

# **DISCLOSURE STATEMENT**

**OF**

**GRACE LIFECARE, INC., d/b/a**

**GRACE RIDGE  
RETIREMENT COMMUNITY  
500 LENOIR ROAD  
MORGANTON, NORTH CAROLINA 28655  
(828) 580-8300  
www.graceridge.org  
Dated July 23, 2020**

**IN ACCORDANCE WITH CHAPTER 58, ARTICLE 64 OF THE NORTH CAROLINA  
GENERAL STATUTES OF THE STATE OF NORTH CAROLINA:**

- **THIS DISCLOSURE STATEMENT MAY BE DELIVERED UNTIL REVISED,  
BUT NOT AFTER DECEMBER 20, 2021;**
- **DELIVERY OF THE DISCLOSURE STATEMENT TO A CONTRACTING  
PARTY BEFORE EXECUTION OF A CONTRACT FOR CONTINUING CARE  
IS REQUIRED;**
- **THIS DISCLOSURE STATEMENT HAS NOT BEEN REVIEWED OR  
APPROVED BY ANY GOVERNMENT AGENCY OR REPRESENTATIVE TO  
ENSURE ACCURACY OR COMPLETENESS OF THE INFORMATION SET  
OUT.**

**EVERY PROSPECTIVE RESIDENT IS ENCOURAGED TO REVIEW THE  
FOLLOWING INFORMATION WITH THEIR LEGAL, FINANCIAL AND/OR  
PERSONAL ADVISOR.**

**THE TEXT OF THIS DISCLOSURE STATEMENT SHALL CONSIST OF ALL THE  
SECTIONS AND ATTACHMENTS LISTED IN THE TABLE OF CONTENTS.**

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## PART I

### I. ORGANIZATION INTRODUCTION AND INFORMATION

**A. Description of Organization and Its Operation.** Grace LifeCare, Inc. (herein "Grace LifeCare") is a non-profit North Carolina corporation with offices at 500 Lenoir Road, Morganton, North Carolina 28655. Telephone Number (828) 580-8300. Grace LifeCare's principal purpose is to provide housing and long-term healthcare to Residents of Grace Ridge, a continuing care retirement community, also referred to as a Life Plan Community.

Grace LifeCare is wholly-owned by Blue Ridge Healthcare Hospitals, Inc. (herein "BRH"), a nonprofit North Carolina corporation, with its principal office at 2201 South Sterling Street, Morganton, North Carolina 28655. BRH and its subsidiaries are part of Blue Ridge Healthcare System, Inc., which is managed by Carolinas Healthcare System (See Section VII. B.).

Grace LifeCare is operated under a management agreement with BRH, which is automatically renewable annually unless prior to the renewal date either party gives thirty (30) days written notice of intention to terminate.

**B. Non-Profit Status.** BRH and Grace LifeCare have been determined by the Internal Revenue Service to be tax-exempt organizations under the provisions of Section 501(c)(3) of the Internal Revenue Code.

**C. Affiliation.** Grace Ridge was acquired by Grace Hospital on February 19, 1991. Following the acquisition, ownership of the land and buildings was transferred to Grace Properties, Inc. (herein "Grace Properties") and ownership of all furnishings, fixtures, equipment and other personal property used in the operation of Grace Ridge was transferred to Grace LifeCare. The land and buildings were leased by Grace Properties to Grace LifeCare. Grace Properties ended the lease and transferred the land and buildings to Grace Lifecare in 2004. In 2012, Grace Hospital merged with Valdese Hospital to form Blue Ridge Hospitals, Inc.

Simultaneously with the 1991 acquisition, Grace LifeCare assumed the former owner's obligations to Residents under their Residency Agreements. Subsequent to the acquisition Residents have entered into residence and care agreements with Grace LifeCare, which is responsible for the management and day-to-day operations of Grace Ridge. Management services will continue to be provided by BRH under a contract, which is annually renewable, unless BRH or Grace LifeCare gives notice of intention to terminate thirty (30) days prior to the renewal date. The estimated annual payments by Grace LifeCare to BRH under the management agreement will be one hundred fifty-three thousand one hundred and eighty dollars (\$153,180). This estimate is based upon 2020 budgeted charges. In addition, a management fee of one hundred eighty thousand six hundred and seventy-six dollars (\$180,676) will be made to Carolinas HealthCare System, based on the 2020 budget. See Section VII. B. for information regarding relationship with Carolinas HealthCare System.

Grace Ridge is not affiliated with any religious or charitable provider other than its owner, BRH. All financial and contractual obligations of Grace Ridge will be the sole

responsibility of Grace Ridge; the owner will not be responsible for any of these obligations.

## **II. FACILITY INTRODUCTION AND INFORMATION**

**A. Description of Facility and Its Operation.** Grace Ridge is located on fifty-two wooded acres in a beautiful area in the foothills of the Blue Ridge Mountains with a sweeping view of the Catawba River Valley. The facility consists of a central building that includes the main dining room, a private dining room, a seventy-two (72) bed Health Care Center, common areas, administrative offices, five (5) apartments for guests, one (1) apartment used as a sales model and one hundred eighteen (118) apartment residences. Duplexes, containing Cottages, are being constructed in three phases. The first two phases containing twenty-seven (27) cottages has been completed. Phase III of the Cottage Program contains the last four (4) remaining units and will be constructed as needed based on future demand.

Grace Ridge provides the opportunity for active, independent retirement living and has its own Health Care Center to provide for Residents health and personal care needs. Residents are relieved of many day-to-day responsibilities. At Grace Ridge, Residents appreciate financial security, availability of health and personal services, and companionship of neighbors with common interests.

Health care programs provide Grace Ridge Residents with medical and health care. The on-site Health Care Center provides outpatient care, home care services, short-term and long-term inpatient care. In the Health Care Center, Residents may receive physical therapy, and other outpatient medical and health care services. There are seventy-two (72) private rooms for inpatient care. Forty-seven (47) beds are licensed as Adult Care beds, with twelve (12) of these enclosed in a separate unit and designated for patients with a diagnosis of memory loss, and twenty-five (25) are licensed for Nursing Care. Residents may elect to use physicians and other health care providers of their choice.

The amenities and services of Grace Ridge are comprehensive. Full membership to Phifer Wellness Center, a full-service fitness facility located on the campus of BRH is available to Grace Ridge residents. There is a chapel for private meditation or small group services. There are regular services and other opportunities for worship and religious expression for residents living independently and for residents in the Health Care Center. Residents enjoy arts and crafts, vegetable and flower gardens, exercise classes, games and many scheduled activities and outings, entertainment and opportunities for social enrichment.

Grace Ridge has a well-organized library, theatre, chapel, exercise room, game rooms, beauty/barbershop and a roof top solarium-type lounge with a spectacular panoramic view of the Blue Ridge Mountains. Grace Ridge provides scheduled transportation to shopping centers, grocery stores, activities, entertainment and recreation in the Morganton area, and provides scheduled transportation for medical and health care in the Morganton area as approved by Grace LifeCare. The availability of quality medical care facilities, recreational and cultural opportunities combined with a leisurely and comfortable lifestyle in a beautiful setting make Grace Ridge an excellent choice for retirement.

**B. Accreditation.** Grace LifeCare offers continuing care to Residents of Grace Ridge under North Carolina law contained in Article 64, of Chapter 58 of the North Carolina General Statutes and the rules and regulations adopted pursuant to its provisions. The North Carolina Department of Insurance has responsibility for the registration, licensing and financial monitoring of Grace Ridge and other continuing care retirement communities in North Carolina. The responsibility of the North Carolina Department of Insurance includes overseeing compliance with disclosure and contract requirements by Grace LifeCare in offering continuing care. Grace LifeCare is licensed by the North Carolina Department of Insurance to provide continuing care to Residents of Grace Ridge.

In 2006, 2011, and 2016 Grace Ridge received accreditation from CCAC/CARF (Continuing Care Accreditation Commission / Commission on Accreditation of Rehabilitation Facilities). This accreditation means Grace Ridge has passed an in-depth review of our services. It is an assurance that Grace Ridge meets rigorous CARF guidelines for service and quality – a qualified endorsement that Grace Ridge conforms to nationally and internationally recognized service standards and is focused on delivering the most favorable results for persons served.

A Health Care Center is operated by Grace LifeCare as a part of Grace Ridge. The North Carolina Department of Health and Human Services has the responsibility of overseeing compliance with applicable State and Federal laws and regulations in the licensing and operation of Nursing and Adult Care beds in the Health Care Center. Grace LifeCare is licensed by the North Carolina Department of Health and Human Services, Division of Facility Services, to operate the Health Care Center at Grace Ridge and to operate a Home Care (In-Home Aide) Agency.

Grace LifeCare operates Grace Ridge and its Health Care Center to meet or exceed the requirements of the North Carolina Department of Insurance and the North Carolina Department of Health and Human Services.

**C. Identification and Background of Officers and Directors of Grace LifeCare.**

1. **Robert Fritts, Sr. Vice President/Chief Financial Officer**, 2201 S. Sterling St., Morganton, NC 28655 - Mr. Fritts joined the Blue Ridge Healthcare System in September 2001 as Chief Financial Officer/VP Finance. Prior to his employment with Blue Ridge Healthcare, Mr. Fritts served as Chief Financial Officer for Frye Regional Medical Center in Hickory. Frye Regional is part of the Tenet Health System, and Mr. Fritts was associated with Tenet for sixteen years. He holds a BA in Accounting from Georgia State University and is a Certified Public Accountant.
2. **Jon Mercer, Sr. Vice President/Chief Operating Officer**, 2201 S. Sterling St., Morganton NC 28655 – Mr. Mercer started with Blue Ridge Healthcare in 1998 in a clinical role before transferring into various leadership and administrative roles. He holds a BA in Biology from Western Carolina and Master’s Degrees in Exercise Physiology, Business Administration, and Health Administration.
3. **Christopher T. Romick, Executive Director**, 500 Lenoir Rd., Morganton, NC 28655 – Mr. Romick is a US Navy veteran and holds a BA in Gerontology Administration from Kent State University, and an MBA in Marketing from American Public University. Mr. Romick has held positions as a licensed

nursing homes administrator in three states, Marketing Director, Regional Director and Executive Director.

**D. Professional Service Firms of Directors and Officers Providing Goods or Services to Grace Ridge.** There is no professional service firm, association, trust, partnership or corporation in which any officers, directors, or members of the management staff of Grace LifeCare has a ten percent (10%) or greater interest or any entity that has a 10% or greater interest in any officer, director or members of the management staff of Grace Lifecare which it is presently intended shall currently or in the future provide goods, leases or services to Grace LifeCare, or to the residents of Grace Ridge, of an aggregate value of Five Hundred Dollars (\$500) or more within any year except the following:

- 1) The management agreement between BRH, Inc. and Grace LifeCare, Inc.

**E. Criminal Violation/Civil Fraud Statement.** Section 58-64-20(a)(3)(c) of the North Carolina General Statutes requires that Grace LifeCare provide for each of the Officers, Directors, and Management Staff listed above the following:

A description of any matter in which the person (i) has been convicted of a felony or pleaded nolo contendere to a felony charge, or been held liable or enjoined in a civil action by final judgment, if the felony or civil action involved fraud, embezzlement, fraudulent conversion, or misappropriation of property; or (ii) is subject to a currently effective injunctive or restrictive court order, or within the past five years, had any State or federal license or permit suspended or revoked as a result of an action brought by a governmental agency or department, if the order or action arose out of or related to business activity of health care, including actions affecting a license to operate a foster care facility, nursing home, retirement home, home for aged, or facility subject to this Article or a similar law in another state.

**ANSWER: NONE.**

**F. Location and Description of Physical Property.** Grace Ridge is located on fifty-two wooded acres in a beautiful site on the north side of Morganton, NC at the intersection of Lenoir Road (N.C. Highway 18) and Kirksey Drive. Improvements now existing at Grace Ridge consist of a building with access from Highway 18 to parking lots in the front and rear of the building, which are landscaped and lighted. The main building contains one hundred eighteen (118) residence apartments, five (5) guest apartment residences, one (1) apartment used as a sales model, a seventy-two (72) bed Health Care Center, and common areas. In addition, there are now thirteen (13) duplexes, and one (1) single-family building, for a total of twenty-seven (27) cottages located to the north of the main building.

Construction at Grace Ridge was completed in October 1987, with two exceptions. The cottages were added in three phases and a new wing was added to the main building in May 2001. Grace Ridge is presently licensed as a continuing care retirement community by the North Carolina Department of Insurance and the beds in the Health Care Center are licensed by the North Carolina Department of Health and Human Services, Division of Facility Services. The facility is completely furnished and equipped.

With regard to the existing units, there are sixteen (17) types of apartments, which include studio apartments, five (5) types of one-bedroom apartments and ten (11) types of two-



bedroom apartments. All the apartments are equipped with a kitchen, closets, a full bath in the studio and one-bedroom apartments and two (2) full baths in the two-bedroom apartments.

There is one (1) basic design for cottage residence with options and custom features available for selection prior to the construction of the cottage. A basic designed cottage consists of two (2) bedrooms, two (2) bathrooms, living-dining room, kitchen, breakfast room, carport and wood deck. Options available include Carolina room, fireplace, screened porch and wood decks, microwave oven, garage and vaulted ceiling in living-dining room.

The common areas for use by Residents living independently in the apartments and cottages consist of a main lobby, main dining room, reading room, private dining room, exercise room, mailroom, conference room, a library, card room, TV room, game room, theatre, chapel, and community room. All floors, except the North Wing of the first floor, contain apartments, activity rooms, lounges, a laundry room at the end of each wing, and equipment and storage rooms. A lounge on the fifth floor of the building, with an enclosed solarium, has a panoramic view of the surrounding mountains and the Catawba River.

The Health Care Center has seventy-two (72) private rooms. Forty-seven (47) of these rooms are licensed as Adult Care beds and twenty-five (25) for Nursing Care beds. The Health Care Center also contains a living room, dining areas, waiting room, physical therapy room, examining room, medication room, nutrition room, storage and equipment rooms, and a nurse's station.

An applicant who needs assistance in activities of daily living may apply for direct admission to one of the private rooms licensed for adult care in the Health Care Center. If accepted for admission, the applicant and Grace LifeCare can enter into a Residence and Care Agreement for Adult Care Residence. Residents of an Adult Care Residence in the Health Care Center have access to the living room, dining areas, waiting room and other common areas located within the Health Care Center. After a Resident has resided in an adult care residence for thirty (30) days, the Resident may then be transferred to a Nursing Care bed, if necessary, in the Health Care Center or another licensed facility if a bed is not available at Grace Ridge.

**G. Estimated Number of Residents.** As of April 30, 2020, two hundred and ten (210) residents are living at Grace Ridge; with one hundred fifty-eight (158) residents living independently in apartments and cottages and fifty-two (52) residents occupying beds in the Health Care Center. Thirty-three (32) Health Care Center residents are in the Adult Care beds and twenty (20) are in nursing care beds.

### **III. POLICIES**

#### **A. Health Criteria Policies.**

**1. Health Criteria for Admission to Apartment and Cottage Residences.** An applicant for admission to live in an apartment or cottage residence must be able to live independently, able to care for himself or herself without assistance in normal activities of daily living and must receive the approval of the Grace Ridge Admissions Committee.

An applicant must furnish a report of a physical examination and a medical history at the time of application. After review of the physical examination report and medical history, Grace LifeCare may request additional medical information, which may include an examination of the applicant by the Medical Director or other physician selected by Grace LifeCare. The applicant is responsible for all costs associated with the medical information submitted and requested.

**2. Reservation by Grace LifeCare to Offer Health Care under Alternative Contract.** After review of the medical information submitted by an applicant, Grace LifeCare may, in its sole discretion, decline to admit the applicant under a Residence and Care Agreement for an apartment or cottage residence unless applicant agrees to an adjustment of the Health Care Center charges. As a condition for admission, Grace LifeCare may require the applicant to pay either discounted per diem rate or full per diem rate for care in the Health Care Center. Grace LifeCare's decision to require the full per diem rate as a condition for admission may apply to: (i) a single applicant for an apartment or cottage residence; (ii) either or both of the applicants for double occupancy of an apartment or cottage residence; (iii) the spouse of a Resident who marries while at Grace Ridge; (iv) a new second occupant of an occupied apartment or cottage; (v) an applicant who has a change in physical or mental condition after approval for admission and prior to occupancy; and (vi) a Resident who is unable to live independently in an apartment within ninety (90) days after taking occupancy.

**3. Health Criteria for Admission under Adult Care Residence.** An applicant for direct admission to live in an Adult Care Residence will require assistance in normal activities of daily living and will not require services which may only be rendered in a nursing care bed. An applicant must furnish a report of a physical examination and a medical history at the time of application. The Grace Ridge Admissions Committee must approve an applicant for admission.

**4. Health Criteria after Admission to Apartment or Cottage Residence.** After taking occupancy of an Apartment or Cottage Residence, a Resident must be able to live independently, and able to care for himself or herself without assistance in normal activities of daily living for a period of ninety (90) days. If, within such period, a Resident becomes unable to live independently, or unable to care for himself or herself without assistance in normal activities of daily living, the Residence and Care Agreement may be canceled at the option of either the Resident or Grace LifeCare. The determination of the Grace Ridge Medical Director shall be conclusive on whether the Resident is able to live independently, and able to care for himself or herself without assistance in normal activities of daily living.

If there are two Residents of an Apartment or Cottage Residence and it is determined within a period of ninety (90) days following occupancy that one of the Residents is unable to live independently, or unable to care for himself or herself without assistance in normal activities of daily living as determined in the preceding paragraph, and if such second occupant is a spouse or sibling of the other Apartment or Cottage Resident, Resident or Grace LifeCare may terminate the Residence and Care Agreement. If the Residence and Care Agreement is not terminated, Grace LifeCare reserves the right, in its sole discretion, to charge the discounted per diem rate or the full per diem rate for the periods during which one of the Residents

receives care in the Health Care Center. Grace LifeCare also reserves the right to cancel the Residence and Care Agreement if Grace LifeCare, in its sole discretion, determines that the financial condition of the Residents is inadequate to meet the financial obligations of the Residents under the Residence and Care Agreement.

**5. Cancellation/Termination of Adult Care Residence after Admission.** If, within thirty (30) days after admission to an Adult Care Residence, an Adult Care Resident requires a level of care other than is permitted in the Adult Care Residence, the Residence and Care Agreement between such Resident and Grace LifeCare may be terminated by either the Adult Care Resident or Grace LifeCare. In addition to the foregoing right of termination Grace LifeCare may terminate the rights of an Adult Care Resident for just cause as provided in Subsection G below.

## **B. Financial and Insurance Criteria.**

**1. Financial Criteria for Admission to Apartment and Cottage Residences under the Lifecare and Standard Options.** As a rule, an applicant for an apartment or cottage residence under a Lifecare or Standard Entrance Fee option must have a net worth, after paying the entrance fee, of two (2) times the Entrance Fee for the apartment or cottage residence. The monthly income of a Lifecare or Standard entrance fee option resident must generally be in excess of twice the Monthly Service Fee. Age and health status can have an impact on the net worth and income requirements. If an applicant does not have sufficient resources, a person, who has income and net worth that meets Grace LifeCare's requirements, may sign as guarantor of applicant's financial obligations. An applicant is required to submit information on the financial condition of the applicant and the financial condition of a Guarantor, if applicable. The Grace Ridge Admissions Committee must approve applicant's financial condition.

**2. Financial Criteria for Admission to Apartment and Cottage Residences under the Fee-For-Service Option.** As a rule, an applicant for an apartment or cottage residence under a Fee-For-Service Entrance Fee option must have a net worth, after paying the entrance fee, of three (3) times the Entrance Fee for the apartment or cottage residence. The monthly income of a Fee-For-Service entrance fee option resident must generally be in excess of twice the monthly full per diem rate for nursing care in the Health Care Center. Age and health status can have an impact on the net worth and income requirements. If an applicant does not have sufficient resources, a person, who has income and net worth that meets Grace LifeCare's requirements, may sign as guarantor of applicant's financial obligations. An applicant is required to submit information on the financial condition of the applicant and the financial condition of a Guarantor, if applicable. The Grace Ridge Admissions Committee must approve applicant's financial condition

**3. Financial Criteria for Admission to Adult Care Residence.** As a rule, an applicant for an Adult Care Residence must have a net worth, after paying the Entrance Fee, of Two Hundred Thousand Dollars (\$200,000). The monthly income of the applicant must generally be in excess of one and one-half (1 1/2) times the monthly full per diem rate for nursing care in the Health Care Center. If an

applicant does not have sufficient resources, a person, who has income and net worth that meet Grace LifeCare's requirements, may sign as guarantor of applicant's financial obligations. An applicant is required to submit information on the financial condition of the applicant and the financial condition of a Guarantor, if applicable. The Grace Ridge Admissions Committee must approve applicant's financial condition.

**4. Insurance Requirement.** Each Resident must have and maintain in effect Medicare Hospital Insurance (Part A) and Medicare Medical Insurance (Part B) and must have Medicare Supplemental Insurance which covers, as a minimum, the Basic Benefits (plan A). If Resident is not eligible for the foregoing Medicare Insurance, Resident must purchase or obtain health insurance acceptable to Grace LifeCare. Resident will also apply for any other public hospital and/or medical insurance benefits which may be enacted by the State of North Carolina or by the Federal Government as a successor or supplement to Medicare.

**4. Monthly Service Fee Payments.** Grace Ridge policy with respect to Monthly Service Fee payments is that in addition to the Entrance Fee, Resident agrees to pay a First Person Monthly Service Fee plus a Second Resident Monthly Service Fee if there is double occupancy, (collectively referred to as Monthly Service Fee), during the term of this Agreement which shall be payable in advance by the 15th each month. As of the date of this Disclosure Statement the Monthly Service Fee is as set forth in Section V, Paragraph B & C. The first payment of the Monthly Service Fee will be due on the earlier of the date of occupancy or the mutually agreed upon move-in date. Monthly Service Fees will be prorated for the given month, if applicable. Upon termination of the Residence and Care Agreement, the Resident or Resident's estate shall continue to be responsible for the Monthly Service Fee through the date that the Residence is vacated and accepted by Grace Ridge. If the Residence is not vacated within a thirty (30) day period, in addition to the Monthly Service Fee, an additional storage fee of thirty dollars (\$30.00) per day may be charged. Contents remaining in the Residence after the thirty (30) day period may be moved to a storage area to be determined by Grace LifeCare, Inc. Grace LifeCare, Inc. accepts no liability for damages that may occur during the move or during the storage period. After termination of residence, Monthly Service Fees paid for any period beyond the date when the Resident vacates the Residence and Grace LifeCare accepts the Residence will be refunded to the Resident or Resident's estate within sixty (60) days.

