Home is the operator of the facility. The contact person employed by the operator is _____. Ms. _____ can be reached at:

The Bethel Methodist Home
55 Grasslands Road
Valhalla, New York 10595
Telephone: (914) 989-7800

3. **Facilities.** The Bethel Methodist Home offers 120 independent living apartments, 10 enriched housing apartments and 20 nursing beds.

4. **Contract Types.** The Bethel Methodist Home offers a Type B Contract and a Type C Contract.

5. **Fees and Services by Contract Type.**
 - a. **Type B Contract.** The Type B Contract is a contract providing sixty (60) cumulative lifetime days of nursing home care services and sixty (60) cumulative lifetime days of enriched housing services, if required, at the same Monthly Fee as the independent living Monthly Fee. Once the applicable health care benefits have been exhausted, the resident will pay the then current private pay rate for the applicable facility.

There are two (2) types of Type B Contract: 90% Refundable and Declining. The Entrance Fees and Monthly fees for each contract are as follows:

Type B- 90% Refundable:

<u>Unit Type</u>	<u>Entrance Fee</u>		<u>Monthly Fee</u>	
	<u>Single</u>	<u>Couple</u>	<u>Single</u>	<u>Couple</u>
One Bedroom Traditional (Bayberry)	\$285,500	\$305,500	\$3,390	\$4,590
One Bedroom Deluxe (Elmwood)	395,500	415,500	3,990	5,190
Two Bedroom Traditional (Hawthorne)	460,500	480,500	4,950	6,150
Two bedroom Deluxe (Montgomery)	489,500	509,500	5,090	6,290
Two BR Deluxe-Bay Window (Whitney)	495,500	515,500	5,190	6,390
Two BR Deluxe/Dining (Knollwood)	550,500	570,500	5,690	6,890
Two BR Deluxe /Den/Solarium (Winthrop)	644,500	664,500	6,155	7,355

Entry fee refund/amortization details:

1. Fully refundable for first 90 days after resident's occupancy date.
2. If the residency terminates more than 90 days after resident's occupancy date, a portion of the entrance fee will be refunded subject to a minimum of 90% of the total entrance fee. Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency beginning with the 4th month after resident's occupancy date.

Enriched Housing—Private Pay Monthly, beginning at: \$7,625 a month, plus service packages.

The Bethel Methodist Home Skilled Nursing Facility-Private Pay Daily: \$450

The private pay rates are not regulated by the Department of Health or the Department of Financial Services, but are determined and implemented solely by The Bethel Methodist Home or such offsite care facility that the community may use.

Type B- Declining:

<u>Unit Type</u>	<u>Entrance Fee</u>		<u>Monthly Fee</u>	
	<u>Single</u>	<u>Couple</u>	<u>Single</u>	<u>Couple</u>
One Bedroom Traditional (Bayberry)	\$171,700	\$191,700	\$3,390	\$4,590
One Bedroom Deluxe (Elmwood)	234,600	254,600	3,990	5,190
Two Bedroom Traditional (Hawthorne)	271,700	291,700	4,950	6,150
Two bedroom Deluxe (Montgomery)	288,300	308,300	5,090	6,290
Two BR Deluxe-Bay Window (Whitney)	291,700	311,700	5,190	6,390
Two BR Deluxe/Dining (Knollwood)	323,100	343,100	5,690	6,890
Two BR Deluxe /Den/Solarium (Winthrop)	376,900	396,900	6,155	7,355

Entry fee refund/amortization details:

1. Fully refundable for first 90 days after resident's occupancy date.
2. If the residency terminates more than 90 days after resident's occupancy date, but within the 51 months, Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency beginning with the 4th month after resident's occupancy date.
3. After 51 months of occupancy, the entrance fee refund is reduced to zero.

Enriched Housing–Private Pay Monthly, beginning at: \$7,625 a month, plus service packages.