If Resident fails to pay any of the Monthly Service Fees or charges for additional services by the 15<sup>th</sup> of the month, Grace LifeCare will provide a second monthly statement. If the Resident fails to pay that invoice by the 25<sup>th</sup> of the month, or has not provided satisfactory explanation, documentation or justifiable reason for non-payment to Grace LifeCare, then Grace LifeCare has the right to terminate the Residence and Care Agreement. Grace LifeCare will charge a late penalty on any fees paid after the 15<sup>th</sup> of the month at the rate of one and one-half percent (1 1/2%) per month.

**C. Age Requirements.**

- 1. Initial Age Requirement.** Residents must be sixty (60) years of age or older at the time of initial occupancy, except that in the case of a married couple, or sibling combination, one occupant may be younger than sixty (60) years of age.
- 2. Additional Fee for Exceptions.** The first-person entrance fee will be increased by 1.5% for every year the occupant is below 60 years of age. The additional fee will be prorated by month.

**D. Changes of Condition of Resident Prior To Occupancy.**

**1. Change in Physical or Mental Condition Prior To Occupancy of an Apartment or Cottage Residence.** If the physical or mental condition of a Resident, who is to be a single occupant of an apartment or cottage residence, changes during the period between Resident entering into a Residence and Care Agreement and prior to the occupancy of the residence, the Residence and Care Agreement is canceled if such change makes the Resident ineligible for admission to Grace Ridge. The determination on whether a Resident is eligible for admission is made in the sole discretion of Grace LifeCare.

If the application is for a married couple, or siblings, and the physical or mental condition of one spouse or a sibling changes prior to occupancy, one spouse or one sibling may be admitted directly to the Health Care Center at the time the other Resident takes occupancy of an apartment or cottage residence at Grace Ridge. The determination of whether a spouse or sibling may be admitted directly to the Health Care Center is made in the sole discretion of Grace LifeCare. If such change in the mental or physical condition of a spouse or sibling precludes the spouse or sibling from occupying an Apartment or Cottage, either Resident or Grace LifeCare may cancel the Residence and Care Agreement.

If, because of a change of mental or physical condition, a spouse or sibling moves directly into the Health Care Center, Grace LifeCare, in its sole discretion, reserves the right to require the Resident admitted directly to the Health Care Center to pay the full per diem rate, for care in the Health Care Center. Grace LifeCare also reserves the right to cancel the Residence and Care Agreement if Grace LifeCare, in its sole discretion, determines that the financial condition of the Resident is inadequate to pay the increased Health Care Center cost and to meet the financial obligations of the Residents under the Residence and Care Agreement.

**2. Change in Financial Condition Prior To Occupancy of an Apartment or Cottage Residence.** If the financial condition of a Resident of an Apartment or Cottage Residence changes during the period between Resident entering into a Residence and Care Agreement and prior to occupancy of the Residence, Grace LifeCare, in its sole discretion, may terminate the Residence and Care Agreement.

**3. Changes in Physical, Mental or Financial Condition Prior To Occupancy of Adult Care Residence.** If the Resident is to be an occupant of an Adult Care Residence and during the period between Resident entering into a Residence and Care Agreement and prior to occupancy of the Adult Care residence, a change in

the physical, mental, or financial condition of the Resident, as determined in the sole discretion of Grace LifeCare, makes the Resident ineligible for admission to an Adult Care Residence at Grace Ridge, Grace LifeCare shall terminate the Residence and Care Agreement.

**E. Refunds of Fees and Entrance Fees.** No interest shall be paid to a prospective Resident, a Resident, or the legal representative of a Resident upon refund of a fee, deposit, or payment made by, or on behalf of, a prospective Resident or a Resident. No interest shall accrue and be credited on any obligation of a prospective Resident or a Resident, on any fee, deposit, or payment made by, or on behalf of a prospective Resident.

**1. Reservation Fee under Wait List Agreement.** The reservation fee under the Wait List Agreement is One Thousand Five Hundred Dollars (\$1,500) per application. Of this reservation fee, \$500 is considered a processing fee and is nonrefundable. The remaining \$1,000 is a non-interest-bearing reservation fee to reserve placement on a waiting list for an existing Apartment or Cottage Residence and will be credited toward the future resident's Entrance Fee upon their eventual move to Grace Ridge. The \$1,000 reservation fee is 50% refundable with a written request from the future resident should the future resident terminate this agreement.

**2. Application Processing Fee.** An Application Processing Fee, in the amount of One Thousand Five Hundred Dollars (\$1,500) per application, is paid at the time a prospective Resident applies for admission. Of this Application Processing Fee, \$500 is considered a processing fee and is nonrefundable. The remaining \$1,000 will be credited toward the Entrance Fee. If applicant should decide not to move to Grace Ridge, the applicant may request in writing and receive a full refund of the \$1,000.

**3. Advance Deposit Fee and Rescission Fee.** To secure a particular cottage or apartment home, an advance deposit of 10% of the Entrance Fee may be made. The deposit will be credited toward the Entrance Fee at the time of closing. With this deposit, the home is taken off the available unit list and not offered to anyone else. The Advance Deposit is accepted in good faith that Resident will move in at an agreed upon date. If Residents rescinds within thirty days following execution of the Residence and Care Agreement or receipt of the Disclosure Statement, whichever is the later to occur, Grace Ridge will retain a Rescission Fee of \$1,000 or 2% of the total Entrance Fee, whichever is greater. If resident should rescind after the 30-day period above, Grace Ridge will retain 6% of the total Entrance Fee.

**4. Refunds Following Rescission, Death, Change In Condition From Injury, Illness, Or Incapacity Prior to Occupancy; Change In Financial Condition Prior to Occupancy; Cancellation For Inability To Live Independently After Occupancy; Cancellation For Inadequate Financial Condition From Increased Health Care Costs; Or Cancellation For Change In Condition Of Adult Care Resident.** Refunds, as provided below, shall be paid to Resident(s) following termination of a Residence and Care Agreement arising from:

- a. **Rescission.** Resident exercising the right of rescission to rescind the Residence and Care Agreement with Grace LifeCare within thirty (30) days following execution of the Residence and Care Agreement by the

Resident or receipt of the Disclosure Statement, whichever is the later to occur;

- b. Death.** The death of a Resident prior to occupancy;
- c. Injury, Illness or Incapacity Prior to Occupancy.** Injury, illness, or incapacity occurring after Resident's acceptance for admission to Grace Ridge, and prior to occupancy as determined by Grace Ridge, which precludes Resident from occupancy;
- d. Change in Financial Condition Prior To Occupancy.** A change in Resident's financial condition after Resident's acceptance for admission to Grace Ridge and prior to occupancy;
- e. Inability to Live Independently after Occupancy.** Termination of Residence and Care Agreement for Apartment or Cottage Residence upon Resident being unable to live independently within ninety (90) days after occupancy;
- f. Financial Condition upon Increase in Health Care Center Costs.** Termination of Residence and Care Agreement by Grace LifeCare when Resident becomes unable to meet the financial obligations of Resident under the Residence and Care Agreement as a result of Resident, or one Resident where there is double occupancy, being required by Grace LifeCare to pay the full per diem rate or the discounted per diem rate for care in the Health Care Center; or
- g. Change in Physical or Mental Condition of Adult Care Resident Prior to Occupancy.** Change in physical or mental condition of an Adult Care Resident prior to occupancy.

Upon termination of a Residence and Care Agreement for any of the foregoing reasons, the Resident shall receive a refund of all money or property transferred to Grace LifeCare, less (i) periodic charges specified in the Residence and Care Agreement and applicable only to the period the Residence was actually occupied by the Resident; (ii) those nonstandard costs specifically incurred by Grace LifeCare or Grace Ridge (or contractor where there is a New Cottage Residence) at the request of the Resident and described in the Residence and Care Agreement (or Cottage Construction Agreement, if a New Cottage Residence) or any amendment thereto signed by the Resident; (iii) those non-refundable fees that are set out in the Residence and Care Agreement or Cottage Construction Agreement or any amendment thereto signed by the Resident; and (iv) the service charge set out in the Residence and Care Agreement or Cottage Construction Agreement which will not exceed One Thousand Dollars (\$1,000.00) or 2 percent (2%) of the Entrance Fee, whichever is greater. If resident should rescind after the thirty-day period but prior to occupancy, Grace Ridge will retain 6% of the total Entrance Fee.

Refunds that a Resident is entitled to receive following termination of a Residence and Care Agreement for an Apartment, Cottage or Adult Care Residence under this paragraph shall be paid within sixty (60) days following termination. Refunds that

a Resident is entitled to receive following termination of a Residence and Care Agreement for a New Cottage Residence shall be paid as provided in the Cottage Construction Agreement, but in no event, no later than two (2) years following termination. However, when reason is rescission (a), a refund is made within 60 days.

**5. Refunds of Unamortized Entrance Fees and Refunds under Ninety Percent Refund Entrance Fee Options.** Entrance Fees for Apartment and Cottage Residences may be paid under five (5) options. Under each of the options, the Entrance Fee is amortized at the rate of four percent (4%) per month for an initial period of varying length depending upon the option selected. Amortization begins at the date of Resident's occupancy of an Apartment or Cottage Residence or ninety-one (91) days after Resident and Grace LifeCare sign a Residence and Care Agreement, whichever is the first to occur. The time during which the Entrance Fee is amortized under either of the options shall be referred to as the amortization period. If the Residence and Care Agreement for an Apartment or Cottage Residence is terminated after occupancy by Resident: by the death of Resident (or when double occupancy, the death of both Residents), by voluntary termination by Resident after occupancy under Section III, Paragraph F or by Grace LifeCare for cause under Section III, Paragraph G, the refund of the unamortized portion of the Entrance Fee, if any, to which Resident is entitled shall be determined as provided below.

The entrance fee for Direct Admission to Adult Care is not refundable, unless resident cancels agreement within 30 (thirty) days after date of admission.

If Resident selected a Cottage, there are certain options and custom features that are enhancements or additions to the standard cottage plan. Payments made for options and custom features are not included as a part of the Entrance Fee in determining refunds of the unamortized portion of the Entrance Fee under any of the five (5) Entrance Fee options.

Refunds of the unamortized portion of the Entrance Fee under all five (5) Entrance Fee options are as follows:

The LifeCare and Standard Entrance Fee Option under which the Entrance Fee is amortized at four percent (4%) per month for twenty-five (25) months and is fully amortized twenty-five (25) months after the beginning date of the amortization period;

The Fee-For-Service Entrance Fee Option under which the Entrance Fee is amortized at four percent (4%) per month for twenty-five (25) months and is fully amortized twenty-five (25) months after the beginning date of the amortization period; and

The LifeCare and Standard 90% Refund Entrance Fee Option under which the Entrance Fee is amortized at four percent (4%) per month and is amortized to the extent of ten percent (10%) after two and one-half (2-1/2) months from the beginning date of the amortization period and the



remaining ninety percent (90%) is returned to the Resident or the Resident's Estate after residence at Grace Ridge is terminated.

The entrance fee under the Adult Care Plan is fully amortized 30 days after occupancy and is not refundable.

The refund will be reduced to the extent of any obligation owed by the Resident to Grace LifeCare. Refund of the unamortized portion of the Entrance Fees under any of the foregoing Options, if applicable, is made sixty (60) days following occupancy by a new Resident of the apartment or cottage residence but then only if the Entrance Fee from the new Resident has been received by Grace LifeCare, but in any event, not later than two years following the date the resident releases the apartment or cottage.

**6. Termination of Residence and Care Agreement for Cause.** If Grace LifeCare terminates a Residence and Care Agreement for cause as provided in Section III, Paragraph G, a refund will be made to the Resident, or Resident's estate, for any portion of the Entrance Fee, which is refundable under the provisions of Section III, Paragraph E.

**F. Voluntary Termination by Resident.** The Residence and Care Agreement gives Resident the right to rescind the Agreement and to terminate the Agreement for specific reasons. If Resident terminates the Agreement other than by rescission or pursuant to a specific reason under the Agreement, it shall be deemed to be a voluntary termination. If Resident voluntarily terminates the Agreement prior to occupancy, any refund to which Resident may be entitled is determined under Section III, Paragraph E. If Resident voluntarily terminates the Agreement after occupancy, the refund, if any, to which Resident is entitled shall be the unamortized portion of the Entrance Fee determined under Section III, Paragraph E.

**G. Grace LifeCare's Termination Rights for Cause.** Grace LifeCare may terminate the Residence and Care Agreement for Apartment, Cottage or Adult Care Residence after occupancy by the Resident for just cause following notice as hereafter provided. Just cause shall exist if:

1. Resident does not submit accurate and complete medical and financial information when applying for admission to Grace Ridge. The representations by applicant that complete and accurate medical and financial information have been submitted is a continuing representation and will constitute grounds for termination at any time Grace LifeCare determines that such representation has been breached.
2. Resident does not comply with the terms of the Residence and Care Agreement or the published operating procedures and covenants of Residents of Grace LifeCare;
3. Resident does not pay the balance of the Entrance Fee;
4. Resident does not pay the Monthly Service Fee as a result of Resident transferring assets for less than adequate consideration or assuming new

liability which results in Resident's inability to pay obligations under the Residence and Care Agreement; or becomes unable to pay monthly service fees due to disposal of assets or taking on new liability.

5. Resident creates a condition within Grace Ridge which is detrimental to the comfort, health, safety or peaceful lodging of other Residents;
6. (a) Resident becomes infected with a dangerous and contagious disease or becomes mentally or emotionally disturbed, and the Medical Director determines that the Resident's condition is detrimental to the health, safety or welfare of other Residents or the staff of Grace Ridge or, (b) the Resident's condition cannot appropriately be cared for at a level of care available in the Health Care Center at Grace Ridge licensed by the North Carolina Department of Health and Human Services; or
7. Resident has been temporarily transferred to an independent health care center and has declined to return to the Grace Ridge Health Care Center upon being notified of an available bed at a corresponding level of care at Grace Ridge and also refuses to execute an agreement to hold harmless Grace LifeCare for charges at the independent health care center.

If Grace LifeCare has given notice to terminate for a reason under Subparagraph 1, above, termination shall be effective thirty (30) days after notice is given.

Before any termination of this Agreement by Grace LifeCare as described in Subparagraphs 2, 3, 4, 5, 6 and 7 above, Grace LifeCare will give Resident notice in writing of the reason for termination. Resident will have thirty (30) days after that notice to correct the problem to the satisfaction of Grace LifeCare, in its sole discretion. If the problem is corrected within the thirty (30) days to the satisfaction of Grace LifeCare, this Agreement will not be terminated. If the problem is not corrected within that period of time, the Agreement shall terminate at the end of the thirty (30) day notice period.

If Grace LifeCare has given notice to terminate for any reason under Subparagraphs (6) or (7) above, Grace LifeCare is expressly authorized during the thirty (30) day notice period to immediately transfer Resident from Grace Ridge and to assist a physician with admitting responsibilities to transfer Resident to an appropriate hospital or other facility, and Grace Ridge will promptly notify Resident's representative or Resident's personal physician, if any.

**H. Moves within Grace Ridge.** Grace Ridge policy on moves and transfers within Grace Ridge is:

- 1. Transfer to the Health Care Center.** If it is determined by the Medical Director and Grace LifeCare, in consultation with the Resident's personal physician, if any, that the Resident needs permanent care in the Health Care Center then the Resident shall be transferred to the appropriate level of care in the Health Care Center. When only one Resident is occupying the Residence, and that Resident is transferred to the Health Care Center, Grace LifeCare may assign the Residence to someone else during the period the Resident receives care in the Health Care Center; but if the Medical Director and Grace LifeCare, (in

consultation with the Resident's personal physician, if any) later determine that the Resident is able to return to a Residence, Grace LifeCare will provide the Resident with a Residence of the same type as soon as one is available.

*If there are two (2) Residents, one (1) of whom is still occupying the Residence, that Resident shall pay the First Person Monthly Service Fee and may continue to occupy the Residence, under the terms of the Residence and Care Agreement, while the other Resident pays the applicable Health Care Center charge, while that Resident is receiving temporary or permanent care in the Health Care Center. The applicable Health Care Center charge is determined under the Residence and Care Agreement of the Resident and may be: (i) the First Person Monthly Service Fee, plus the cost attributed to two (2) meals per day; (ii) the discounted per diem rate; or (iii) the full per diem rate.*

**2. Transfers between Apartment and Cottage Residences.** If a Resident desires to move from an Apartment Residence to another Apartment Residence, from a Cottage Residence to an Apartment Residence, from an Apartment Residence to a Cottage Residence, or from a Cottage Residence to another Cottage Residence, a written request must be submitted to the management of Grace Ridge for review and consideration by the Admissions Committee. Transfers shall be made subject to conditions and policies determined in the sole discretion of Grace LifeCare. Transfers will be subject to the execution of any additional documents and payment of such additional fees as Grace LifeCare deems appropriate, in its sole discretion. The provisions of this paragraph are applicable to transfers by a Resident who marries another Resident.

**I. Occupancy by Person Other Than Resident, (New Spouse of Resident, or New Second Occupant.)** The policy on occupancy by a person other than a Resident, (new spouse of a Resident or a new second occupant) is:

**1. Occupancy by Person Other Than Resident.** No person other than the Resident (or both Residents, if applicable) may occupy an apartment or cottage Residence without express written approval of Grace LifeCare.

**2. Marriage and New Second Occupancy.** If a Resident marries while at Grace Ridge and the Spouse is not already a party to the Residence and Care Agreement, or if a Resident wishes to invite a non-Resident other than a Spouse to share a living accommodation, the acceptance of the Spouse or the proposed new second occupant as a Resident will be in accordance with the then current admission policies and Grace LifeCare will require that upon acceptance, the Spouse or the proposed new second occupant execute a Residence and Care Agreement and be bound by all of its terms and conditions. Grace LifeCare may, in its sole discretion, determine that the Spouse or the proposed new second occupant is not eligible to become a Resident. In such event, the Spouse or the proposed new second occupant will not be eligible for residence at Grace Ridge. If accepted, the Spouse or the new second occupant shall pay an Entrance Fee in an amount which is no less than one-half (1/2) and no greater than the full Entrance Fee for single occupancy then in effect for the Residence. The amount of the Entrance Fee will be determined in the sole discretion of Grace LifeCare. The additional Entrance Fee will be subject to the same refund policies in effect for Entrance Fees. Upon admission, the Spouse

or the new second occupant will pay the then current Second Person Monthly Service Fee during the period of double occupancy of the Residence. In addition, Grace LifeCare, in its sole discretion, may require the Resident and the Spouse, or the Resident and the new second occupant, to execute any documents deemed necessary by Grace LifeCare to resolve any issues concerning ownership of property in the event of the death of either of them.

**3. Resident Marries Another Resident.** If a resident marries while at Grace Ridge and the spouse is already party to another Grace Ridge Resident and Care agreement, both residents will continue to be covered by the terms of the Resident and Care Agreement they signed upon entrance to Grace Ridge. Any transfers requested by a resident who marries another resident will be determined under Section III, Paragraph H, Subparagraph 2.

**J. Inability to Pay.** Grace Ridge policy with respect to a Resident under Residence and Care Agreement who is unable to pay monthly service fees and other charges is as follows:

Without in any way qualifying any rights of Grace LifeCare under the Residence and Care Agreement, it is currently a declared policy of Grace LifeCare that a Resident shall not be dismissed nor his or her Residence and Care Agreement terminated solely because of the Resident's inability to pay the Monthly Service Fee, when the Resident has provided explanation, documentation, or justifiable reasons for non-payment in a way that is satisfactory to Grace LifeCare, in its sole discretion.

Residents admitted under the previous Lease Agreement who are unable to pay may be dismissed and their Lease Agreement terminated pursuant to Section 6.1.1 of that Lease Agreement.

The explanation, documentation or justifiable reasons provided by Resident must show that Resident is paying monthly service fees and other charges to the maximum extent of Resident's ability to pay Resident's obligations to Grace LifeCare. Resident's disposition of assets for less than adequate consideration or taking on new liability which results in Resident's inability to pay obligations under the Residence and Care Agreement, subsequent to signing the Residence and Care Agreement and use of income for purposes other than payment to Grace Ridge, will be included in the factors considered by Grace LifeCare in determining whether Resident is paying to the maximum extent of Resident's ability to pay. The determination of whether Resident is paying to the maximum extent of Resident's ability to pay is a determination made in the sole discretion of Grace LifeCare.

Grace LifeCare's decision to not terminate Resident's Residence and Care Agreement is subject to Grace LifeCare's continuing ability to operate Grace Ridge on a sound financial basis while receiving less than full payment from Resident of his or her obligations. The determination of whether Grace LifeCare may continue to operate on a sound financial basis while receiving less than full payment by Resident is a determination made in the sole discretion of Grace LifeCare.

**K. Race, Religion or Place of Origin.** Admission shall not be based on, or taken into consideration, race, religion, gender, national origin, military status, or other legally protected status of a Resident and shall be consistent with applicable law.

**L. Availability of Nursing and Adult Care Beds.** Nursing Care beds are available for Residents who have entered into a Residence and Care Agreement for an Apartment, Cottage or Adult Care Residence. The availability of nursing care beds is limited however to Residents who have entered into a Residence and Care Agreement and have resided in the Apartment or Cottage for thirty (30) days or Adult Care Residence for thirty (30) days; subject to the rights of Grace LifeCare as outlined in Section III (A-4) and Section III (A-5).

When there is to be double occupancy of an Apartment or Cottage Residence by a Resident and his or her spouse, or other relative, Grace LifeCare may, in its sole discretion, allow a spouse or other relative to be admitted directly to an Adult Care bed or a Nursing Care bed in the Health Care Center at the time the other spouse or other relative takes occupancy of the Residence. When a Resident and his or her spouse, or two (2) relatives, have taken occupancy of an Apartment or Cottage Residence, Grace LifeCare may, in its sole discretion, allow a spouse or other relative to be transferred to an Adult Care bed or a Nursing Care bed in the Health Care Center within thirty (30) days after occupancy. Admission of a spouse or other relative to the Health Care Center at the time of occupancy or within thirty (30) days following occupancy is subject to the cancellation or termination of the Residence and Care Agreement by Resident or Grace LifeCare and is further subject to Grace LifeCare, in its sole discretion, requiring the Resident admitted to an Adult Care bed or a Nursing Care bed in the Health Care Center to pay the full per diem rate or the discounted per diem rate. This policy is a function of an exception allowed for the use of the beds by the State Medical Facilities Plan and does not apply to persons other than spouses and other relatives.

**Transfers to an Independent Health Care Center.** Should a Resident be temporarily transferred to an Adult Care or Nursing Care bed in an independent health care center due to lack of bed availability, the Resident will be returned to Grace Ridge's Health Care Center as soon as one of the beds in the Grace Ridge Health Care Center becomes available, either at the corresponding level of care or the level of care required by the Resident upon readmission. When there is more than one (1) Resident who has been transferred to an independent health care center, for Adult Care or Nursing Care, the Resident who has lived in an independent health care center for the longest period of time will be given the first available bed at the corresponding level of care or the level of care required by the Resident upon readmission to the Health Care Center. Upon notification of the availability of a bed at Grace Ridge, the Resident will return to the Grace Ridge Health Care Center.

Should the Resident choose not to return to the Grace Ridge Health Care Center, Grace LifeCare may take action to terminate the Resident's Residence and Care Agreement under the provisions of Section III-G.

Unless Resident declines to return to an available bed in the Grace Ridge Health Care Center, Grace LifeCare will pay the Resident's applicable per diem charges in an independent health care center approved by Grace LifeCare. During the period Resident is in an approved independent health care center, Resident will pay Grace LifeCare the lesser of the Health Care Center charge required under Resident's Residence and Care Agreement with Grace LifeCare or the applicable per diem charge in the approved independent health care center.

## IV. SERVICES

**A. Standard Services Available for Apartment and Cottage Residents.** The Residence and Care Entrance Fee paid when a person moves to an apartment or cottage at Grace Ridge, together with the monthly service fee, covers expenses of Residents for the following services:

- \* one (1) meal per day from the dining room for Lifecare and Standard Contracts. Fee-For-Service Contract meals are a la carte.
- \* all utilities: heat, air-conditioning, water, sewer, garbage disposal, and lights;
- \* routinely scheduled housekeeping service for apartments and cottages for Lifecare and Standard Contracts. Fee-For-Service housekeeping services are at the expense of the resident.
- \* routinely scheduled laundering/changing bed and bath linens for apartments and cottages for Lifecare and Standard Contracts. Fee-For-Service routinely scheduled laundering/changing of bed and bath linens for apartments and cottages is at the expense of the resident.
- \* common laundry facilities for washing and drying of personal laundry for apartments;
- \* planned social, cultural, and recreational activities;
- \* designated parking for Resident and limited parking for guests of the Resident;
- \* all maintenance and repairs except to Resident's personal property;
- \* care of lawn and grounds;
- \* 24-hour emergency call service;
- \* scheduled transportation for shopping, activities, and medical care within a 10-mile radius of the Grace Ridge Campus for Lifecare and Standard Contract residents and scheduled transportation for medical care within a five-mile radius for Fee-For-Service Contract residents
- \* central smoke and fire system;
- \* use of grounds for exercise, recreation, and relaxation;
- \* special diet provided when needed by Resident and prescribed by Resident's attending physician;
- \* wireless internet access in common areas of the main building;
- \* use of Phifer Wellness Center for Lifecare and Standard Contract residents. Use of Phifer Wellness Center by Fee-For-Service Contract residents is at the expense of the resident, but at lower Grace Ridge monthly rates.
- \* notary services for residents;
- \* daily local newspaper subscription.

### **B. Services Available to Apartment and Cottage Residents at Extra Charge.**

**1. Additional Meals.** Each Lifecare or Standard Contract resident may obtain additional meals beyond the one (1) meal per day included in the Monthly Service Fee at the then current rate. Meals for Fee-For-Service residents are a la carte. Also, residents may invite guests for meals that will be charged at the then current rate. Delivery of meals is also available for an additional charge.

**2. Recreation and Entertainment.** Special group trips are planned periodically by Grace Ridge. The cost is shared by participating Residents. Grace Ridge

provides transportation for many local area programs. The participating Resident pays for entry tickets to such programs.

**3. Transportation.** Grace Ridge provides transportation for independent living and HealthCare Center residents as outlined in the Transportation Guidelines. A copy of the guidelines can be located in the Resident's Handbook.

**4. Guest Accommodations.** Some apartment units are furnished and available for a fee for overnight guests of Residents. Guest accommodations are based upon availability.

**5. Personal Expenses.** Expenses normally incurred in the activities of daily living are paid by the Resident such as dry cleaning, laundry services (except bed and bath linens), and food for preparation by Residents, newspapers, telephone service and internet.

**6. Television Service.** Grace Ridge provides television connections in each apartment and cottage. The Resident pays Grace Ridge for basic television service. Premium television service is also available for an additional charge.

**7. Personal Property.** When staff is available, Grace Ridge may repair or provide services in handling Resident's personal property. There is a fee for this service.

**8. Beauty / Barbershop.** Grace Ridge provides beauty / barbershop services within the main building. Appointments can be made directly with the beauty and/or barber attendant. Charges for these services are included and billed with the monthly service statement.

**9. Internet.** Internet service is available in the apartments and cottages through the local cable or telephone service providers. In addition, Grace Ridge provides wireless internet service in common areas of the main building.

**C. Additional Charges for Apartment and Cottage Residents in the Health Care Center.**

a. **Meals.** Residents who select the LifeCare Entrance Fee shall pay the cost of two (2) additional meals per day for each day Resident is admitted to Health Care Center.

b. **Ancillary Services.** There are charges for any ancillary services which will include all services not included in the First-Person Monthly Service Fee, the discounted per diem rate or the full per diem rate, whichever is applicable. Examples of such additional charges include, but are not limited to, the cost of prescription and non-prescription medications; surgical, diagnostics, dental and optical services; optional home care service in apartments and cottages; speech, occupational and physical therapy; podiatry, oxygen, medical and nursing supplies, physical examinations and any other medical services beyond that available in the Grace Ridge Health Care Center. Also, any professional services (medical or otherwise) contracted by Resident or on behalf of Resident may be billed directly to Resident.

**D. Health and Personal Services Available to Apartment and Cottage Residents.**

Grace Ridge Residents have available the facilities of the on-site Health Care Center. Adult Care and Nursing Care beds are available to meet the health care needs of Residents who are temporarily or permanently unable to live independently. A wide range of nursing and personal care services are available to Grace Ridge Residents in the Health Care Center. Residents may be seen on an outpatient basis for visits with a physician, physical therapist, or other health care providers. Grace Ridge residents living independently may qualify for optional Enhanced Care Services for a fee.

When emergency medical care is needed, the physician of the Resident, the physician's alternate, or the Medical Director of Grace Ridge is notified and the Resident is transferred to a local hospital emergency room, if necessary.

When transportation is needed for medical and health care, Residents are encouraged to provide their own transportation if they have an automobile. Limited scheduled transportation is available for Residents' medical and health care needs. (see transportation guidelines)

**V. FEES**

**A. Reservation Fees, Application Fees, Deposit Fees, and Rescission Fees**

- 1. Reservation Fee under Wait List Agreement.** The reservation fee under the Wait List Agreement is One Thousand Five Hundred Dollars (\$1,500) per application. Of this reservation fee, \$500 is considered a processing fee and is nonrefundable the remaining \$1,000 is a non-interest-bearing reservation fee to reserve placement on a waiting list for an existing Apartment or Cottage Residence, and will be credited toward the future resident's Entrance Fee upon their eventual move to Grace Ridge. The \$1,000 reservation fee is 50% refundable with a written request from the future resident should the future resident terminate this agreement.
- 2. Application Processing Fee.** The application processing fee under a Residence and Care Agreement for an apartment, cottage, or an Adult Care residence is One Thousand Five Hundred Dollars (\$1,500) per application. The application processing fee is paid at the time a prospective Resident applies for admission. Of this Application Processing Fee, \$500 is considered a processing fee and is nonrefundable. The remaining \$1000 will be credited toward the Entrance Fee. If applicant should decide not to move to Grace Ridge, the applicant may request in writing and receive a full refund of the \$1,000.
- 3. Advance Deposit Fee and Rescission Fee.** To secure a particular cottage or apartment home, an advance deposit of 10% of the Entrance Fee may be made. The deposit will be credited toward the Entrance Fee at the time of closing. With this deposit, the home is taken off the available unit list and not offered to anyone else. The Advance Deposit is accepted in good faith that Resident will move in at an agreed upon date. If Residents rescinds within thirty days following execution of the Residence and Care Agreement or receipt of the Disclosure Statement, whichever is the later to occur, Grace Ridge will retain a Rescission



Fee of \$1,000 or 2% of the total Entrance Fee, whichever is greater. If resident should rescind after the thirty-day period above, Grace Ridge will retain 6% of the total Entrance Fee.

**B. Entrance Fees for Apartment, Cottage and Adult Care Residence**

Entrance Fees paid to Grace Lifecare for Apartment, Cottage and Adult Care Residences assures a resident a place in the facility for a term of years or for life. The portion of the Entrance Fee which the initial Resident or Residents of a New Cottage Residence are required to pay to a contractor under a Cottage Construction Agreement is held by Grace LifeCare in a separate Cottage Construction Account pursuant to the provisions of the Cottage Construction Agreement between the Resident(s) and the contractor. The applicant(s) for an Apartment Residence, Cottage Residence or an Adult Care Residence has the choice as applicable, of the following Entrance Fee options:

- 1. Lifecare Entrance Fee for Apartments (Plan A).** The Lifecare Entrance Fee and Monthly Service Fee for Apartments (Effective 01/01/2020) are shown below. Under the Lifecare Entrance Fee the Health Care Center cost to the Resident is the First Person Monthly Service Fee shown in Section V, Paragraph C:

Type	Location	Name	Sq. Ftge.	Single Occupancy		Double Occupancy	
				Entrance Fee	Monthly Fee	Entrance Fee	Monthly Fee
Studio		Beech	456	\$ 97,727	\$ 1,806	\$ 153,013	\$ 2,654
Standard 1 Bedroom	C-south	Elm	560	\$ 130,943	\$ 2,467	\$ 186,229	\$ 3,315
Standard 1 Bedroom	B-East	Elm	560	\$ 133,562	\$ 2,467	\$ 188,848	\$ 3,315
Standard 1 Bedroom	C-North	Elm	560	\$ 141,695	\$ 2,467	\$ 196,980	\$ 3,315
Standard 1 Bedroom	B-West	Elm	560	\$ 144,418	\$ 2,467	\$ 199,704	\$ 3,315
Standard 1 Bedroom	A-East	Elm	560	\$ 141,737	\$ 2,467	\$ 197,023	\$ 3,315
Special 1 Bedroom		Birch	640	\$ 148,996	\$ 2,486	\$ 204,281	\$ 3,334
Standard 2 Bedroom	C-south	Walnut	864	\$ 174,814	\$ 3,122	\$ 230,100	\$ 3,970
Standard 2 Bedroom	B-East	Walnut	864	\$ 176,564	\$ 3,122	\$ 231,849	\$ 3,970
Standard 2 Bedroom	C-North	Walnut	864	\$ 183,792	\$ 3,122	\$ 239,078	\$ 3,970
Standard 2 Bedroom	B-West	Walnut	864	\$ 185,574	\$ 3,122	\$ 240,859	\$ 3,970
Standard 2 Bedroom	A-East	Walnut	864	\$ 181,913	\$ 3,122	\$ 237,199	\$ 3,970
Deluxe 2 Bedroom	B-East	Sycamore	1152	\$ 235,419	\$ 3,451	\$ 290,705	\$ 4,299
Deluxe 2 Bedroom	B-West	Sycamore	1152	\$ 248,016	\$ 3,451	\$ 303,301	\$ 4,299
Deluxe 2 Bedroom	A-West	Sycamore	1152	\$ 244,978	\$ 3,451	\$ 300,263	\$ 4,299
Deluxe 2 Bedroom	A-West	Redbud	2256	\$ 384,324	\$ 4,912	\$ 439,609	\$ 5,760
Grande 2 Bedroom	C-South	Willow	1152	\$ 233,090	\$ 3,451	\$ 288,375	\$ 4,299
Grande 2 Bedroom	B-West	Willow	1152	\$ 245,614	\$ 3,451	\$ 300,900	\$ 4,299
Grande 2 Bedroom	B-East	Walnut Grande	1424	\$ 278,101	\$ 3,416	\$ 333,386	\$ 4,264
2 Bedroom w/Den	B-West	Magnolia	1680	\$ 328,109	\$ 3,743	\$ 383,394	\$ 4,591
2 Bedroom w/Den	B-East	Mimosa	1712	\$ 333,570	\$ 3,743	\$ 388,855	\$ 4,591
1 Bedroom		Oak	830	\$ 167,556	\$ 2,935	\$ 222,842	\$ 3,783
1 Bedroom w/Den		Holly	918	\$ 185,321	\$ 3,064	\$ 240,607	\$ 3,912
1 Bedroom w/Den		Holly Grande	1095	\$ 221,053	\$ 3,147	\$ 276,338	\$ 3,995
2 Bedroom		Maple	1134	\$ 228,926	\$ 3,296	\$ 284,212	\$ 4,144
2 Bedroom		Maple Grande	1134	\$ 228,926	\$ 3,296	\$ 284,212	\$ 4,144
2 Bedroom w/Den		Dogwood	1384	\$ 279,396	\$ 3,416	\$ 334,682	\$ 4,264
2 Bedroom w/Den		Dogwood Grande	1577	\$ 318,358	\$ 3,540	\$ 373,643	\$ 4,388
(2nd person-apt)					\$ 848	\$ 55,286	
Cottage (Base Fee without Options. See Cottage Pricing List for Price with Options)			1650 avg.	\$ 256,334	\$ 3,239	\$ 311,620	\$ 4,257
(2nd person-cottage)					\$ 1,018	\$ 55,286	

2. **Standard Entrance Fee for Apartments (Plan B).** The Standard Entrance Fee and Monthly Service Fee for Apartments (Effective 01/01/2020) are shown below. Under the Standard Entrance Fee, the Health Care Center costs to the Resident is the discounted per diem rate shown below and in Section V, Paragraph C:

Type	Location	Name	Sq. Ftge.	Single Occupancy		Double Occupancy	
				Entrance Fee	Monthly Fee	Entrance Fee	Monthly Fee
Studio		Beech	456	\$ 70,046	\$ 1,806	\$ 109,275	\$ 2,653
Standard 1 Bedroom	C-south	Elm	560	\$ 91,661	\$ 2,467	\$ 130,890	\$ 3,315
Standard 1 Bedroom	B-East	Elm	560	\$ 93,493	\$ 2,467	\$ 132,722	\$ 3,315
Standard 1 Bedroom	C-North	Elm	560	\$ 100,825	\$ 2,467	\$ 140,053	\$ 3,315
Standard 1 Bedroom	B-West	Elm	560	\$ 102,732	\$ 2,467	\$ 141,961	\$ 3,315
Standard 1 Bedroom	A-East	Elm	560	\$ 99,215	\$ 2,467	\$ 138,444	\$ 3,315
Special 1 Bedroom		Birch	640	\$ 105,936	\$ 2,486	\$ 145,164	\$ 3,334
Standard 2 Bedroom	C-south	Walnut	864	\$ 122,370	\$ 3,122	\$ 161,599	\$ 3,970
Standard 2 Bedroom	B-East	Walnut	864	\$ 123,595	\$ 3,122	\$ 162,824	\$ 3,970
Standard 2 Bedroom	C-North	Walnut	864	\$ 130,294	\$ 3,122	\$ 169,522	\$ 3,970
Standard 2 Bedroom	B-West	Walnut	864	\$ 131,541	\$ 3,122	\$ 170,769	\$ 3,970
Standard 2 Bedroom	A-East	Walnut	864	\$ 127,339	\$ 3,122	\$ 166,568	\$ 3,970
Deluxe 2 Bedroom	B-East	Sycamore	1152	\$ 164,794	\$ 3,451	\$ 204,022	\$ 4,299
Deluxe 2 Bedroom	B-West	Sycamore	1152	\$ 175,249	\$ 3,451	\$ 214,478	\$ 4,299
Deluxe 2 Bedroom	A-West	Sycamore	1152	\$ 171,484	\$ 3,451	\$ 210,713	\$ 4,299
Deluxe 2 Bedroom	A-West	Redbud	2256	\$ 269,027	\$ 4,912	\$ 308,256	\$ 5,760
Grande 2 Bedroom	C-South	Willow	1152	\$ 163,163	\$ 3,451	\$ 202,392	\$ 4,299
Grande 2 Bedroom	B-West	Willow	1152	\$ 173,567	\$ 3,451	\$ 212,796	\$ 4,299
Grande 2 Bedroom	B-East	Walnut Grande	1424	\$ 194,670	\$ 3,416	\$ 233,899	\$ 4,264
2 Bedroom w/Den	B-West	Magnolia	1680	\$ 235,138	\$ 3,743	\$ 274,366	\$ 4,591
2 Bedroom w/Den	B-East	Mimosa	1712	\$ 229,676	\$ 3,743	\$ 268,904	\$ 4,591
1 Bedroom		Oak	830	\$ 117,289	\$ 2,935	\$ 156,518	\$ 3,783
1 Bedroom w/Den		Holly	918	\$ 129,725	\$ 3,064	\$ 168,953	\$ 3,912
1 Bedroom w/Den		Holly Grande	1095	\$ 154,736	\$ 3,147	\$ 193,965	\$ 3,995
2 Bedroom		Maple	1134	\$ 160,247	\$ 3,296	\$ 199,475	\$ 4,144
2 Bedroom		Maple Grande	1134	\$ 160,247	\$ 3,296	\$ 199,475	\$ 4,144
2 Bedroom w/Den		Dogwood	1384	\$ 195,578	\$ 3,416	\$ 234,806	\$ 4,264
2 Bedroom w/Den		Dogwood Grande	1577	\$ 222,849	\$ 3,540	\$ 262,078	\$ 4,388
(2nd person-apt)					\$ 848	\$ 39,229	
Cottage (Base Fee without Options. See Cottage Pricing List for Price with Options)			1650 avg.	\$ 179,433	\$ 3,239	\$ 218,661	\$ 4,257
(2nd person-cottage)					\$ 1,018	\$ 39,229	

**3. Schedule of Cottage Pricing for Lifecare and Standard Entrance Fees.**

Cottage options and prices vary by individual cottage. The following schedule shows prices by individual cottage under both Plan A and Plan B. Under the Life Care Entrance Fee (Plan A) the Health Care Center cost to the Resident is the First Person Monthly Service Fee shown in Section V, Paragraph C. Under the Standard Entrance Fee (Plan B) the Health Care Center costs to the Resident is the discounted per diem rate shown below and in Section V, Paragraph C:

<b>COTTAGE PRICING WITH OPTIONS - PLANS A &amp; B</b>					
<b>Effective January 1, 2020</b>					
<b>Plan A - Lifecare</b>			<b>Plan B- Standard Continuing Care</b>		
	<b>Single</b>	<b>Double</b>		<b>Single</b>	<b>Double</b>
<b>Unit</b>	<b>Occupancy</b>	<b>Occupancy</b>	<b>Unit</b>	<b>Occupancy</b>	<b>Occupancy</b>
120A	\$313,765	\$371,351	120A	\$234,064	\$274,793
120B	\$322,027	\$379,613	120B	\$242,326	\$283,055
122A	\$301,614	\$359,200	122A	\$221,913	\$262,642
122B	\$314,731	\$372,317	122B	\$235,030	\$275,759
124A	\$343,357	\$400,943	124A	\$263,656	\$304,385
124B	\$313,765	\$371,351	124B	\$234,064	\$274,793
125A	\$321,728	\$379,314	125A	\$241,827	\$282,556
125B	\$287,857	\$345,443	125B	\$207,956	\$248,685
127A	\$287,857	\$345,443	127A	\$207,956	\$248,685
127B	\$287,857	\$345,443	127B	\$207,956	\$248,685
201A	\$308,765	\$366,351	201A	\$228,864	\$269,593
201B	\$322,676	\$380,262	201B	\$242,775	\$283,504
205A	\$323,460	\$381,046	205A	\$243,559	\$284,288
205B	\$308,765	\$366,351	205B	\$228,864	\$269,593
207A	\$335,911	\$393,497	207A	\$256,010	\$296,739
207B	\$333,186	\$390,772	207B	\$253,285	\$294,014
209A	\$309,731	\$367,317	209A	\$229,830	\$270,559
209B	\$320,640	\$378,226	209B	\$240,739	\$281,468
213B	\$330,137	\$387,723	213B	\$250,236	\$290,965
214A	\$290,457	\$348,043	214A	\$210,556	\$251,285
214B	\$314,482	\$372,068	214B	\$234,581	\$275,310
216A	\$311,365	\$368,951	216A	\$231,464	\$272,193
216B	\$314,500	\$372,086	216B	\$234,599	\$275,328
218A	\$290,457	\$348,043	218A	\$210,556	\$251,285
218B	\$302,610	\$360,196	218B	\$222,709	\$263,438
220A	\$309,906	\$367,492	220A	\$230,005	\$270,734
220B	\$317,302	\$374,888	220B	\$237,401	\$278,130

  

<b>Monthly Fee</b>		<b>Health Care Center Rates -Plan B</b>	
	<b>Plan A or B</b>		<b>30% Discount</b>
Single	\$3,239		<b>Daily Rates</b>
(2nd Person)	\$1,018	Assisted Living	\$161.34
Double	\$4,257	Skilled Nursing	\$217.75
		Special Care	\$217.75

4. **Fee-For-Service Entrance Fee for Apartments (Plan C).** The Fee-For-Service Entrance Fee and Monthly Service Fee for Apartments (Effective 01/01/2020) are shown below. Under the Fee-For-Service Entrance Fee the Health Care Center costs to the Resident is the full per diem rate shown below and in Section V, Paragraph C:

Type	Location	Name	Sq. Ftge.	Single Occupancy		Double Occupancy	
				Entrance Fee	Monthly Fee	Entrance Fee	Monthly Fee
Studio		Beech	456	\$ 54,842	\$ 1,237	\$ 54,842	\$ 2,085
Standard 1 Bedroom	C-south	Elm	560	\$ 74,190	\$ 1,374	\$ 74,190	\$ 2,222
Standard 1 Bedroom	B-East	Elm	560	\$ 74,190	\$ 1,374	\$ 74,190	\$ 2,222
Standard 1 Bedroom	C-North	Elm	560	\$ 79,651	\$ 1,374	\$ 79,651	\$ 2,222
Standard 1 Bedroom	B-West	Elm	560	\$ 79,651	\$ 1,374	\$ 79,651	\$ 2,222
Standard 1 Bedroom	A-East	Elm	560	\$ 74,190	\$ 1,374	\$ 74,190	\$ 2,222
Special 1 Bedroom		Birch	640	\$ 88,708	\$ 1,401	\$ 88,708	\$ 2,249
Standard 2 Bedroom	C-south	Walnut	864	\$103,118	\$ 1,717	\$ 103,118	\$ 2,565
Standard 2 Bedroom	B-East	Walnut	864	\$103,118	\$ 1,717	\$ 103,118	\$ 2,565
Standard 2 Bedroom	C-North	Walnut	864	\$108,579	\$ 1,717	\$ 108,579	\$ 2,565
Standard 2 Bedroom	B-West	Walnut	864	\$108,579	\$ 1,717	\$ 108,579	\$ 2,565
Standard 2 Bedroom	A-East	Walnut	864	\$103,118	\$ 1,717	\$ 103,118	\$ 2,565
Deluxe 2 Bedroom	B-East	Sycamore	1152	\$138,502	\$ 1,923	\$ 138,502	\$ 2,771
Deluxe 2 Bedroom	B-West	Sycamore	1152	\$143,964	\$ 1,923	\$ 143,964	\$ 2,771
Deluxe 2 Bedroom	A-West	Sycamore	1152	\$138,502	\$ 1,923	\$ 138,502	\$ 2,771
Deluxe 2 Bedroom	A-West	Redbud	2256	\$228,672	\$ 2,948	\$ 228,672	\$ 3,796
Grande 2 Bedroom	C-South	Willow	1152	\$138,502	\$ 1,923	\$ 138,502	\$ 2,771
Grande 2 Bedroom	B-West	Willow	1152	\$143,964	\$ 1,923	\$ 143,964	\$ 2,771
Grande 2 Bedroom	B-East	Walnut Grande	1424	\$166,352	\$ 2,070	\$ 166,352	\$ 2,918
2 Bedroom w/Den	B-West	Magnolia	1680	\$203,821	\$ 2,098	\$ 203,821	\$ 2,946
2 Bedroom w/Den	B-East	Mimosa	1712	\$202,333	\$ 2,098	\$ 202,333	\$ 2,946
1 Bedroom		Oak	830	\$101,168	\$ 1,648	\$ 101,168	\$ 2,496
1 Bedroom w/Den		Holly	918	\$111,667	\$ 1,785	\$ 111,667	\$ 2,633
1 Bedroom w/Den		Holly Grande	1095	\$133,204	\$ 1,855	\$ 133,204	\$ 2,703
2 Bedroom		Maple	1134	\$132,480	\$ 1,923	\$ 132,480	\$ 2,771
2 Bedroom		Maple Grande	1134	\$132,480	\$ 1,923	\$ 132,480	\$ 2,771
2 Bedroom w/Den		Dogwood	1384	\$168,611	\$ 1,992	\$ 168,611	\$ 2,840
2 Bedroom w/Den		Dogwood Grande	1577	\$191,854	\$ 2,029	\$ 191,854	\$ 2,877
(2nd person-apt)					\$ 848		
Cottage (Base Fee without Options. See Cottage Pricing List for Price with Options)			1650 avg.	\$160,722	\$ 2,061	\$ 160,722	\$ 2,909
(2nd person-cottage)					\$ 848		
<b>Health Care Center Rates</b>							
	Full						
	Daily Rates						
Assisted Living	\$230.48						
Skilled Nursing	\$311.07						
Special Care	\$311.07						

**5. Fee-For-Service Entrance Fee for Cottages (Plan C).** The Fee-For Service Entrance Fee and Monthly Service Fee for Cottages (Effective 01/01/2020) are shown below. Under the Fee-For-Service Entrance Fee the Health Care Center costs to the Resident is the full per diem rate shown below and in Section V, Paragraph C:

<b>Unit</b>	<b>Entrance Fee</b>
120A	\$214,553
120B	\$222,815
122A	\$202,402
122B	\$215,519
124A	\$244,145
124B	\$214,553
125A	\$222,116
125B	\$188,245
127A	\$188,245
127B	\$188,245
201A	\$209,153
201B	\$223,064
205A	\$223,848
205B	\$209,153
207A	\$236,299
207B	\$233,574
209A	\$210,119
209B	\$221,028
213B	\$230,525
214A	\$190,945
214B	\$214,970
216A	\$211,853
216B	\$214,988
218A	\$190,945
218B	\$203,098
220A	\$210,394
220B	\$217,790
<b>Monthly Service Fee</b>	
	FFS
Single	\$2,061
(2nd Person)	\$848
Double	\$2,909
<b>Health Care Center Rates</b>	
	Full
	Daily Rates
Assisted Living	\$230.48
Skilled Nursing	\$311.07
Special Care	\$311.07

**6. Lifecare or Standard Entrance Fee with Ninety Percent (90%) Refund.**

The Lifecare or Standard Entrance Fee with Ninety Percent (90%) Refund is determined based on the Entrance Fee selected, plus an additional amount, which is calculated based on the age of the Resident as shown below. The Health Care Center cost to the Resident is the per diem rate for the Entrance Fee Plan selected as shown in Section V, Paragraph C. The following schedule shows the percentage of the Entrance to be added to such Fee to determine the 90% Refund Entrance Fee based on a Resident's attained age at the time of occupancy. When there is to be double occupancy, the attained age of the older Resident shall be used in making the determination.

**Percentage Over Lifecare or Standard Fee**

<b>Age at Occupancy</b>	<b>90% Refund Option additional %</b>
<b>60</b>	<b>34</b>
<b>61</b>	<b>35</b>
<b>62</b>	<b>36</b>
<b>63</b>	<b>37</b>
<b>64</b>	<b>38</b>
<b>65</b>	<b>39</b>
<b>66</b>	<b>41</b>
<b>67</b>	<b>44</b>
<b>68</b>	<b>46</b>
<b>69</b>	<b>49</b>
<b>70</b>	<b>52</b>
<b>71</b>	<b>56</b>
<b>72</b>	<b>59</b>
<b>73</b>	<b>63</b>
<b>74</b>	<b>67</b>
<b>75</b>	<b>73</b>
<b>76</b>	<b>77</b>
<b>77</b>	<b>82</b>
<b>78</b>	<b>87</b>
<b>79</b>	<b>94</b>
<b>80</b>	<b>100</b>
<b>81 and above</b>	<b>Not Available</b>

**7. Direct Admission to Adult Care Residence (Plan D).** The Entrance Fee and Monthly Service Fee (Effective 01/01/2020) for the Direct Admission to Adult Care Residence Plan is shown below. Under the Adult Care Entrance Fee Plan the Health Care Center costs of the resident is the full per diem rate shown below and in Section V, Paragraph C:

**Direct Admission to Adult Care Residence Entrance Fee Option**

Adult Care Residence.....\$15,000 per person

Health Care Center Rates	
	Full
	Daily Rates
Assisted Living	\$230.48
Skilled Nursing	\$311.07
Special Care	\$311.07

(There are no refund options for the Entrance Fee for Adult Care Residence.)

**All fees are established by Grace LifeCare and are subject to change.**

The Entrance Fee option selected by the Resident will be shown in the Residence and Care Agreement executed between Resident and Grace LifeCare.

The difference in the options is the amount of the Entrance Fee, the monthly service fee amount, the Health Care Center charge to be paid by the Resident and the amount of the Entrance Fee that is refunded to the Resident or the estate of the Resident after residence is terminated. The services and monthly fees for Apartments and Cottages are based on the Entrance option chosen at the time of occupancy.

The Entrance Fee where there is more than one (1) person occupying an apartment residence or a cottage residence shall be the Entrance Fee for double occupancy. The Entrance Fees for the various types of apartment residences with single and double occupancy are as shown in Section V, Paragraph B, Subparagraph 1 and 2 and 4.

The Entrance Fee paid on a New Cottage by the initial Cottage Resident(s) is the Basic Fee shown in Section V, Paragraph B, Subparagraph 3 and 5 plus the cost of options and custom features chosen. The Entrance Fee paid for a New Cottage by the initial Cottage Resident may change from time to time due to changes in the cost of construction of the Cottages. The Entrance Fees for existing Cottage residences with single and double occupancy are as shown in Section V, paragraph B, Subparagraph 3 and 5.

Entrance Fees for Apartment and Cottage Residences may be paid under five options with the exceptions that a LifeCare or Standard option is required for new cottage construction. Under all the options the Entrance Fee is amortized at the rate of four percent (4%) per month for an initial period of varying length depending on the option selected. Amortization begins at the date of Resident's occupancy of an Apartment or Cottage or ninety-one (91) days after Resident and Grace LifeCare sign the Residence and Care Agreement, whichever is the first to occur. The time during which the Entrance Fee is

being amortized under either of the options shall be referred to as the amortization period. If the Residence and Care Agreement for an Apartment or Cottage is terminated by the death of Resident (or when double occupancy, the death of both Residents), by voluntary termination by Resident after occupancy under Section III, Paragraph F, or by Grace LifeCare for cause under Section III, Paragraph G, the refund of the unamortized portion of the Entrance Fee, if any, to which Resident is entitled shall be determined under Section III, Paragraph E, Subparagraph 5.

If an Apartment or Cottage Resident is entitled to a refund under the 90% Refund Entrance Fee Options, the amount of the refund shall be determined under Section III, Paragraph E, Subparagraph 5.

The Entrance Fee for Direct Admission to Adult Care Residences may be paid under one (1) option and is 100% amortized 30 days after Resident's occupancy.

**C. Monthly Service Fees and Per Diem Charges for Care in the Health Care Center.**

The Monthly Service Fees and per diem charges for care in the Health Care Center are shown below:

<b>Basis for Charge</b>	<b>Charge</b>
First Person Monthly Service Fee =	Applicable First Person Monthly Service Fee Above, plus cost of two additional meals/day.

**Adult Care - Effective January 1, 2020**

- a. Full Per Diem Rate = \$230.48 per day
- b. Discounted Per Diem Rate = \$161.34 per day

**Nursing Care - Effective January 1, 2020**

- a. Full Per Diem Rate = \$311.07 per day
- b. Discounted Per Diem Rate = \$217.75 per day

**Special Care Unit – Effective January 1, 2020**

- a. Full Per Diem Rate = \$311.07 per day
- b. Discounted Per Diem Rate = \$217.75 per day

**D. Notification of Fee Increase.** The Monthly Service Fee and per diem charges for care in the Health Care Center are assessed to provide the facilities, programs and costs associated with the operation of Grace Ridge. Grace LifeCare may adjust the Monthly Service Fee from time to time during the term of this Agreement, as Grace LifeCare, in its sole discretion deems necessary in order to reflect changes in the costs of providing such facilities, programs and services described herein consistent with operating on a sound financial basis and maintaining the quality of services called for herein. Any such increases in the Monthly Service Fee or per diem charges for care in the Health Care Center may be made by Grace LifeCare upon issuance of written notice thirty (30) before the change. The written notice will be sent to Residents by depositing the notice in the U.S. Mail or in the Residents' in-house mail boxes at Grace Ridge. Grace LifeCare also reserves the right to revise and amend the basis of all charges. No adjustment in the Monthly Service Fee will be made for any absence from the facility except the credit for unused meals for absences



from Grace Ridge in excess of fourteen (14) consecutive days for Lifecare and Standard Entrance Fee Option residents.

**E. Changes in Fees for The Previous Five (5) Years.** Changes in monthly service fees for single occupancy for the previous five (5) year period of operation of the facility are shown below:

**Historical Adjustments in Monthly Service Fees**

**Average Dollar Change –Lifecare and Standard Contracts**

Date of Adjustment	Studio	One Bedroom	Two Bedroom	Two Bedroom Deluxe/Grande	Cottage	Health Care Center
1/1/16	\$64.00	\$ 94.00	\$ 138.00	\$ 123.00	\$ 115.00	\$ 10.00/diem
1/1/17	\$59.00	\$ 86.00	\$ 105.00	\$ 113.00	\$ 106.00	\$ 9.00/diem
5/1/18	\$53.00	\$ 77.00	\$ 94.00	\$ 100.00	\$ 94.00	\$ 8.00/diem
1/1/19	\$51.00	\$ 74.00	\$ 91.00	\$ 97.00	\$ 91.00	\$ 8.00/diem
1/1/20	\$61.00	\$ 89.00	\$ 110.00	\$ 119.00	\$ 110.00	\$ 9.00/diem

**Average Dollar Change –Fee for Service Contracts**

Date of Adjustment	Studio	One Bedroom	Two Bedroom	Two Bedroom Deluxe/Grande	Cottage	Health Care Center
1/1/16	\$44.00	\$ 53.00	\$ 66.00	\$ 69.00	\$ 73.00	\$ 10.00/diem
1/1/17	\$40.00	\$ 49.00	\$ 59.00	\$ 64.00	\$ 67.00	\$ 9.00/diem
5/1/18	\$36.00	\$ 43.00	\$ 53.00	\$ 57.00	\$ 60.00	\$ 8.00/diem
1/1/19	\$35.00	\$ 42.00	\$ 51.00	\$ 55.00	\$ 58.00	\$ 8.00/diem
1/1/20	\$42.00	\$ 50.00	\$ 61.00	\$ 67.00	\$ 70.00	\$ 9.00/diem

**F. Conditions under Which an Apartment or Cottage Residence May Be Made Available to A Different or New Resident Other Than on The Death of A Resident.**

No conditions exist under which an Apartment or Cottage Residence occupied by a Resident may be made available by Grace LifeCare to a different or new Resident other than on the death of the prior Resident, permanent transfer of the prior Resident to health care, or termination for cause by Grace LifeCare as provided in Section III, Paragraph G of this Disclosure Statement.

**G. Conditions under Which an Adult Care Residence May Be Made Available to a Different or New Resident Other Than on the Death of Adult Care Resident.**

No conditions exist under which an Adult Care Residence occupied by a Resident may be made available by Grace LifeCare to a different or new Resident other than on the death of the Resident, or permanent transfer of the prior Resident to nursing care, or termination by Grace LifeCare for cause as provided in Section III, Paragraph G of this Disclosure Statement.

**H. Right of Rescission and Cancellation of Contract by Death or Change of Condition.** A prospective Resident has a right to rescind a Residence and Care Agreement for Apartment, Cottage, or Adult Care Residence for a period of thirty (30) days following

the later of the execution of the Residence and Care Agreement or receipt of a Disclosure Statement. A contract is automatically canceled in the event a Resident dies before occupying an Apartment, Cottage, or an Adult Care Residence or, if on account of illness, injury or incapacity, a Resident is precluded from occupying such a Residence under the terms of the Residence and Care Agreement.

Grace LifeCare may terminate a Residence and Care Agreement for either: (1) a change in Resident's financial condition occurring after Resident's acceptance for admission to Grace Ridge and prior to occupancy; (2) a Resident being unable to live independently within ninety (90) days after occupancy of an Apartment or Cottage Residence; (3) change in physical or mental condition of an Adult Care Resident within thirty (30) days following occupancy; or (4) when Resident becomes unable to meet the financial obligations of Resident under the Residence and Care Agreement as a result of Resident (or both Residents where there is double occupancy) being required by Grace LifeCare to pay the discounted per diem rate or the full per diem rate in the Health Care Center.

Upon rescission, or cancellation, Grace LifeCare shall refund, or cause to be refunded, all money without interest to the prospective Resident or Residents, except (i) periodic charges specified in the Residence and Care Agreement and applicable only to the period a living unit was actually occupied by the Resident; (ii) those nonstandard costs (including options and custom features for New Cottages) specifically incurred at the request of the Resident and described in the Residence and Care Agreement, the Cottage Construction Agreement, or any amendment thereto signed by the Resident; (iii) those nonrefundable fees that are set out in the Residence and Care Agreement, the Cottage Construction Agreement or any amendment thereto signed by the Resident; and (iv) a service charge equal to the greater of One Thousand Dollars (\$1,000) or two percent (2%) of the Entrance Fee. If resident should rescind after the thirty-day period but prior to occupancy, Grace Ridge will retain 6% of the total Entrance Fee.

## VI. FINANCIAL INFORMATION

**A. Financial Overview Statement and Current Operating Funds.** Grace Lifecare is wholly-owned by Blue Ridge Healthcare Hospitals, Inc. a non-profit North Carolina corporation. Blue Ridge Healthcare Hospitals and its subsidiaries are part of Blue Ridge Healthcare System, Inc., which is managed by Carolinas HealthCare System (See Section VII.B.).

Prior to the 1991 acquisition by BRH, Grace Ridge was owned and operated by Residential Retirement Center, Inc. under the name of Mountain House. Residents of Mountain House had entered into Residency Agreements with the former owner. As a part of the acquisition of Grace Ridge, Grace LifeCare agreed with the Residents of Mountain House, and the estates, or successors to the interest of former Residents, to assume the obligations of the former owner and for the repayment of entry fee refunds under their respective Residency Agreements. Prior to the assumption by Grace LifeCare of the obligations of the former owner under the Residency Agreements, the Residency Agreements were modified. The modification provides for the return of entry fee refunds under the Residency Agreements in ten (10) equal annual installments on a non-interest-bearing basis, with no payment being made prior to, and the first installment being made on, December 1, 1993 and with such payments further being conditioned upon a re-occupancy by a subsequent Resident of the Apartment Residence of the former Resident.

In December 1993, Grace LifeCare gave designees entitled to receive entry fee refunds, under the Mountain House return of capital contracts, the option to receive a lump sum pay out equal to sixty five percent (65%) of the total entry fee refund. This option remains in effect for those designees entitled to such entry fee refunds, until changed by further action of the Directors and Management of Grace LifeCare, in their sole discretion.

Under the Entrance Fee Options for future Residents, the Grace LifeCare policy is to refund Entrance Fees within sixty (60) days after the residential unit is re-occupied, provided, however, the refund shall be paid no later than two (2) years following termination of the Residence and Care Agreement. The foregoing policy assures that refunds do not impact cash reserves.

The fund balance (net assets) of Grace LifeCare as of December 31, 2018 is shown in the Current Certified Financial Statements of Grace LifeCare, Inc. provided as Attachment "One".

**B. Current Certified Financial Statements.** These statements are provided in Attachment "One". Certified financial statements for Grace Lifecare, Inc. are provided for the years ended December 31, 2019 and 2018.

**C. Interim Financial Statements.** Interim internal financial statements for the three-month period ended March 31, 2020 are provided as Attachment "Two".

**D. Financial Forecasted Statements.** The forecasted financial statements for the five-year period ending December 31, 2024 are shown in Attachment "Three".

**E. Reserves, Escrow, and Trust.** The provisions of North Carolina General Statute 58-64-33 require Grace LifeCare to disclose the provisions made for reserve funding or security to enable it to perform its obligations under continuing care contracts.

Investments shown in Financial Statements are stated at fair value per SFAS No. 124, Accounting for Certain Investments Held for Not-for-Profit Organizations. Forecasts contained in the Financial Forecasted Statements, provided in Attachment Three, indicate at the end of fiscal year 2020 Grace LifeCare expects to accumulate approximately five million, six hundred, and six thousand dollars (5,606,000) in operating reserve assets. This amount includes the projected cash of three hundred and thirty-five thousand dollars (\$335,000) and projected investments of five million, two hundred, and seventy thousand dollars (\$5,270,000). These projections show the achievement of the forecasted required reserve fund of four million, five hundred, and forty-one thousand dollars (\$4,541,000) at the end of fiscal year 2020, which will enable Grace LifeCare to continue to meet the reserve requirements of G.S. 58-64-33.

Grace LifeCare expects to meet its reserve requirements separate and apart from financial assistance funds. Income from the Financial Assistance Endowment and annual contributions for financial assistance are used to provide charitable assistance to Residents who otherwise would not be able to afford residence at Grace Ridge.

Investments of funds are currently in mutual funds managed by investment professionals.

Overall policies and decisions relative to the magnitude of reserve funds, investment of reserve funds and financial assistance funds and application of financial assistance funds are under the direction of the Blue Ridge HealthCare Board of Directors. Within the parameters of these policies, specific investment decisions may be authorized by the Chief Financial Officer of Blue Ridge HealthCare and the Executive Director.

## VII. OTHER MATERIAL INFORMATION, AS APPLICABLE

### A. Past/Current Litigation, Bankruptcy, Receivership, Liquidation, Impending Actions, or Peril.

None.

- B. Affiliation.** On August 2, 1999, the Parent Company and the Company entered into an Integration Agreement (the Agreement) effective December 8, 1999, with The Charlotte-Mecklenburg Hospital Authority, d/b/a Carolinas HealthCare System, (CHS) and Valdese General Hospital, Inc. (Valdese). Valdese, a subsidiary of CHS, is a nonprofit organization which provides health care services to the residents of Burke County, North Carolina, and surrounding areas. The purpose of the Agreement is to integrate the functions of the Parent Company, the Company and Valdese so that they are operated as a unified healthcare delivery system through the formation of the Blue Ridge Healthcare System, Inc. (BRHS), a North Carolina nonprofit, non-stock, nonmember corporation exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code. Under the Agreement, the Parent Company, the Company and Valdese will continue to own and exercise ultimate control over their assets and shall maintain the existing identity of their facilities.

Under the Agreement, the Parent Company, the Company and Valdese will share the consolidated annual net income (excluding investment income and extraordinary items), as defined in the Agreement, of BRHS beginning January 1, 2000, based on predetermined contribution percentage of 63 percent for the Parent Company and the Company and 37 percent for Valdese. The Parent Company, the Company and Valdese will also be responsible for funding their share of the total combined capital requirements of BRHS using the respective contribution percentages.

Effective December 8, 1999, BRHS entered in to a Management Services Contract (the Contract) with CHS to manage BRHS on a day-to-day basis. The terms of the Contract call for BRHS to pay CHS an annual management fee based upon BRHS net operating revenues. In addition, CHS is required to furnish BRHS with a chief executive officer, chief operating office and chief financial officer. BRHS reimburses CHS for the costs of salary and benefits of these individuals. The Contract will cease on the termination of the Agreement unless earlier terminated for cause.

In 2002, the Agreement, as well as the articles of incorporation and bylaws of BRHS, Grace and Valdese, were amended to restructure the governance of BRHS, Grace and Valdese. Subsequent to the restructuring, Grace operates under the leadership of the BRHS Board of Directors, the Grace Community Council and the Grace Hospital, Incorporated Board of Directors. Likewise, Valdese operates under the leadership of the BRHS Board of Directors, Carolinas Hospital Network, Inc. ("CHN"), the Valdese Community Council and Valdese General Hospital, Incorporated Board of Directors.