The Bethel Methodist Home Skilled Nursing Facility-Private Pay Daily: \$450

The private pay rates are not regulated by the Department of Health or the Department of Financial Services, but are determined and implemented solely by The Bethel Methodist Home or such offsite care facility that the community may use.

- b. **Type C Contract.** The Type C Contract is a modified contract providing nursing home care services and enriched housing services at the then current private pay rate for the applicable facility.

There are two (2) types of Type C Contract: 90% Refundable and Declining. The Entrance Fees and Monthly fees for each contract are as follows:

Type C- 90% Refundable:

<u>Unit Type</u>	<u>Entrance Fee</u>		<u>Monthly Fee</u>	
	<u>Single</u>	<u>Couple</u>	<u>Single</u>	<u>Couple</u>
One Bedroom Traditional (Bayberry)	\$265,500	\$285,500	\$3,190	\$4,190
One Bedroom Deluxe (Elmwood)	375,500	395,500	3,790	4,790
Two Bedroom Traditional (Hawthorne)	440,500	460,500	4,750	5,750
Two bedroom Deluxe (Montgomery)	469,500	489,500	4,890	5,890
Two BR Deluxe-Bay Window (Whitney)	475,500	495,500	4,990	5,990
Two BR Deluxe/Dining (Knollwood)	530,500	550,200	5,490	6,490
Two BR Deluxe /Den/Solarium (Winthrop)	624,500	644,500	5,955	6,955

Entry fee refund/amortization details:

1. Fully refundable for first 90 days after resident’s occupancy date.
2. If the residency terminates more than 90 days after resident’s occupancy date, a portion of the entrance fee will be refunded subject to a minimum of 90% of the total entrance fee. Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency beginning with the 4th month after resident’s occupancy date.

Enriched Housing–Private Pay Monthly, beginning at: \$7,625 a month, plus service packages.

The Bethel Methodist Home Skilled Nursing Facility-Private Pay Daily: \$450

The private pay rates are not regulated by the Department of Health or the Department of Financial Services, but are determined and implemented solely by The Bethel Methodist Home or such offsite care facility that the community may use.

Type C- Declining:

<u>Unit Type</u>	<u>Entrance Fee</u>		<u>Monthly Fee</u>	
	<u>Single</u>	<u>Couple</u>	<u>Single</u>	<u>Couple</u>
One Bedroom Traditional (Bayberry)	\$151,700	\$171,700	\$3,190	\$4,190
One Bedroom Deluxe (Elmwood)	214,600	234,600	3,790	4,790
Two Bedroom Traditional (Hawthorne)	251,700	271,700	4,750	5,750
Two bedroom Deluxe (Montgomery)	268,300	288,300	4,890	5,890
Two BR Deluxe-Bay Window (Whitney)	271,700	291,700	4,990	5,990
Two BR Deluxe/Dining (Knollwood)	303,100	323,100	5,490	6,490
Two BR Deluxe /Den/Solarium (Winthrop)	356,900	376,900	5,955	6,955

Entry fee refund/amortization details:

1. Fully refundable for first 90 days after resident’s occupancy date.
2. If the residency terminates more than 90 days after resident’s occupancy date, but within the 51 months, Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency beginning with the 4th month after resident’s occupancy date.
3. After 51 months of occupancy, the entrance fee refund is reduced to zero.

Enriched Housing–Private Pay Monthly, beginning at: \$7,625 a month, plus service packages

The Bethel Methodist Home Skilled Nursing Facility-Private Pay Daily: \$450

6. Insurance Coverages Required of Residents.

- a. Resident must carry “tenant insurance” covering Resident’s personal belongings and liability insurance in the amount of at least \$500,000 combined single limit.
- b. One supplemental health insurance policy, as defined by the Superintendent of Financial Services as Medicare Supplemental Insurance.
- c. Automobile liability insurance in the amount of at least \$500,000 combined single limit and uninsured motorist insurance in the amount of \$300,000 as long as Resident owns or operates a motor vehicle.