As a result of the agreement, the BRHS Board of Directors has the authority to take action on all matters relating to the operation of the System with the exception of reserve powers retained by the Grace and Valdese Community Councils and CHN that include approving new participants in the System, amendments to corporate documents affecting board composition, amendments to the Agreement, and the sale, merger, liquidation or dissolution of any entity.

On December 1, 2012, Grace Hospital, Inc. and Valdese Hospital, Inc. both previously under common control of BRHS, merged. The surviving organization, Grace Hospital, Inc. simultaneously changed its name to Blue Ridge Healthcare Hospitals, Inc. (“BRH”), which is a nonprofit North Carolina corporation qualified as a tax-exempt organization under IRS Code Section 501(c) (3). The new entity retains all wholly-owned subsidiaries including Grace Lifecare, Inc. The sharing of expenses expired on December 1, 2012 with the merger of Grace and Valdese Hospitals to form BRH.

BLUE RIDGE HEALTHCARE SYSTEM, INC.  
BOARD OF DIRECTORS  
2020

OFFICERS

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M. H. (Mac) McCrary, Vice Chairman  
Sherrod Salsbury, Secretary  
Jeff Carswell, Treasurer  
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Susan Haire  
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Atrium Board Representatives

Allen VanNoppen  
Brian Gwyn  
Frieda Clark  
Jennifer Brady, MD

**C. Explanation of Variances for the Year Ended 12/31/2019 from Forecasted Statement of Operations for Grace Lifecare, Inc.**

Material Variance Threshold based on management judgment: \$150,000

GRACE LIFECARE, INC. STATEMENTS OF OPERATIONS FORECAST VS. ACTUAL			
	Forecast 2019	Actual 2019	Variance
<b>OPERATING REVENUES:</b>			
1. HEALTH CENTER REVENUES	\$ 2,988,851	\$ 2,720,404	\$ (268,447)
2. INDEPENDENT LIVING UNIT REVENUES	4,366,271	4,606,630	240,359
3. AMORTIZATION OF DEFERRED REVENUE FROM ENTRANCE FEES	2,153,001	2,679,701	526,700
OTHER	77,644	95,449	17,805
TOTAL OPERATING REVENUES	9,585,767	10,102,184	516,417
<b>OPERATING EXPENSES:</b>			
4. GENERAL AND ADMINISTRATIVE	2,130,046	2,628,326	498,280
5. MAINTENANCE AND SECURITY	1,403,876	1,957,023	553,147
HOUSEKEEPING AND LAUNDRY	506,852	536,717	29,865
6. DINING SERVICES	1,626,259	1,815,284	189,025
HEALTHCARE	2,159,115	2,036,245	(122,870)
LIFE ENRICHMENT	352,413	383,085	30,672
DEPRECIATION	1,101,624	981,090	(120,534)
INTEREST EXPENSE	0	0	0
TOTAL OPERATING EXPENSES	9,280,185	10,337,770	1,057,585
INCOME FROM OPERATIONS	305,582	(235,586)	(541,168)
<b>NONOPERATING GAINS (LOSSES)</b>			
7. INVESTMENT INCOME, NET	80,000	263,526	183,526
8. NET UNREALIZED GAIN (LOSS) ON INVESTMENTS	150,000	481,768	331,768
OTHER, NET	7,200	(2,043)	(9,243)
TOTAL NONOPERATING GAINS, NET	237,200	743,251	506,051
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	\$ 542,782	\$ 507,665	\$ (35,117)

**1. Health Center Revenues:**

Lower than forecast census in the Health Care Center resulted in revenue that was \$268,447 less than forecast.

**2. Independent Living Unit Revenues:**

Budgeting was based on prior year averages multiplying rate increase to obtain reasonable projection in the Independent Living Units which resulted in revenue that was \$240,359 higher than forecast.

**3. Amortization of Deferred Revenue from Entrance Fees:**

Normal recognition of deferred revenue from entrance fees was \$213,984 higher than forecast. Early recognition of revenue from entrance fees due to resident deaths/contract terminations was \$312,716 more than forecast.

**4. General and Administrative:**

The costs of employee benefits was \$363,272 more than forecast due to unpredictable medical insurance claims.

**5. Maintenance and Security:**

The costs of renovating apartments were greater than anticipated for remodeling to prepare for new move-ins. This overage was the major contributor to the result of \$416,687 more than forecasted maintenance and security expenses.

**6. Dining:**

Temporary help was \$108,135 more than forecast and food costs were \$95,592 more than forecast due to higher than predicted catering and special events that occurred more frequently than in prior years.

**7. Investment Income, Net:**

Positive investment activity resulted in income and realized gains resulting in \$183,526 more than forecasted income.

**8. Net Unrealized Gain/Loss on Investments:**

Favorable market conditions resulted in a gain of \$331,768 higher than the forecast amount.



**D. Explanation of Variances for the Year Ended 12/31/2019 from the Forecasted Balance Sheet for Grace Lifecare, Inc.**

Material Variance Threshold based on management judgment: \$150,000

<b>GRACE LIFECARE, INC. BALANCE SHEETS FORECAST VS. ACTUAL</b>			
	Forecast 2019	Actual 2019	Variance
<b>ASSETS</b>			
<b>CURRENT ASSETS:</b>			
CASH AND CASH EQUIVALENTS	\$ 329,203	\$ 296,925	\$ (32,278)
ACCOUNTS RECEIVABLE, NET	318,041	297,272	(20,769)
INVENTORIES	25,825	25,101	(724)
PREPAID EXPENSES	39,918	26,009	(13,909)
<b>TOTAL CURRENT ASSETS</b>	<b>712,988</b>	<b>645,307</b>	<b>(67,681)</b>
<b>ASSETS LIMITED AS TO USE</b>			
STATUTORY OPERATING RESERVE	4,171,066	4,089,281	(81,785)
<b>1. MARKETABLE SECURITIES</b>	<b>355,056</b>	<b>952,135</b>	<b>597,079</b>
PROPERTY, PLANT AND EQUIPMENT, NET	16,666,612	16,599,329	(67,283)
<b>OTHER ASSETS:</b>			
EXCESS OF COST OVER VALUE ASSIGNED TO NET ASSETS ACQUIRED, NET	1,013,373	1,013,373	0
RESIDENT AND RESTRICTED FUNDS	45,417	28,745	(16,672)
<b>TOTAL OTHER ASSETS</b>	<b>1,058,790</b>	<b>1,042,118</b>	<b>(16,672)</b>
<b>TOTAL ASSETS</b>	<b>\$ 22,964,512</b>	<b>\$ 23,328,169</b>	<b>\$ 363,657</b>
<b>LIABILITIES AND NET ASSETS</b>			
<b>CURRENT LIABILITIES:</b>			
CURRENT PORTION OF LONG-TERM DEBT	\$ -	\$ -	\$ -
REFUNDABLE ENTRANCE FEES, CURRENT	147,719	286,235	138,516
ADVANCE FEE DEPOSITS	205,102	170,165	(34,937)
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	161,187	115,868	(45,319)
<b>2. DUE TO RELATED PARTY</b>	<b>5,082,419</b>	<b>6,157,161</b>	<b>1,074,742</b>
ACCRUED EMPLOYEE COMPENSATION AND BENEFITS	243,788	288,298	44,510
<b>TOTAL CURRENT LIABILITIES</b>	<b>5,840,214</b>	<b>7,017,727</b>	<b>1,177,513</b>
<b>LONG-TERM LIABILITIES:</b>			
LONG-TERM DEBT, NET OF CURRENT PORTION	0	0	0
<b>3. REFUNDABLE ENTRANCE FEES, NET OF CURRENT PORTION</b>	<b>5,365,136</b>	<b>4,162,788</b>	<b>(1,202,348)</b>
DEFERRED REVENUES FROM ENTRANCE FEES, REFUNDABLE	0	0	0
<b>4. DEFERRED REVENUES FROM ENTRANCE FEES, NON-REFUNDABLE</b>	<b>10,072,806</b>	<b>10,512,494</b>	<b>439,688</b>
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>15,437,942</b>	<b>14,675,282</b>	<b>(762,660)</b>
<b>TOTAL LIABILITIES</b>	<b>21,278,156</b>	<b>21,693,009</b>	<b>414,853</b>
<b>NET ASSETS</b>			
WITHOUT DONOR RESTRICTIONS	1,643,488	1,608,389	(35,099)
WITH DONOR RESTRICTIONS	42,867	26,771	(16,096)
<b>TOTAL NET ASSETS</b>	<b>1,686,356</b>	<b>1,635,160</b>	<b>(51,196)</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 22,964,512</b>	<b>\$ 23,328,169</b>	<b>\$ 363,657</b>

**1. Marketable Securities:**

Favorable market conditions resulted in investment gains of \$597,079 more than the forecast amount.

**2. Due to Related Party:**

Forecasted operating expenses that were over \$1,000,000 more than predicted and payments could not be increased to absolve the difference.

**3. Refundable Entrance Fees, Net of Current Portion:**

The refundable portion of entrance fees was \$1,202,348 less than forecast due to \$292,284 higher than forecasted contract refunds and \$910,134 higher than forecasted normal monthly amortization, both of which reduces the refundable portion of contract balances.

**4. Deferred Revenues From Entrance Fees, Non-Refundable:**

Deferred revenues from entrance fees were \$439,688 higher than forecast due to higher than forecasted normal monthly amortization of Lifecare, Standard, and Fee for Service Contracts.

**E. Explanation of Variances for the Year Ended 12/31/2019 from Forecasted Cash Flow for Grace Lifecare, Inc.**

Material Variance Threshold based on management judgment: \$150,000

GRACE LIFECARE, INC. STATEMENTS OF CASH FLOWS FORECAST VS. ACTUAL			
	Forecast 2019	Actual 2019	Variance
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
Change in net assets	\$ 542,636	\$ 491,442	\$ (51,194)
Adjustments to reconcile change in net assets provided by (used in) operating activities			
Depreciation	1,101,624	981,090	(120,534)
1. Amortization of deferred revenue from entrance fees	(2,153,001)	(2,679,701)	(526,700)
2. Unrealized (gain) loss on investments	(150,000)	(481,768)	(331,768)
Gain on sale of property and equipment	0	1,471	1,471
Change in operating assets and liabilities:			
Accounts receivable, net	(44,116)	(23,347)	20,769
Inventories	(2,797)	(2,073)	724
Prepaid expenses	4,860	18,769	13,909
Other assets and liabilities	(206)	16,466	16,672
Accounts payable and accrued expenses	(38,873)	(84,177)	(45,304)
3. Due to related parties	(1,040,960)	33,782	1,074,742
Accrued employee compensation and benefits	(39,362)	5,148	44,510
Net cash provided by (used in) operating activities	(1,820,196)	(1,722,898)	97,298
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
4. Capital expenditures	(1,505,000)	(1,318,670)	186,330
5. Net change in assets limited to use and marketable securities	(80,000)	(263,526)	(183,526)
Net cash used in investing activities	(1,585,000)	(1,582,196)	2,804
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Repayment of long-term debt to parent	0	0	0
Proceeds from entrance fees / deposits	3,445,618	3,595,221	149,603
6. Refunds of refundable entrance fees / deposits	(326,466)	(608,450)	(281,984)
Net cash provided by financing activities	3,119,152	2,986,771	(132,381)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(286,044)	(318,323)	(32,279)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	615,248	615,248	0
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 329,203	\$ 296,925	\$ (32,278)

**1. Amortization of Deferred Revenue from Entrance Fees:**

See Statement of Operations explanation 3.

**2. Unrealized Gain/Loss on Investments:**

See Statement of Operations explanation 8.

**3. Due to Related Parties:**

See Balance Sheet explanation 2.

**4. Capital Expenditures:**

Spent \$186,330 less in capital approved renovations and projects than forecasted.

**5. Net Change in Assets Limited to Use and Marketable Securities:**

See Balance Sheet explanation 1 and Statement of Operations explanation 8.

**6. Refunds of Refundable Entrance Fees/Deposits:**

Refunds issued were \$281,984 greater than forecast due to more than anticipated refunds issued due to resident deaths and move-outs.

## PART II

### ADDITIONAL INFORMATION NOT REQUIRED TO BE INCLUDED IN THE DISCLOSURE STATEMENT

**I. Grace Ridge Residents Association.** Each Resident of Grace Ridge is independent and acts on his or her own behalf. If a Resident has limitations, the Resident may designate a person to act on his or her behalf under a Power of Attorney. Collectively, the Grace Ridge Residents Association represents the Residents as a group. Annually, Residents of Grace Ridge elects Officers and two Members-at-Large to the Grace Ridge Residents Association Board of Directors to represent them in matters relating to care and management, and to provide leadership in the matters of common interest.

Overall leadership is provided by the Association's Board of Directors, which consists of the President, Vice President, Secretary, Treasurer, Past President and two members-at-large. There are working committees appointed by the Residents Association Board in each major area of Grace Ridge life, including, library, religious life, newsletter, decorating, activities, finance, welcoming, and others.

The Residents Association's purpose is to provide leadership in representing the interests of Residents to management and others, and in providing information and recommendations to Residents on specific issues that impact on them.

Further information on the activities of the Grace Ridge Residents Association and its work is available from officers of the Residents Association and the By-Laws.

**II. Tax Deductible Donations to Grace Ridge.** Residents and other persons interested in Grace Ridge have the opportunity to establish cash endowments, bequests or to donate personal property (furniture, art and paintings, musical instruments, craft or shop tools, books, etc.) to Grace Ridge. The purpose of this section is to inform you of the Grace Ridge policy and procedure in this area.

Grace LifeCare is a North Carolina non-profit corporation, which has been determined to be tax exempt by the Internal Revenue Service under Section 501(c)(3) of the Internal Revenue Code. Tax-deductible contributions may be made to Grace LifeCare, Inc.

Cash, endowments or other donations are deductible for income tax purposes by the donor so long as the gift relates to Grace LifeCare's exempt function of providing continuing care services and facilities and maintaining Residents who become unable to pay fees through no fault of their own.

Grace LifeCare will provide donors with detailed receipts of cash and in-kind contributions. It will be the donor's responsibility to establish the fair market value of in-kind donations. We recommend that donors consult with their tax advisor regarding the structuring of donations and the particular tax consequences that they may expect to receive.

**PART III**  
**ATTACHMENTS**

- Attachment One - Current Grace LifeCare, Inc. Certified Financial Statements
- Attachment Two - Interim Financial Statements
- Attachment Three - Five Year Forecasted Financial Statements
- Attachment Four - Summary of Significant Assumptions and Accounting Policies
- Attachment Five - Actuarial Report
- Attachment Six - Residence and Care Agreement for Apartments and Cottages-Lifecare and Standard
- Attachment Seven - Residence and Care Agreement for Apartments and Cottages-Fee-For-Service
- Attachment Eight - Residence and Care Agreement for Adult Care Residence

**ATTACHMENT ONE**

**GRACE LIFECARE, INC.**  
**FINANCIAL STATEMENTS**  
**YEARS ENDED DECEMBER 31, 2019 AND 2018**



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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Grace LifeCare, Inc.  
Morganton, North Carolina

We have audited the accompanying financial statements of Grace LifeCare, Inc. (Grace LifeCare) which comprise the balance sheets as of December 31, 2019 and 2018, and the related statements of operations, changes in net assets, and cash flows for the years then ended, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Board of Directors  
Grace LifeCare, Inc.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Grace LifeCare as of December 31, 2019 and 2018, and the results of its operations, changes in its net assets, and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Emphasis-of-Matter Regarding Changes in Accounting Principles**

As discussed in Note 2 to the financial statements, the Grace LifeCare has adopted the provisions of Financial Accounting Standards Board Accounting Standards Update 2014-09, *Revenue from Contracts with Customers (Topic 606)*. Our opinion is not modified with respect to that matter.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Charlotte, North Carolina  
April 13, 2020

**GRACE LIFECARE, INC.**  
**BALANCE SHEETS**  
**DECEMBER 31, 2019 AND 2018**

	2019	2018
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 296,924	\$ 615,248
Resident and Other Accounts Receivable	297,272	273,925
Inventories	25,101	23,028
Prepaid Expenses	26,009	44,778
Total Current Assets	645,306	956,979
<b>ASSETS LIMITED AS TO USE</b>	4,089,281	4,089,281
<b>MARKETABLE SECURITIES</b>	952,135	206,841
<b>PROPERTY AND EQUIPMENT, NET</b>	16,599,328	16,263,236
<b>OTHER ASSETS, NET</b>	1,042,118	1,058,584
Total Assets	\$ 23,328,168	\$ 22,574,921
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 73,596	\$ 80,110
Accrued Expenses and Other Liabilities	330,590	403,100
Due to Related Party	6,157,161	6,123,379
Advance Fee Deposits	170,165	112,874
Refundable Entrance Fees	286,235	109,179
Total Current Liabilities	7,017,747	6,828,642
<b>REFUNDABLE ENTRANCE FEES, LESS CURRENT PORTION</b>	4,162,788	4,797,077
<b>DEFERRED REVENUE FROM ENTRANCE FEES</b>	10,512,495	9,805,484
Total Liabilities	21,693,030	21,431,203
<b>NET ASSETS</b>		
Without Donor Restrictions	1,608,367	1,100,705
With Donor Restrictions	26,771	43,013
Total Net Assets	1,635,138	1,143,718
Total Liabilities and Net Assets	\$ 23,328,168	\$ 22,574,921

See accompanying Notes to Financial Statements.

**GRACE LIFECARE, INC.**  
**STATEMENTS OF OPERATIONS**  
**YEARS ENDED DECEMBER 31, 2019 AND 2018**

	2019	2018
<b>REVENUES</b>		
Resident Service Revenue	\$ 9,732,571	\$ 9,098,148
Other Revenue	365,273	306,456
Inter-Facility Revenue	4,340	3,281
Total Revenues	10,102,184	9,407,885
<b>EXPENSES</b>		
Employee Compensation	5,415,647	4,948,545
Medical and General Supplies	844,165	747,026
Purchased Services	1,526,983	1,339,024
Professional Fees	350,342	317,496
Depreciation and Amortization	981,089	1,016,886
Inter-Facility Expense	366,334	426,073
Other Expenses	853,212	772,042
Total Expenses	10,337,772	9,567,092
<b>OPERATING LOSS</b>	(235,588)	(159,207)
<b>OTHER INCOME</b>		
Investment Income, Net	263,526	372,701
Other, Net	(2,044)	2,888
Total Other Income, Net	261,482	375,589
<b>EXCESS OF REVENUES OVER EXPENSES</b>	25,894	216,382
<b>NET UNREALIZED GAINS (LOSSES) ON INVESTMENTS</b>	481,768	(660,195)
<b>CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	\$ 507,662	\$ (443,813)

See accompanying Notes to Financial Statements.

**GRACE LIFECARE, INC.**  
**STATEMENTS OF CHANGES IN NET ASSETS**  
**YEARS ENDED DECEMBER 31, 2019 AND 2018**

	2019	2018
<b>NET ASSETS WITHOUT DONOR RESTRICTIONS</b>		
Excess of Revenues Over Expenses	\$ 25,894	\$ 216,382
Unrealized Gains (Losses) on Investments, Net	481,768	(660,195)
Increase (Decrease) in Net Assets Without Donor Restrictions	507,662	(443,813)
<b>NET ASSETS WITH DONOR RESTRICTIONS</b>		
Donor Restricted Gifts, Grants and Bequests	26,155	8,349
Satisfaction of Donor-Imposed Restrictions	(42,397)	(20,741)
Decrease in Net Assets With Donor Restrictions	(16,242)	(12,392)
<b>CHANGE IN NET ASSETS</b>	491,420	(456,205)
Net Assets - Beginning of Year	1,143,718	1,599,923
<b>NET ASSETS - END OF YEAR</b>	\$ 1,635,138	\$ 1,143,718

See accompanying Notes to Financial Statements.

**GRACE LIFECARE, INC.**  
**STATEMENTS OF CASH FLOWS**  
**YEARS ENDED DECEMBER 31, 2019 AND 2018**

	2019	2018
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ 491,420	\$ (456,205)
Adjustments to Reconcile Change in Net Assets to Net Cash Used by Operating Activities:		
Amortization of Deferred Revenue from Entrance Fees	(2,679,701)	(2,285,380)
Depreciation and Amortization	981,089	1,016,886
Net Unrealized (Gains) Losses on Investments	(481,768)	660,195
Losses on Sale of Property and Equipment	2,484	1,581
Change in Operating Assets and Liabilities:		
Resident and Other Accounts Receivable, Net	(23,347)	42,941
Inventories	(2,073)	(2,891)
Prepaid Expenses and Other	18,769	127,640
Accounts Payable	(6,514)	10,144
Accrued Expenses and Other Liabilities	(72,510)	90,511
Due to Related Parties	22,282	1,005,570
Other Assets and Liabilities	16,466	11,816
Net Cash Provided (Used) by Operating Activities	(1,733,403)	222,808
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Net Change in Assets Limited as to Use and Marketable Securities	(263,526)	377,304
Purchases of Property and Equipment	(1,308,165)	(971,992)
Net Cash Used by Investing Activities	(1,571,691)	(594,688)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Refunds of Entrance Fees	(608,450)	(706,023)
Proceeds from Entrance Fees	3,595,220	3,965,370
Repayment of Long-Term Debt	-	(2,627,783)
Net Cash Provided by Financing Activities	2,986,770	631,564
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	(318,324)	259,684
Cash and Cash Equivalents - Beginning of Year	615,248	355,564
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	\$ 296,924	\$ 615,248
<b>NONCASH INVESTING AND FINANCING ACTIVITIES</b>		
Acquisitions of Property and Equipment Included in Current Liabilities	\$ 11,500	\$ 354,643

See accompanying Notes to Financial Statements.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 1 ORGANIZATION**

Grace LifeCare, Inc. (Grace LifeCare) is a nonprofit North Carolina corporation qualified as a tax-exempt organization under IRS Code Section 501(c)(3), operating a continuing care retirement community in Morganton, North Carolina. Grace LifeCare currently offers 118 residential apartment units, 27 duplex cottages, a 72-bed health care center, and other amenities designed to make retirement living more enjoyable.

Grace LifeCare is wholly-owned by Blue Ridge Healthcare Hospital, Inc. (BRH), a nonprofit North Carolina corporation qualified as a tax-exempt organization under IRS code Section 501(c)(3). Blue Ridge Healthcare Hospital, Inc. is a part of Blue Ridge HealthCare System, Inc. dba: Blue Ridge HealthCare (BRHC).

**NOTE 2 SIGNIFICANT ACCOUNTING POLICIES**

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

**Adoption of New Accounting Principle**

In May 2014, the FASB issued ASU 2014-09, *Revenue from Contracts with Customers*. The guidance requires Grace LifeCare to recognize revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which Grace LifeCare expects to be entitled in exchange for those goods or services. The guidance also requires expanded disclosures relating to the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers. Additionally, qualitative and quantitative disclosures are required regarding customer contracts, significant judgments and changes in judgments, and assets recognized from the costs to obtain or fulfill a contract. ASU 2014-09 is effective for fiscal years, and interim periods within those years, beginning after December 15, 2017. BRHC adopted ASU 2014-09 on January 1, 2018.

ASU 2014-09 requires organizations to exercise more judgment and recognize revenue using a five-step process. Grace LifeCare adopted ASU 2014-09 using the full retrospective method for all contracts effective January 1, 2018 and is using a portfolio approach to group contracts with similar characteristics and analyze historical cash collections trends. Full retrospective adoption requires entities to apply the standard retrospectively to all periods presented in the financial statements, requiring the cumulative effect of the retrospective application as an adjustment to the opening balance of retained earnings at the date of the earliest year presented. No cumulative-effect adjustment in net assets was recorded as the adoption of ASU 2014-09 did not significantly impact Grace LifeCare's reported historical revenue.



**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 2    SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Adoption of New Accounting Principle (continued)**

The adoption of ASU 2014-09 has no impact on the Grace LifeCare's accounts receivable as it was historically recorded net of allowance for doubtful accounts and contractual adjustments, and the Grace LifeCare has eliminated the presentation of allowance for doubtful accounts on the balance sheets. The adoption of ASU 2014-09 had no impact on Grace LifeCare's statements of operations.

**Cash and Cash Equivalents**

Grace LifeCare considers all highly liquid investments when purchased with a maturity of three months or less to be cash equivalents.

**Accounts Receivable**

Residents are not required to provide collateral for services rendered. Payment for services is required upon receipt of invoice or claim submitted. Accounts past due are individually analyzed for collectability. There was no allowance for uncollectible accounts recorded at December 31, 2019 and 2018.

**Inventories**

Inventories are stated at the lower of average cost or market.

**Assets Limited as to Use**

Assets limited as to use include assets maintained under a statutory operating reserve (see Note 9). The statutory operating reserve is maintained in connection with the operations of a continuing care retirement community.

**Property and Equipment**

Property and equipment are recorded at cost. Donated property and equipment are stated at the estimated fair value at the date of donation. Ordinary repairs and maintenance costs are expensed as incurred while significant improvements, renovation, and replacements are capitalized. Interest cost incurred on borrowed funds during the period of construction is capitalized as a component of the cost of acquiring those assets. Depreciation is computed using the straight-line method over the following estimated useful lives:

Land Improvements	5 - 40 Years
Buildings and Building Improvements	5 - 40 Years
Equipment	3 - 25 Years

**Other Assets**

The excess of purchase price over the fair values of identifiable net assets acquired has been recorded as goodwill. Management periodically evaluates the carrying value of goodwill based on an analysis of estimated undiscounted operating earnings from the operations of each specific business. Any events or circumstances occurring during the year or future years that might have an impact on such carrying value are considered. No adjustment has been made to the carrying value of goodwill at December 31, 2019 and 2018.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 2 SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Entrance Fees**

Entrance fees represent initial payments made by residents upon occupancy at Grace LifeCare. The refundable portion of entrance fees is recorded as Refundable Entrance Fees. The nonrefundable portion of entrance fees is amortized into income using the straight-line method over the remaining life expectancy of the resident. The life expectancies are actuarially adjusted. The unamortized nonrefundable portion of entrance fees received is recorded as Deferred Revenue from Entrance Fees.

**Obligation to Provide Future Services**

Grace LifeCare calculates the present value of the estimated cost of future services and use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees and the present value of estimated periodic service fees in accordance with the provisions of the ASC Topic 954-430, *Health Care Entities – Deferred Revenue*. If the present value of the cost of future services and use of facilities exceeds the deferred revenue from entrance fees and the present value of periodic fees, a liability is recorded (obligation to provide future services). No liability has been recorded for the years ended December 31, 2019 and 2018, because the estimated present value of the cost of future services and use of facilities is less than deferred revenue from entrance fees and the present value of estimated periodic service fees.

**Net Assets**

Net assets and revenues, gains and losses, are classified based on the existence or absence of donor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets consisting of all resources that have no donor-imposed restrictions.

Net Assets With Donor Restrictions – Include net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource has been fulfilled, or both.

**Resident Service Revenue**

Resident fees earned are reported at the amount that reflects the consideration to which Grace LifeCare expects to be entitled in exchange for providing resident care. These amounts are due from residents. Service fees paid by residents for maintenance, meals, and other services are assessed monthly and are recognized as revenue in the period services are rendered. Revenue is recognized as performance obligations are satisfied.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 2 SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Resident Service Revenue (continued)**

Performance obligations are determined based on the nature of the services provided by Grace LifeCare. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected (or actual) charges. Grace LifeCare believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to residents in the facilities receiving skilled nursing services or housing residents receiving services in the facilities. Grace LifeCare considers daily services provided to residents of the skilled nursing facilities, and monthly rental for housing services as a separate performance obligation and measures this on a monthly basis, or upon move-out within the month, whichever is shorter. Nonrefundable entrance fees are considered to contain a material right associated with access to future services, which is the related performance obligation. Revenue from nonrefundable entrance fees is recognized ratably in future periods covering a resident's life expectancy using a time-based measurement similar to the output method. Revenue for performance obligations satisfied at a point in time is generally recognized when goods are provided to our residents and customers in a retail setting (for example, gift shop and cafeteria meals) and Grace LifeCare does not believe it is required to provide additional goods or services related to that sale.

Grace LifeCare determines the transaction price based on standard charges for goods and services provided, reduced by discounts provided to uninsured patients in accordance with Grace LifeCare's policy, and/or implicit price concessions provided to residents. Grace LifeCare determines its estimate of implicit price concessions based on its historical collection experience.

All resident fees earned are from private pay individuals. Grace LifeCare has determined that the nature, amount, timing, and uncertainty of revenue and cash flows are affected by the following factors: service line, method of reimbursement, and timing of when revenue is recognized.

**Disclosures About Fair Value of Financial Instruments**

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value:

*Cash and Cash Equivalents, Resident and Other Receivables and Accounts Payable* – The carrying amount approximates fair value because of the short-term nature of these instruments.

*Assets Limited as to Use and Marketable Securities* – Fair values, which are the amounts reported on the accompanying balance sheets, are based on quoted market prices, if available, or are estimated using quoted market prices for similar securities.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 2 SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Concentrations of Credit Risk**

Grace LifeCare routinely invests surplus operating funds in interest-bearing accounts at financial institutions which management believes are of high credit quality. At times, these funds may exceed the \$250,000 insured by the Federal Depository Insurance Corporation. Management believes that these financial institutions' strong credit ratings result in only minimal credit risk related to those deposits.

**Professional Liability Insurance**

Grace LifeCare's professional liability insurance coverage is on a claims-made basis.

**Income Taxes**

Grace LifeCare is a tax-exempt organization as defined under Section 501(c)(3) of the Internal Revenue Code and as such is exempt from federal income taxes. In addition, Grace LifeCare is also exempt from state income taxes.

Grace LifeCare follows the income tax standard regarding the recognition and measurement of uncertain tax positions, which clarifies the accounting for uncertainty in income taxes recognized in an organization's financial statements and prescribes a recognition threshold and measurement principles for the financial statement recognition and measurement of tax positions taken or expected to be taken on a tax return that are not certain to be finalized. Grace LifeCare has determined that there are no uncertain tax positions for the years ended December 31, 2019 and 2018.

**Subsequent Events**

In preparing these financial statements, Grace LifeCare has evaluated events and transactions for potential recognition or disclosure through April 13, 2020 the date the financial statements were available to be issued.

**NOTE 3 ASSETS LIMITED AS TO USE AND MARKETABLE SECURITIES**

The composition of assets limited as to use, at fair value, at December 31, 2019 and 2018 is as follows:

	2019	2018
Statutory Operating Reserve:		
Cash and Cash Equivalents	\$ 14,965	\$ 4,640
Fixed Income	1,787,448	1,522,181
Equities	2,286,868	2,562,460
Total	\$ 4,089,281	\$ 4,089,281

Marketable securities are stated at fair value and consisted of domestic equity securities at December 31, 2019 and 2018.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 3 ASSETS LIMITED AS TO USE AND MARKETABLE SECURITIES (CONTINUED)**

Investment income, net consists of interest and dividend income, and realized gains on investments for the years ended December 31, 2019 and 2018.

Fair value measurement applies to reported balances that are required or permitted to be measured at fair value under an existing accounting standard. Grace LifeCare emphasizes that fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability and establishes a fair value hierarchy. The fair value hierarchy consists of three levels of inputs that may be used to measure fair value as follows:

*Level 1* – valuation based on quoted (unadjusted) prices in active markets for identical assets or liabilities.

*Level 2* – valuation based on observable inputs other than those included in Level 1.

*Level 3* – valuation based on unobservable inputs based on data not available to third parties outside the organization.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

Additionally, from time to time, Grace LifeCare may be required to record at fair value other assets on a nonrecurring basis in accordance with generally accepted accounting principles. These adjustments to fair value usually result from the application of the lower-of-cost-or-market accounting or write down of individual assets. Nonfinancial assets measured at fair value on a nonrecurring basis would include nonfinancial assets and nonfinancial liabilities measured at fair value in the second step of a goodwill impairment test, other real estate owned, and other intangible assets measured at fair value for impairment assessment.

Grace LifeCare also adopted the policy of valuing certain financial instruments at fair value. This accounting policy allows entities the irrevocable option to elect fair value for the initial and subsequent measurement for certain financial assets and liabilities on an instrument-by-instrument basis. Grace LifeCare has not elected to measure any existing financial instruments at fair value; however, may elect to measure newly acquired financial instruments at fair value in the future.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 3 ASSETS LIMITED AS TO USE AND MARKETABLE SECURITIES (CONTINUED)**

Securities available for sale are recorded at fair market value on a recurring basis. Fair value measurement is based upon quoted prices, if available. If quoted prices are not available, fair values are measured using independent pricing models or other model-based valuation techniques such as the present value of future cash flows, adjusted for the security's credit rating, prepayment assumptions, and other factors such as credit loss assumptions. Securities valued using Level 1 inputs include those traded on an active exchange, such as the New York Stock Exchange, as well as U.S. Treasury and other U.S. government and agency mortgage-backed securities that are traded by dealers or brokers in active over-the-counter markets.

The following tables present the assets carried at fair value on a recurring basis as of December 31, 2019 and 2018 by fair value hierarchy level, as described above:

	2019			Total
	Level 1	Level 2	Level 3	
Assets:				
Assets Limited as to Use:				
Equities	\$ 2,286,868	\$ -	\$ -	\$ 2,286,868
Corporate Obligations and Fixed Income Securities	1,787,448	-	-	1,787,448
Marketable Securities:				
Equities	952,135	-	-	952,135
Total Assets Measured at Fair Value	<u>\$ 5,026,451</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,026,451</u>
	2018			Total
	Level 1	Level 2	Level 3	
Assets:				
Assets Limited as to Use:				
Equities	\$ 2,562,460	\$ -	\$ -	\$ 2,562,460
Corporate Obligations and Fixed Income Securities	1,522,181	-	-	1,522,181
Marketable Securities:				
Equities	206,841	-	-	206,841
Total Assets Measured at Fair Value	<u>\$ 4,291,482</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,291,482</u>

**NOTE 4 LIQUIDITY AND AVAILABILITY**

Grace LifeCare's general philosophy is to maintain daily liquidity on all investments. The investment committee is limited to selecting fund groups with no more than 90-day liquidity. Grace LifeCare's historical turnover of net accounts receivables is no more than 60 days.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 4 LIQUIDITY AND AVAILABILITY (CONTINUED)**

Grace LifeCare's financial assets available within one year of the balance sheets for general expenditures are as follows:

	2019	2018
Cash and Cash Equivalents	\$ 296,924	\$ 615,248
Resident and Other Accounts Receivable	297,272	273,925
Marketable Securities	952,135	206,841
	<u>                    </u>	<u>                    </u>
Total Assets Available to Meet Liquidity Needs	<u>\$ 1,546,331</u>	<u>\$ 1,096,014</u>

**NOTE 5 PROPERTY AND EQUIPMENT**

The components of property and equipment are as follows at December 31, 2019 and 2018:

	2019	2018
Land and Improvements	\$ 716,298	\$ 716,298
Buildings and Improvements	26,157,990	26,158,833
Furniture and Equipment	2,371,602	2,171,712
	<u>29,245,890</u>	<u>29,046,843</u>
Less: Accumulated Depreciation	(14,919,013)	(13,959,925)
	<u>14,326,877</u>	<u>15,086,918</u>
Construction in Process	2,272,451	1,176,318
Property and Equipment, Net	<u>\$ 16,599,328</u>	<u>\$ 16,263,236</u>

For the years ended December 31, 2019 and 2018, depreciation expense was approximately \$981,000 and \$1,017,000, respectively. Construction in progress at December 31, 2019 related primarily to renovations of resident apartments and cottages, which are internally financed and anticipated to be completed in 2020.

**NOTE 6 LONG-TERM DEBT**

Grace LifeCare is a member of the obligated group on BRHC's tax-exempt bonds. All members of the obligated group collectively guarantee that all outstanding debt obligations will be paid in accordance with the terms set forth in the agreements. The members of the obligated group are all subject to compliance with all provisions of the bond agreements, including the performance and observance of all covenants and obligations under the agreements. At December 31, 2019, management of BRHC and Grace LifeCare believe they are in compliance with all covenants and obligations. Total outstanding bonds for which Grace LifeCare is a member of the obligated group was approximately \$66,230,000 at December 31, 2019.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 7 REFUNDABLE ENTRANCE FEES**

As a part of the acquisition of Grace LifeCare, BRH, formerly Grace Hospital, agreed with the existing residents (residents living in the facility on or prior to February 19, 1991), and the estates or successors to the interest of former residents, that Grace LifeCare would assume the obligations of the former owner and repay entrance fee refunds under their respective residency agreements. Prior to Grace LifeCare assuming the obligations of the former owner, the residency agreements were modified to provide for the refund of entrance fees under the residency agreements in 10 equal annual installments on a noninterest-bearing basis or a single lump-sum payment of 65% of the contracted amount, conditioned upon the resale and occupancy by a subsequent resident.

At December 31, 2019 and 2018, refundable entrance fees for which annual installments are payable within the next 12 months totaled approximately \$14,000 and \$25,000, respectively.

In addition, Grace LifeCare currently offers four other entrance fee plans. Descriptions of these plans are as follows:

**Lifecare, Standard and Fee for Service Plans**

These plans prorate the reimbursement for any resident leaving the retirement community for any reason within 25 months of occupancy. Under these plans, the entrance fee is amortized at 4% per month during the initial 25 months of occupancy. No refund is available after this initial period.

**Adult Care Plan**

This plan allows residents to enter the assisted living area of the community. The entrance fees associated with this plan as of December 31, 2019 and 2018 were \$15,000 and \$14,000, respectively, and are fully amortized 30 days after occupancy. No refund is available after this initial period. The entrance fee is recognized as revenue over the life expectancy of the related resident.

**Plan Options**

Under either of the LifeCare and Standard plans described above, Grace LifeCare offers a 90% Option. This option prorates the reimbursement for any resident leaving the retirement community for any reason during the first three months (at 4% per month for the first two months and at 2% for the third month). After two and one-half months of occupancy, the refund is never less than 90% of the entrance fee paid.

At December 31, 2019 and 2018, refundable entrance fees under the above plans for which payments are payable within the next 12 months totaled approximately \$272,000 and \$85,000, respectively.



**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 7 REFUNDABLE ENTRANCE FEES (CONTINUED)**

A summary of refundable fees at December 31, 2019 and 2018 is as follows:

	2019	2018
Fees Refundable to Residents Executing Continuing Care Agreements Prior to February 19, 1991	\$ 55,200	\$ 69,000
Fees Refundable Under the 90% Option Agreements	990,807	1,030,258
	1,046,007	1,099,258
Fees Refundable Under the LifeCare Plan Agreements	2,479,840	2,705,682
Fees Refundable Under the Standard Plan Agreements	579,070	935,880
Fees Refundable Under the Fee for Service Plan Agreements	344,106	165,436
	3,403,016	3,806,998
	4,449,023	4,906,256
Less: Current Portion	(286,235)	(109,179)
Long-Term Portion	\$ 4,162,788	\$ 4,797,077

**NOTE 8 DEFERRED REVENUE FROM ENTRANCE FEES**

As of December 31, 2019 and 2018, Grace LifeCare's total cumulative nonrefundable entrance fees of approximately \$20,759,000 and \$19,502,000, respectively, are recognized over the estimated life expectancy of the related residents. Accumulated income recognized as of December 31, 2019 and 2018 was approximately \$10,247,000 and \$9,697,000, respectively, resulting in deferred revenue from entrance fees of approximately \$10,512,000 and \$9,805,000, respectively. Income of approximately \$2,680,000 and \$2,285,000 was recognized as Resident Service Revenue for the years ended December 31, 2019 and 2018, respectively.

**NOTE 9 STATUTORY OPERATING RESERVE**

Under regulations of the North Carolina Insurance Commission effective in March 1997, continuing care retirement communities are required to maintain an operating reserve equal to 25% of certain occupancy costs projected for the 12-month period following the period covered by the most recent annual statement filed with the Department of Insurance. If occupancy levels are less than 90%, the operating reserve requirement is 50% of certain occupancy costs. Grace LifeCare's occupancy level was less than 90% at December 31, 2019 and 2018. The statutory operating reserve required at December 31, 2019 and 2018 was approximately \$4,089,000.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 10 FUNCTIONAL EXPENSES**

Grace LifeCare provides residential services to its residents which include independent living, assisted living, and certain nursing services. Expenses related to providing these services as of December 31, 2019 are as follows:

	Program Services	Support Services	Total Expenses
	Health Care Services	General and Administrative	
Employee Compensation	\$ 4,139,455	\$ 1,276,192	\$ 5,415,647
Medical and General Supplies	736,412	107,753	844,165
Purchased Services	345,105	1,181,878	1,526,983
Professional Fees	82,812	267,530	350,342
Depreciation and Amortization	325,283	655,806	981,089
Inter-Facility Expense	366,334	-	366,334
Other Expenses	408,239	444,973	853,212
Total Expenses	<u>\$ 6,403,640</u>	<u>\$ 3,934,132</u>	<u>\$ 10,337,772</u>

Expenses related to providing these services as of December 31, 2018 are as follows:

	Program Services	Support Services	Total Expenses
	Health Care Services	General and Administrative	
Employee Compensation	\$ 3,789,875	\$ 1,158,670	\$ 4,948,545
Medical and General Supplies	627,014	120,012	747,026
Purchased Services	298,434	1,040,590	1,339,024
Professional Fees	64,979	252,517	317,496
Depreciation and Amortization	366,838	650,048	1,016,886
Inter-Facility Expense	426,073	-	426,073
Other Expenses	314,511	457,531	772,042
Total Expenses	<u>\$ 5,887,724</u>	<u>\$ 3,679,368</u>	<u>\$ 9,567,092</u>

The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses required allocation on a reasonable basis that is consistently applied. The expenses that are allocated include depreciation and amortization, which are allocated on a square footage basis, as well as, employee compensation, which is allocated on the basis of time and effort.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 11 BENEVOLENCE ASSISTANCE**

Grace LifeCare provides benevolence assistance for certain residents who are unable to pay for the cost of their care. Grace LifeCare uses certain operating funds and funds designated for benevolence assistance to subsidize the charges for services provided to those residents. Such residents are identified on a case by case basis. Since Grace LifeCare does not charge the residents for services provided, estimated charges for benevolent assistance are not included in revenue. The discounts provided to residents approximate the costs for providing benevolent assistance. Grace LifeCare provided approximately \$204,000 and \$165,000 in discounts and received approximately \$10,000 and \$2,000 to subsidize the costs of providing benevolent assistance during the years ended December 31, 2019 and 2018, respectively.

**NOTE 12 SELF-INSURANCE BENEFITS**

Grace LifeCare participates in the BRHC self-insurance plan. BRHC is self-insured for employee medical benefits. The plan covers all full-time employees and any part-time employees who work at least 24 hours each week beginning on the first day of the month or following their 30th day of employment. BRHC contributes approximately 70% of the benefits for full-time and part-time employees. BRHC also withholds from employees any additional amounts for elected covered dependents. As claims are processed by the plan's administrator, the administrator invoices BRHC for claims to be paid.

BRHC has specific stop-loss coverage of \$350,000 per covered employee/dependent for the year ended December 31, 2019. BRHC had specific stop-loss coverage of \$300,000 per covered employee/dependent for the year ended December 31, 2018. Grace LifeCare's liability consisted of approximately \$30,000 in estimated claims incurred but not reported as of December 31, 2019 and 2018. This liability is reflected within other accrued expenses in the accompanying balance sheets. Grace LifeCare's expense relating to the plan for the years ended December 31, 2019 and 2018 was approximately \$624,000 and \$266,000, respectively.

**NOTE 13 EMPLOYEE BENEFIT PLANS**

Grace LifeCare participates in the BRHC defined contribution savings plan. BRHC provides a defined contribution employee savings plan that covers substantially all full-time employees. BRHC has the option to match employee contributions in varying percentages of each covered employee's salary. During the years ended December 31, 2019 and 2018, Grace LifeCare contributed approximately \$46,000 and \$52,000, to the plan, respectively.

**GRACE LIFECARE, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019 AND 2018**

**NOTE 14 COMMITMENTS AND CONTINGENCIES**

**Professional Liability**

Grace LifeCare participates in the BRHC professional liability plan. BRHC is subject to legal proceedings and claims which arise in the ordinary course of business. BRHC maintains liability insurance coverage for claims made during the policy year. Under a claims-made policy, determination of coverage is triggered by the date the insured first becomes aware and notifies the insurer of a claim or potential claim. In management's opinion, adequate provision has been made for amounts expected to be paid under the policy's deductible limits for unasserted claims not covered by the policy and any other uninsured liability. Additionally, BRHC carries excess coverage through an umbrella policy.

**NOTE 15 SUBSEQUENT EVENT**

Subsequent to year end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Grace LifeCare, COVID-19 may impact various parts of its 2020 operations and financial results including but not limited to additional costs for emergency preparedness, disease control and containment, potential shortages of healthcare personnel, or loss of revenue due to reductions in certain revenue streams. Management believes Grace LifeCare is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as of April 13, 2020.

During the period from January 1, 2020 through April 13, 2020, both domestic and international equity markets have experienced significant declines. These losses are not reflected in the financial statements as of and for the year ended December 31, 2019.

**ATTACHMENT TWO**



Carolinan HealthCare System  
*Blue Ridge*

GRACE LIFECARE, INC.

FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED  
MARCH 31, 2020  
(UNAUDITED)

**GRACE LIFECARE, INC.**  
**BALANCE SHEET**  
**MARCH 31, 2020**  
**UNAUDITED**

**ASSETS**

**CURRENT ASSETS**

Cash and Cash Equivalents	\$	67,285
Resident and Other Accounts Receivable		346,325
Inventories		25,101
Prepaid Expenses		87,939
Total Current Assets		526,650

**ASSETS LIMITED AS TO USE**

4,541,620

**MARKETABLE SECURITIES**

0

**PROPERTY AND EQUIPMENT, NET**

16,415,221

**OTHER ASSETS, NET**

Goodwill		1,013,373
Resident and Restricted Funds		2,282
Total Other Assets, Net		1,015,655

Total Assets		\$ 22,499,146
--------------	--	---------------

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

Current Portion of Long-term Debt	\$	-
Refundable Entrance Fees		286,302
Advance Fee Deposits		174,831
Accounts Payable and Accrued Expenses		207,961
Due to Related Parties		5,976,009
Accrued Employee Compensation and Benefits		356,569
Total Current Liabilities		7,001,672

**LONG-TERM DEBT, NET OF CURRENT PORTION**

0

**REFUNDABLE ENTRANCE FEES, LESS CURRENT PORTION**

3,927,470

**DEFERRED REVENUES FROM ENTRANCE FEES**

10,800,724

Total Liabilities		21,729,868
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**NET ASSETS**

Without Donor Restrictions		769,278
With Donor Restrictions		0
Total Net Assets		769,278

Total Liabilities and Net Assets		\$ 22,499,146
----------------------------------	--	---------------

**GRACE LIFECARE, INC.**  
**STATEMENT OF OPERATIONS**  
**PERIOD ENDED MARCH 31, 2020**  
**UNAUDITED**

	<b>Actual YTD 3/31/2020</b>
<b>REVENUES</b>	
Health Center Revenues	\$ 686,470
Independent Living Unit Revenues	1,187,733
Amortization of Deferred Revenue from Entrance Fees	552,358
Other Revenue	16,103
Total Revenues	2,442,664
<b>EXPENSES</b>	
General and Administrative	533,245
Maintenance and Security	561,807
Housekeeping and Laundry	140,521
Dining Services	464,579
Healthcare	492,930
Life Enrichment	110,220
Depreciation	250,699
Interest Expense	
Total Expenses	2,554,001
<b>OPERATING GAIN (LOSS)</b>	(111,337)
<b>OTHER INCOME</b>	
Investment Income, Net	15,627
Other, Net	8,918
Total Other Income, Net	24,545
<b>EXCESS (DEFICIT) OF REVENUES OVER (UNDER) EXPENSES</b>	(86,792)
<b>NET UNREALIZED GAIN (LOSS) ON INVESTMENTS</b>	(752,319)
<b>CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	\$ (839,111)



**GRACE LIFECARE, INC.**  
**STATEMENT OF CASH FLOWS**  
**PERIOD ENDED MARCH 31, 2020**  
**UNAUDITED**

	<b>Actual YTD 3/31/2020</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Change in Net Assets	\$ (865,882)
Adjustments to Reconcile Change in Net Assets to Net Cash Used by Operating Activities:	
Depreciation	250,699
Amortization of Deferred Revenue from Entrance Fees	(552,358)
Gain/Loss on Sale of Property and Equipment	0
Net Unrealized Gain/Loss on Investments	752,319
Change in Operating Assets and Liabilities:	
Resident and Other Accounts Receivable, net	(49,053)
Inventories	0
Prepaid Expenses	(61,930)
Other Assets and Liabilities	26,463
Accounts Payable and Accrued Expenses	92,093
Due to Related Parties	(181,152)
Accrued Employee Compensation and Benefits	68,271
Net Cash Provided/Used by Operating Activities	<u>(520,530)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Purchases of Property and Equipment	(66,591)
Net Change in Assets Limited as to Use and Marketable Securities	<u>(252,523)</u>
Net Cash Provided/Used by Investing Activities	(319,114)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	
Repayment of Long-term Debt	0
Proceeds from Entrance Fees	689,750
Refunds of Entrance Fees	(79,747)
Net Cash Provided/Used by Financing Activities	<u>610,003</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	(229,642)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>296,924</u>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<u><u>\$ 67,282</u></u>

**ATTACHMENT THREE**

GRACE LIFECARE, INC.  
FORECASTED BALANCE SHEETS  
DECEMBER 31, 2020 - 2024

	2020	2021	2022	2023	2024
<b>ASSETS</b>					
<b>CURRENT ASSETS:</b>					
CASH AND CASH EQUIVALENTS	\$ 335,889	\$ 345,729	\$ 391,820	\$ 399,108	\$ 355,663
RESIDENT AND OTHER ACCOUNTS RECEIVABLE	339,442	329,180	317,564	317,706	326,637
INVENTORIES	24,867	23,886	23,872	24,634	24,961
PREPAID EXPENSES	39,997	41,934	42,533	39,831	38,822
<b>TOTAL CURRENT ASSETS</b>	<b>740,194</b>	<b>740,729</b>	<b>775,789</b>	<b>781,278</b>	<b>746,084</b>
<b>ASSETS LIMITED AS TO USE</b>					
STATUTORY OPERATING RESERVE	4,541,620	2,316,226	2,362,551	2,409,802	2,457,998
<b>MARKETABLE SECURITIES</b>					
	728,552	2,573,433	1,897,984	1,973,027	2,048,571
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>					
	17,073,135	17,411,926	17,336,141	16,908,820	16,138,568
<b>OTHER ASSETS:</b>					
EXCESS OF COST OVER VALUE ASSIGNED TO NET ASSETS ACQUIRED, NET	1,013,373	1,013,373	1,013,373	1,013,373	1,013,373
RESIDENT AND RESTRICTED FUNDS	2,209	2,149	2,050	2,137	2,125
<b>TOTAL OTHER ASSETS</b>	<b>1,015,582</b>	<b>1,015,522</b>	<b>1,015,423</b>	<b>1,015,510</b>	<b>1,015,498</b>
<b>TOTAL ASSETS</b>	<b>\$ 24,099,083</b>	<b>\$ 24,057,836</b>	<b>\$ 23,387,888</b>	<b>\$ 23,088,438</b>	<b>\$ 22,406,719</b>
<b>LIABILITIES AND NET ASSETS</b>					
<b>CURRENT LIABILITIES:</b>					
CURRENT PORTION OF LONG-TERM DEBT	\$ -	\$ -	\$ -	\$ -	\$ -
REFUNDABLE ENTRANCE FEES	140,635	152,230	177,203	174,079	175,722
ADVANCE FEE DEPOSITS	195,772	203,891	186,313	176,581	189,585
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	160,342	157,708	154,048	160,757	152,740
DUE TO RELATED PARTIES	6,267,285	5,426,173	3,937,158	2,756,370	1,035,171
ACCRUED EMPLOYEE COMPENSATION AND BENEFITS	257,699	268,830	274,594	277,259	276,069
<b>TOTAL CURRENT LIABILITIES</b>	<b>7,021,734</b>	<b>6,208,832</b>	<b>4,729,315</b>	<b>3,545,046</b>	<b>1,829,287</b>
<b>LONG-TERM LIABILITIES:</b>					
LONG-TERM DEBT, NET OF CURRENT PORTION	0	0	0	0	0
REFUNDABLE ENTRANCE FEES, NET OF CURRENT PORTION	4,281,544	4,352,453	4,331,289	4,293,809	4,346,909
DEFERRED REVENUES FROM ENTRANCE FEES, REFUNDABLE	0	0	0	0	0
DEFERRED REVENUES FROM ENTRANCE FEES, NON-REFUNDABLE	10,711,007	10,850,129	11,025,862	11,180,960	11,233,355
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>14,992,551</b>	<b>15,202,582</b>	<b>15,357,151</b>	<b>15,474,768</b>	<b>15,580,264</b>
<b>TOTAL LIABILITIES</b>	<b>22,014,285</b>	<b>21,411,414</b>	<b>20,086,467</b>	<b>19,019,814</b>	<b>17,409,551</b>
<b>NET ASSETS:</b>					
WITHOUT DONOR RESTRICTIONS	2,084,798	2,646,422	3,301,421	4,068,623	4,997,167
WITH DONOR RESTRICTIONS	0	0	0	0	0
<b>TOTAL NET ASSETS</b>	<b>2,084,798</b>	<b>2,646,422</b>	<b>3,301,421</b>	<b>4,068,623</b>	<b>4,997,167</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 24,099,083</b>	<b>\$ 24,057,836</b>	<b>\$ 23,387,888</b>	<b>\$ 23,088,437</b>	<b>\$ 22,406,718</b>

See accompanying independent accountant's compilation report and summary of significant assumptions and accounting policies.

**GRACE LIFECARE, INC.**  
**FORECASTED STATEMENTS OF OPERATIONS**  
**YEARS ENDING DECEMBER 31, 2020 - 2024**

	2020	2021	2022	2023	2024
<b><u>OPERATING REVENUES:</u></b>					
HEALTH CENTER REVENUES	\$ 3,007,177	\$ 3,097,392	\$ 3,190,314	\$ 3,286,023	\$ 3,384,604
INDEPENDENT LIVING UNIT REVENUES	4,771,726	4,964,027	5,164,077	5,319,000	5,478,570
AMORTIZATION OF DEFERRED REVENUE FROM ENTRANCE FEES	2,515,752	2,645,999	2,678,325	2,765,913	2,869,709
OTHER REVENUE	91,932	100,833	102,395	95,501	99,166
<b>TOTAL OPERATING REVENUES</b>	<b>10,386,587</b>	<b>10,808,251</b>	<b>11,135,112</b>	<b>11,466,437</b>	<b>11,832,049</b>
<b><u>OPERATING EXPENSES:</u></b>					
GENERAL AND ADMINISTRATIVE	2,576,785	2,628,321	2,680,887	2,734,505	2,789,195
MAINTENANCE AND SECURITY	1,654,663	1,687,756	1,721,511	1,755,941	1,791,060
HOUSEKEEPING AND LAUNDRY	548,604	559,576	570,768	582,183	593,827
DINING SERVICES	1,814,162	1,850,445	1,887,454	1,925,203	1,963,707
HEALTHCARE	2,081,401	2,123,029	2,165,490	2,208,800	2,252,976
LIFE ENRICHMENT	407,625	415,778	424,094	432,576	441,228
DEPRECIATION	1,055,694	1,101,209	1,150,786	1,182,321	1,195,252
INTEREST EXPENSE	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>10,138,934</b>	<b>10,366,114</b>	<b>10,600,990</b>	<b>10,821,529</b>	<b>11,027,245</b>
<b>INCOME (LOSS) FROM OPERATIONS</b>	<b>247,653</b>	<b>442,137</b>	<b>534,122</b>	<b>644,908</b>	<b>804,804</b>
<b><u>OTHER INCOME:</u></b>					
INVESTMENT INCOME, NET	78,756	69,487	70,877	72,294	73,740
NET UNREALIZED GAIN/LOSS ON INVESTMENTS	150,000	50,000	50,000	50,000	50,000
OTHER, NET	0	0	0	0	0
<b>TOTAL OTHER INCOME, NET</b>	<b>228,756</b>	<b>119,487</b>	<b>120,877</b>	<b>122,294</b>	<b>123,740</b>
<b>CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>\$ 476,409</b>	<b>\$ 561,624</b>	<b>\$ 654,999</b>	<b>\$ 767,202</b>	<b>\$ 928,544</b>

See accompanying independent accountant's compilation report and summary of significant assumptions and accounting policies.

**GRACE LIFECARE, INC.**  
**FORECASTED STATEMENTS OF CASH FLOWS**  
**YEARS ENDING DECEMBER 31, 2020 - 2024**

	2020	2021	2022	2023	2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>					
Change in net assets	\$ 449,638	\$ 561,624	\$ 654,999	\$ 767,202	\$ 928,544
Adjustments to reconcile change in net assets to net cash provided by/used in operating activities:					
Depreciation	1,055,694	1,101,209	1,150,786	1,182,321	1,195,252
Amortization of deferred revenue from entrance fees	(2,515,752)	(2,645,999)	(2,678,325)	(2,765,913)	(2,869,709)
Net unrealized gain/loss on investments	(150,000)	(50,000)	(50,000)	(50,000)	(50,000)
Gain on sale of property and equipment	0	0	0	0	0
Change in operating assets and liabilities:					
Resident and other accounts receivable, net	(42,170)	10,262	11,616	(142)	(8,931)
Inventories	234	980	14	(762)	(327)
Prepaid expenses	(13,988)	(1,937)	(599)	2,702	1,009
Other assets and liabilities	26,536	60	99	(87)	12
Accounts payable and accrued expenses	44,474	(2,634)	(3,661)	6,710	(8,017)
Payable to related parties	110,124	(841,113)	(1,489,015)	(1,180,788)	(1,721,199)
Accrued employee compensation and benefits	(30,599)	11,130	5,764	2,665	(1,190)
<b>Net cash provided by/used in operating activities</b>	<b>(1,065,807)</b>	<b>(1,856,417)</b>	<b>(2,398,322)</b>	<b>(2,036,093)</b>	<b>(2,534,556)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>					
Purchases of property and equipment	(1,529,500)	(1,440,000)	(1,075,000)	(755,000)	(425,000)
Net change in assets limited to use and marketable securities	(78,756)	430,513	679,123	(72,294)	(73,740)
<b>Net cash provided by/used in investing activities</b>	<b>(1,608,256)</b>	<b>(1,009,487)</b>	<b>(395,877)</b>	<b>(827,294)</b>	<b>(498,740)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>					
Repayment of long-term debt to parent	0	0	0	0	0
Proceeds from entrance fees	3,009,984	3,185,201	3,188,128	3,246,079	3,349,457
Refunds of entrance fees	(296,956)	(309,457)	(347,838)	(375,405)	(359,604)
<b>Net cash provided by/used in financing activities</b>	<b>2,713,028</b>	<b>2,875,744</b>	<b>2,840,289</b>	<b>2,870,674</b>	<b>2,989,853</b>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	<b>38,964</b>	<b>9,840</b>	<b>46,091</b>	<b>7,287</b>	<b>(43,443)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>296,925</b>	<b>335,889</b>	<b>345,729</b>	<b>391,820</b>	<b>399,107</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>\$ 335,889</b>	<b>\$ 345,729</b>	<b>\$ 391,820</b>	<b>\$ 399,107</b>	<b>\$ 355,664</b>

See accompanying independent accountant's compilation report and summary of significant assumptions and accounting policies.

## **ATTACHMENT FOUR**

***GRACE LIFECARE, INC.***

Forecasted Financial Statements  
For the Years Ending December 31, 2020 - 2024

**Lowdermilk Church & Co., L.L.P.**  
Certified Public Accountants

**GRACE LIFECARE, INC.  
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FOR THE YEARS ENDING  
DECEMBER 31, 2020 – 2024**

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**Lowdermilk Church & Co., L.L.P.**  
*Certified Public Accountants*

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121 N. Sterling Street  
Morganton, North Carolina 28655  
Phone: (828) 433-1226  
Fax: (828) 433-1230

**Independent Accountant's Compilation Report**

To the Board of Directors  
Grace LifeCare, Inc., d/b/a Grace Ridge Retirement Community  
Morganton, North Carolina

Management is responsible for the accompanying forecast of Grace LifeCare, Inc., d/b/a Grace Ridge Retirement Community (a nonprofit organization), which comprises the forecasted balance sheets as of December 31, 2020, 2021, 2022, 2023 and 2024, and the related forecasted statements of operations and cash flows for the years then ending and the related summaries of significant assumptions and accounting policies in accordance with guidelines for the presentation of a forecast established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the forecast nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this forecast.

The forecasted results may not be achieved, as there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

*Lowdermilk Church & Co., L.L.P.*

Morganton, North Carolina  
May 18, 2020

GRACE LIFECARE, INC.  
FORECASTED BALANCE SHEETS  
DECEMBER 31, 2020 - 2024

	2020	2021	2022	2023	2024
<b>ASSETS</b>					
<b>CURRENT ASSETS:</b>					
CASH AND CASH EQUIVALENTS	\$ 335,889	\$ 345,729	\$ 391,820	\$ 399,108	\$ 355,663
RESIDENT AND OTHER ACCOUNTS RECEIVABLE	339,442	329,180	317,564	317,706	326,637
INVENTORIES	24,867	23,886	23,872	24,634	24,961
PREPAID EXPENSES	39,997	41,934	42,533	39,831	38,822
<b>TOTAL CURRENT ASSETS</b>	<b>740,194</b>	<b>740,729</b>	<b>775,789</b>	<b>781,278</b>	<b>746,084</b>
<b>ASSETS LIMITED AS TO USE</b>					
STATUTORY OPERATING RESERVE	4,541,620	2,316,226	2,362,551	2,409,802	2,457,998
MARKETABLE SECURITIES	728,552	2,573,433	1,897,984	1,973,027	2,048,571
PROPERTY, PLANT AND EQUIPMENT, NET	17,073,135	17,411,926	17,336,141	16,908,820	16,138,568
<b>OTHER ASSETS:</b>					
EXCESS OF COST OVER VALUE ASSIGNED TO NET ASSETS ACQUIRED, NET	1,013,373	1,013,373	1,013,373	1,013,373	1,013,373
RESIDENT AND RESTRICTED FUNDS	2,209	2,149	2,050	2,137	2,125
<b>TOTAL OTHER ASSETS</b>	<b>1,015,582</b>	<b>1,015,522</b>	<b>1,015,423</b>	<b>1,015,510</b>	<b>1,015,498</b>
<b>TOTAL ASSETS</b>	<b>\$ 24,099,083</b>	<b>\$ 24,057,836</b>	<b>\$ 23,387,888</b>	<b>\$ 23,088,438</b>	<b>\$ 22,406,719</b>
<b>LIABILITIES AND NET ASSETS</b>					
<b>CURRENT LIABILITIES:</b>					
CURRENT PORTION OF LONG-TERM DEBT	\$ -	\$ -	\$ -	\$ -	\$ -
REFUNDABLE ENTRANCE FEES	140,635	152,230	177,203	174,079	175,722
ADVANCE FEE DEPOSITS	195,772	203,891	186,313	176,581	189,585
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	160,342	157,708	154,048	160,757	152,740
DUE TO RELATED PARTIES	6,267,285	5,426,173	3,937,158	2,756,370	1,035,171
ACCRUED EMPLOYEE COMPENSATION AND BENEFITS	257,699	268,830	274,594	277,259	276,069
<b>TOTAL CURRENT LIABILITIES</b>	<b>7,021,734</b>	<b>6,208,832</b>	<b>4,729,315</b>	<b>3,545,046</b>	<b>1,829,287</b>
<b>LONG-TERM LIABILITIES:</b>					
LONG-TERM DEBT, NET OF CURRENT PORTION	0	0	0	0	0
REFUNDABLE ENTRANCE FEES, NET OF CURRENT PORTION	4,281,544	4,352,453	4,331,289	4,293,809	4,346,909
DEFERRED REVENUES FROM ENTRANCE FEES, REFUNDABLE	0	0	0	0	0
DEFERRED REVENUES FROM ENTRANCE FEES, NON-REFUNDABLE	10,711,007	10,850,129	11,025,862	11,180,960	11,233,355
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>14,992,551</b>	<b>15,202,582</b>	<b>15,357,151</b>	<b>15,474,768</b>	<b>15,580,264</b>
<b>TOTAL LIABILITIES</b>	<b>22,014,285</b>	<b>21,411,414</b>	<b>20,086,467</b>	<b>19,019,814</b>	<b>17,409,551</b>
<b>NET ASSETS:</b>					
WITHOUT DONOR RESTRICTIONS	2,084,798	2,646,422	3,301,421	4,068,623	4,997,167
WITH DONOR RESTRICTIONS	0	0	0	0	0
<b>TOTAL NET ASSETS</b>	<b>2,084,798</b>	<b>2,646,422</b>	<b>3,301,421</b>	<b>4,068,623</b>	<b>4,997,167</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 24,099,083</b>	<b>\$ 24,057,836</b>	<b>\$ 23,387,888</b>	<b>\$ 23,088,437</b>	<b>\$ 22,406,718</b>

See accompanying independent accountant's compilation report and summary of significant assumptions and accounting policies.

**GRACE LIFECARE, INC.**  
**FORECASTED STATEMENTS OF OPERATIONS**  
**YEARS ENDING DECEMBER 31, 2020 - 2024**

	2020	2021	2022	2023	2024
<b><u>OPERATING REVENUES:</u></b>					
HEALTH CENTER REVENUES	\$ 3,007,177	\$ 3,097,392	\$ 3,190,314	\$ 3,286,023	\$ 3,384,604
INDEPENDENT LIVING UNIT REVENUES	4,771,726	4,964,027	5,164,077	5,319,000	5,478,570
AMORTIZATION OF DEFERRED REVENUE FROM ENTRANCE FEES	2,515,752	2,645,999	2,678,325	2,765,913	2,869,709
OTHER REVENUE	91,932	100,833	102,395	95,501	99,166
<b>TOTAL OPERATING REVENUES</b>	<b>10,386,587</b>	<b>10,808,251</b>	<b>11,135,112</b>	<b>11,466,437</b>	<b>11,832,049</b>
<b><u>OPERATING EXPENSES:</u></b>					
GENERAL AND ADMINISTRATIVE	2,576,785	2,628,321	2,680,887	2,734,505	2,789,195
MAINTENANCE AND SECURITY	1,654,663	1,687,756	1,721,511	1,755,941	1,791,060
HOUSEKEEPING AND LAUNDRY	548,604	559,576	570,768	582,183	593,827
DINING SERVICES	1,814,162	1,850,445	1,887,454	1,925,203	1,963,707
HEALTHCARE	2,081,401	2,123,029	2,165,490	2,208,800	2,252,976
LIFE ENRICHMENT	407,625	415,778	424,094	432,576	441,228
DEPRECIATION	1,055,694	1,101,209	1,150,786	1,182,321	1,195,252
INTEREST EXPENSE	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>10,138,934</b>	<b>10,366,114</b>	<b>10,600,990</b>	<b>10,821,529</b>	<b>11,027,245</b>
<b>INCOME (LOSS) FROM OPERATIONS</b>	<b>247,653</b>	<b>442,137</b>	<b>534,122</b>	<b>644,908</b>	<b>804,804</b>
<b><u>OTHER INCOME:</u></b>					
INVESTMENT INCOME, NET	78,756	69,487	70,877	72,294	73,740
NET UNREALIZED GAIN/LOSS ON INVESTMENTS	150,000	50,000	50,000	50,000	50,000
OTHER, NET	0	0	0	0	0
<b>TOTAL OTHER INCOME, NET</b>	<b>228,756</b>	<b>119,487</b>	<b>120,877</b>	<b>122,294</b>	<b>123,740</b>
<b>CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	<b>\$ 476,409</b>	<b>\$ 561,624</b>	<b>\$ 654,999</b>	<b>\$ 767,202</b>	<b>\$ 928,544</b>

See accompanying independent accountant's compilation report and summary of significant assumptions and accounting policies.

**GRACE LIFECARE, INC.**  
**FORECASTED STATEMENTS OF CASH FLOWS**  
**YEARS ENDING DECEMBER 31, 2020 - 2024**

	2020	2021	2022	2023	2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>					
Change in net assets	\$ 449,638	\$ 561,624	\$ 654,999	\$ 767,202	\$ 928,544
Adjustments to reconcile change in net assets to net cash provided by/used in operating activities:					
Depreciation	1,055,694	1,101,209	1,150,786	1,182,321	1,195,252
Amortization of deferred revenue from entrance fees	(2,515,752)	(2,645,999)	(2,678,325)	(2,765,913)	(2,869,709)
Net unrealized gain/loss on investments	(150,000)	(50,000)	(50,000)	(50,000)	(50,000)
Gain on sale of property and equipment	0	0	0	0	0
Change in operating assets and liabilities:					
Resident and other accounts receivable, net	(42,170)	10,262	11,616	(142)	(8,931)
Inventories	234	980	14	(762)	(327)
Prepaid expenses	(13,988)	(1,937)	(599)	2,702	1,009
Other assets and liabilities	26,536	60	99	(87)	12
Accounts payable and accrued expenses	44,474	(2,634)	(3,661)	6,710	(8,017)
Payable to related parties	110,124	(841,113)	(1,489,015)	(1,180,788)	(1,721,199)
Accrued employee compensation and benefits	(30,599)	11,130	5,764	2,665	(1,190)
<b>Net cash provided by/used in operating activities</b>	<b>(1,065,807)</b>	<b>(1,856,417)</b>	<b>(2,398,322)</b>	<b>(2,036,093)</b>	<b>(2,534,556)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>					
Purchases of property and equipment	(1,529,500)	(1,440,000)	(1,075,000)	(755,000)	(425,000)
Net change in assets limited to use and marketable securities	(78,756)	430,513	679,123	(72,294)	(73,740)
<b>Net cash provided by/used in investing activities</b>	<b>(1,608,256)</b>	<b>(1,009,487)</b>	<b>(395,877)</b>	<b>(827,294)</b>	<b>(498,740)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>					
Repayment of long-term debt to parent	0	0	0	0	0
Proceeds from entrance fees	3,009,984	3,185,201	3,188,128	3,246,079	3,349,457
Refunds of entrance fees	(296,956)	(309,457)	(347,838)	(375,405)	(359,604)
<b>Net cash provided by/used in financing activities</b>	<b>2,713,028</b>	<b>2,875,744</b>	<b>2,840,289</b>	<b>2,870,674</b>	<b>2,989,853</b>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	<b>38,964</b>	<b>9,840</b>	<b>46,091</b>	<b>7,287</b>	<b>(43,443)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>296,925</b>	<b>335,889</b>	<b>345,729</b>	<b>391,820</b>	<b>399,107</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>\$ 335,889</b>	<b>\$ 345,729</b>	<b>\$ 391,820</b>	<b>\$ 399,107</b>	<b>\$ 355,664</b>

See accompanying independent accountant's compilation report and summary of significant assumptions and accounting policies.

## GRACE LIFECARE, INC.

### Summary of Significant Assumptions and Accounting Policies for the Five Years Ending December 31, 2024

#### I. Nature of the Forecast

This financial forecast for the five years ending December 31, 2024 presents to the best of management's knowledge and belief, the expected financial position, results of operations and cash flows for the forecasted period. Accordingly, the forecast represents management's judgment as of May 18, 2020, the date of this forecast, of the expected condition and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecast at the time the statements were prepared. However, there will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

#### II. Summary of Significant Accounting Policies

The following are the significant accounting policies that management has assumed as the basis for the financial statement forecast:

##### Basis of Accounting

The accompanying forecasted financial statements have been prepared on the accrual basis of accounting.

##### Cash and Cash Equivalents

Grace LifeCare considers all highly liquid investments when purchased with a maturity of three months or less to be cash equivalents.

##### Accounts Receivable

Residents are not required to provide collateral for services rendered. Payment for services is required upon receipt of invoice or claim submitted. Accounts past due are individually analyzed for collectability. There was no allowance for uncollectible accounts for the forecast period.

##### Inventories

Inventories are stated at the lower of average cost or market.

##### Assets Limited as to Use

Assets limited as to use include assets maintained under a statutory operating reserve. The statutory operating reserve is maintained in connection with the operations of a continuing care retirement community.

##### Property and Equipment

Property and equipment are recorded at cost. Donated property and equipment are stated at the estimated fair value at the date of donation. Ordinary repairs and maintenance costs are expensed as incurred while significant improvements, renovation, and replacements are capitalized. Interest cost incurred on borrowed funds during the period of construction is

capitalized as a component of the cost of acquiring those assets. Depreciation is computed using the straight-line method over the following estimated useful lives:

Land Improvements	5-40 Years
Buildings and Building Improvements	5-40 Years
Equipment	3-25 Years

#### Other Assets

The excess of purchase price over the fair values of identifiable net assets acquired has been recorded as goodwill. Management periodically evaluates the carrying value of goodwill based on an analysis of estimated undiscounted operating earnings from the operations of each specific business. Any events or circumstances occurring during the year or future years that might have an impact on such carrying value are considered. No adjustment has been made to the carrying value of goodwill for the forecast period.

#### Entrance Fees

Entrance fees represent initial payments made by residents upon occupancy at Grace LifeCare. The refundable portion of entrance fees is recorded as Refundable Entrance Fees. The nonrefundable portion of entrance fees is amortized into income using the straight-line method over the remaining life expectancy of the resident. The life expectancies are actuarially adjusted. The unamortized nonrefundable portion of entrance fees received is recorded as Deferred Revenue from Entrance Fees.

#### Obligation to Provide Future Services

Grace LifeCare calculates the present value of the estimated cost of future services and use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees and the present value of estimated periodic service fees in accordance with the provisions of the ASC Topic 954-430. If the present value of the cost of future services and use of facilities exceeds the deferred revenue from entrance fees and the present value of periodic fees, a liability is recorded (obligations to provide future services). No liability has been recorded for the forecast period because the estimated present value of the cost of future services and use of facilities is less than deferred revenue from entrance fees and the present value of estimated periodic service fees.

#### Net Assets

Net assets and revenues, gains and losses, are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets consisting of all resources that have no donor-imposed restrictions.

Net Assets With Donor Restrictions – Include net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource has been fulfilled, or both.

### Net Resident Services Revenue

Residents pay a monthly services fee, which varies with the type of residence and with level of health care the resident receives. This monthly services fee is subject to change by Grace LifeCare. Gross resident service charges are recorded when services are provided less any discounts that apply based on the resident's particular contract. Discounts are reflected as reductions in net resident service revenue in the accompanying forecasted statements of operations.

### Disclosures About Fair Value of Financial Instruments

The following methods and assumptions were used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value:

Cash and Cash Equivalents, Resident and Other Receivables and Accounts Payable – The carrying amount approximates fair value because of the short-term nature of these instruments.

Assets Limited as to Use and Marketable Securities – Fair values, which are the amounts reported on the accompanying forecasted balance sheets, are based on quoted market prices, if available, or are estimated using quoted market prices for similar securities.

### Income Taxes

Grace LifeCare is a tax-exempt organization as defined under Section 501(c)(3) of the Internal Revenue Code and as such is exempt from Federal income taxes. In addition, Grace LifeCare is also exempt from state income taxes.

## **III. Description of Grace LifeCare, Inc.**

Grace Hospital, Inc. (the Hospital) incorporated Grace LifeCare, Inc. (LifeCare) as a North Carolina not-for-profit corporation and a wholly-owned subsidiary on November 26, 1990 for the purpose of maintaining and operating a retirement facility for the elderly. Additionally, the Hospital incorporated Grace Properties, Inc. (Properties) as a North Carolina not-for-profit corporation and wholly-owned subsidiary on December 26, 1990 for the purpose of acquiring and holding title to real property operated as a facility for the elderly. As described below, in February 1991 the Hospital purchased Mountain House Retirement Residence (Mountain House) located in Morganton, North Carolina and renamed it Grace Ridge (the Facility). Grace Ridge is a retirement community comprised of one hundred eighteen (118) apartments of various configurations, twenty-seven (27) cottages, associated common facilities and a Health Care Center licensed by the North Carolina Department of Health and Human Services comprised of thirty-five (35) Adult Care beds, twelve (12) Special Care beds licensed as Adult Care beds, and twenty-five (25) Skilled Nursing Care beds. A board of directors designated by the Hospital administers LifeCare. Grace Ridge is operated as a continuing care facility under current North Carolina statutes and is regulated by North Carolina Department of Insurance and the North Carolina Department of Health and Human Services.

On December 28, 1990, the Hospital acquired all prior debt from The First National Bank of Boston relating to Residential Retirement Center, Inc. (RRCI), the owner of Mountain House. On February 8, 1991, the Hospital offered Mountain House's real and personal property for public sale due to RRCI's default on its payment obligation. Foreclosure on the property was completed on February 19, 1991 at which time the Hospital acquired the facility and renamed it Grace Ridge. On February 19, 1991 the Hospital conveyed the real property to Grace Properties, Inc. and the personal property to Grace LifeCare, Inc. Effective August 31, 2004 Grace Properties, Inc. distributed the real property and related liabilities to Grace Lifecare, Inc.

On December 1, 2012, Grace Hospital Inc. and Valdese Hospital, Inc. both previously under the common control of Blue Ridge Healthcare System, Inc., merged. The surviving organization, Grace Hospital, Inc. simultaneously changed its name to Blue Ridge Healthcare Hospitals, Inc., which is a nonprofit North Carolina corporation qualified as a tax-exempt organization under IRS Code Section 501(c)(3). The new entity retains all wholly-owned subsidiaries including Grace Lifecare, Inc.

Grace Ridge currently consists of a multi-floor building which houses independent living units, adult care beds, and nursing beds as well as dining rooms, other common activity rooms, and administrative offices. In addition, there are twenty-seven (27) completed cottage units on the site.

Grace Ridge provides various levels of care as follows:

**Independent Living** - residents occupying these units must be of sufficient health to care for themselves.

**Adult Care** - residents whose health needs cannot be adequately met in their independent living units, requiring assistance with activities of daily living (ADL), but who do not require twenty-four (24) hour nursing care as provided in the skilled nursing care.

**Special Care** - residents who require specially trained nursing staff to assist with behaviors and needs associated with Alzheimer's disease or other dementia-related conditions.

**Skilled Nursing Care** - residents requiring a greater level of nursing services, administering of medication and other medical related requirements that cannot be provided in the above levels.

The Adult Care, Special Care and Skilled Nursing Care beds comprise the Health Care Center.



The following table summarizes the number, type and approximate square footage of the existing independent living units as of May 18, 2020:

<b><u>Type of Unit</u></b>	<b><u>Number of Units</u></b>	<b><u>Approximate Square Footage</u></b>
Studio (Beech)	2	456
One-bedroom (Elm)	32	560
One-bedroom special (Birch)	2	640
Two-bedroom (Walnut)	28	864
Two-bedroom deluxe (Sycamore)	10	1,152
Two-bedroom Grande (Willow)	8	1,152
Two-bedroom Grande (Walnut)	1	1,424
Two-bedroom (Magnolia)	2	1,680
Two-bedroom (Mimosa)	2	1,712
One-bedroom (Oak)	6	830
One-bedroom (Holly)	6	918
One-bedroom Grande (Holly)	3	1,095
Two-bedroom Redbud	1	2,256
Two-bedroom (Maple)	6	1,134
Two-bedroom Grande (Maple)	3	1,134
Two-bedroom (Dogwood)	3	1,384
Two-bedroom Grande (Dogwood)	3	1,577
Two-bedroom cottage	<u>27</u>	1,336
<b>Total Units</b>	<b><u>145</u></b>	

There are also five (5) units used as guest apartments and one (1) unit used as a sales model. These units are not currently available to sale.

At present there are thirteen (13) duplexes, and one (1) single-family building, for a total of twenty-seven (27) Cottage units located to the north of the main building. Management has plans for the construction of two additional duplex units beginning in 2023 with final completion anticipated in 2024. Management expects these units to be pre-sold prior to the beginning of construction.

Grace Ridge accepts as residents persons who are at least 60 years of age and are able to care for themselves at the time of their admission to the Facility and can demonstrate financial resources to meet the Facility's fee requirements. For each resident, the services provided and the related fees of the Facility are defined in a residency agreement. These agreements indicate that the Facility will provide each resident with an individual unit and various services depending on the type of residency agreement executed. These services can include housekeeping, laundry, daily meals, utilities, maintenance, scheduled transportation, and social, cultural, and recreational activities. Monthly service fees are subject to increase, upon proper notice, solely at the discretion of Grace Ridge.

Under the terms of the residency agreement, the resident agrees to pay a one-time entrance fee and a monthly service fee which entitles the resident to a unit as long as the Facility can provide the range of services needed by the resident.

If a resident can no longer care for himself or herself within the range of services provided in the independent living units, the resident can be transferred to the Health Care Center. Such a determination of the resident's inability to care for himself or herself is made at the discretion of the resident's physician, Grace Ridge Medical Director and the resident's family. When a resident has permanently transferred to the Health Care Center, his/her unit becomes available for reservation by other prospective residents desiring residency. However, should the resident recover sufficiently to resume occupancy in an independent living unit, a similar or alternate unit, as available, will be provided for the resident's use.

Under the residency agreement Grace Ridge requires a deposit of at least 10% of the entrance fee and payment of a \$1,250 per application processing fee before a unit is considered reserved. A prospective resident may cancel the residency agreement before assuming occupancy of a unit and receive a refund of all amounts paid to the Facility less \$1,000 or 2% of the entrance fee whichever is greater if canceled within 30 days of the execution of the agreement. If canceled after the 30-day period, Grace Ridge will retain 6% of the total Entrance Fee.

Residency agreements entered into before February 19, 1991 were offered under continuing care plans. The entrance fees were 90% or 100% refundable 60 days after re-occupancy of the vacated unit and receipt of a new entrance fee in full. Current residency agreements offer Lifecare plans with the entrance fees being refundable on a declining balance (4% per month for twenty-five (25) months and no refund thereafter) or 90% refundable upon the same re-occupancy conditions as the prior residency agreements.

#### **IV. Significant Assumptions**

##### Occupancy

Management has forecasted an occupancy rate in the apartment independent living units (including those reserved with a deposit) of 91% for 2020, 93% for 2021 through 2024. The Cottage units occupancy rates are forecast to be 96% in 2020 through 2023, and 94% in 2024. The Assisted Living and Special Care Beds of the Health Care Center are expected to maintain an average occupancy of 85% from 2020 through 2024. The Skilled Nursing Care Beds of the Health Care Center are projected to maintain an average occupancy of 76% for 2020 through 2024.

##### Revenues

Entrance fees generated from the reservation of the units are based on the forecasted number of units reserved annually and the estimated entrance fees of the units reserved. Entrance fees are assumed to be earned over the life expectancy of the resident as determined each year.

The following table summarizes the current entrance fees charged by unit type and location for the existing independent living units effective January 1, 2020:

		<b>Current Entrance Fees Lifecare</b>	<b>Current Entrance Fees Standard</b>	<b>Current Entrance Fees Fee for Service</b>
Studio	Beech	\$97,727	\$70,046	\$54,842
Standard 1 Bedroom	Elm	\$130,943 to \$144,418	\$91,661 to \$102,732	\$74,190 to \$79,651
Special 1 Bedroom	Birch	\$148,996	\$105,936	\$88,708
Standard 2 Bedroom	Walnut	\$174,814 to \$185,574	\$122,370 to \$131,541	\$103,118 to \$108,579
Deluxe 2 Bedroom	Sycamore	\$235,419 to \$248,016	\$164,794 to \$175,249	\$138,502 to \$143,964
2 Bedroom Grande	Willow	\$233,090 to \$245,614	\$163,163 to \$173,567	\$138,502 to \$143,964
2 Bedroom Grande	Walnut Grande	\$278,101	\$194,670	\$166,352
2 Bedroom w/Den	Magnolia	\$328,109	\$235,138	\$203,821
2 Bedroom w/Den	Mimosa	\$333,570	\$229,676	\$202,333
1 Bedroom	Oak	\$167,556	\$117,289	\$101,168
1 Bedroom w/Den	Holly	\$185,321	\$129,725	\$111,667
1 Bedroom w/Den	Holly Grande	\$221,053	\$154,736	\$133,204
2 Bedroom	Maple	\$228,926	\$160,247	\$132,480
2 Bedroom w/Den	Dogwood	\$279,396	\$195,578	\$168,611
2 Bedroom w/Den	Dogwood Grande	\$318,358	\$222,849	\$191,854
2 Bedroom	Redbud	\$384,324	\$269,027	\$228,672
Cottage	Basic Design	\$256,334	\$179,433	\$160,722

The independent living units have a \$55,286 second person entrance fee for double occupancy of a unit for the Lifecare Plan, and \$39,229 for the Standard Plan. There is no second person entrance fee for the Fee for Service Plan. Cottage options and prices vary by individual cottage and must be added to the basic entrance fee shown above.

Under the Lifecare Plan, a resident would continue to pay the first person monthly service fee upon permanent or temporary transfer to the Health Care Center. Under the Standard Plan, a resident would pay a per diem rate equal to 70% of the full current per diem rate in the Health Care Center upon permanent or temporary transfer to the Health Care Center. Under the Fee for Service Plan, a resident would pay the full current per diem rate in the Health Care Center upon permanent or temporary transfer to the Health Care Center.

In conjunction with the foreclosure and purchase of the Facility in 1991, each resident (or the resident's estate representative) contracted with Grace LifeCare, Inc. that once the re-occupancy requirement has been fulfilled refunds will be paid in ten equal installments over a ten-year period, without interest. In fiscal 1994, the Facility began offering an early payout plan whereby the residents' heirs would accept a discounted portion of the entrance fee refund in exchange for an immediate payout. Approximately \$55,200 of this contract liability remained as of December 31, 2019. These refunds during the forecast period are estimated as follows:

<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$13,800	\$13,800	\$13,800	\$13,800	\$0

Refunds are estimated under the current 90% refundable contracts as follows:

<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$12,000	\$12,000	\$12,000	\$12,000	\$12,000

The Lifecare, Standard and Fee for Service residency agreements are refundable on a declining balance as they are amortized at 4% per month for 25 months. Refund projections are between \$271,156 and \$349,605 each year between 2020 and 2024.

Forecasted revenues from monthly service fees were based on the forecasted utilization of the independent living units and the average monthly service fees assumed to be in effect during the forecast period. The following table summarizes the current monthly service fees of the existing independent living units as of January 01, 2020:

		<b>Lifecare and Standard Monthly Service Fee</b>	<b>Fee for Service Monthly Service Fee</b>
Studio	Beech	\$1,806	\$1,237
Standard 1 Bedroom	Elm	\$2,467	\$1,374
Special 1 Bedroom	Birch	\$2,486	\$1,401
Standard 2 Bedroom	Walnut	\$3,122	\$1,717
Deluxe 2 Bedroom	Sycamore	\$3,451	\$1,923
2 Bedroom Grande	Willow	\$3,451	\$1,923
2 Bedroom Grande	Walnut Grande	\$3,416	\$2,070
2 Bedroom w/Den	Magnolia	\$3,743	\$2,098
2 Bedroom w/Den	Mimosa	\$3,743	\$2,098
1 Bedroom	Oak	\$2,935	\$1,648
1 Bedroom w/Den	Holly	\$3,064	\$1,785
1 Bedroom w/Den	Holly Grande	\$3,147	\$1,855
2 Bedroom	Maple	\$3,296	\$1,923
2 Bedroom w/Den	Dogwood	\$3,416	\$1,992
2 Bedroom w/Den	Dogwood Grande	\$3,540	\$2,029
2 Bedroom	Redbud	\$4,912	\$2,948
Second person fee for Apartments		\$848	\$848
Cottage		\$3,239	\$2,061
Second person fee for cottages		\$1,018	\$848

Double occupancy was assumed to be 28% of all occupied apartment and cottage units. Management has implemented an annual increase of 3.5% in the first and second person independent living unit monthly service fee for 2020. An increase of 3% annually is projected in the monthly service fees for the years 2021 - 2024. Management also implemented a 2.5% increase in all entrance fee options in 2020 and forecasts a 2% increase for the years 2021 - 2024.

Revenues for nursing care in the Health Care Center are generated from services provided to residents transferring from the independent living units of the Facility. Residents entering into Lifecare Plan contracts are required to live independently for 90 days before qualifying for Health Care Center rates which are equal to the first person monthly service fee for the independent living unit that was occupied. Residents entering into Standard Plan contracts are required to live independently for 90 days before qualifying for discounted Health Care Center rates at 30% off the current per diem rate. Fee for Service and residents admitted under the discontinued Lease agreement plan pay at full Health Care Center per diem rates which are currently \$230.48 for an adult care bed, \$311.07 for a special care bed, and \$311.07 for a nursing care bed. Health Care Center rates increased 3.5% beginning January 1 in year 2020. An increase of 3% annually is projected in the monthly service fees for the years 2021 - 2024.

Forecasted other income consisting of the sale of additional meals, barber and beauty shop services purchased, and other miscellaneous sources were based on management's assumptions and were forecasted based on occupancy projections and inflation for years ending 2020 - 2024.

#### Operating Expenses

Staffing requirements were estimated by management based on the current experience of the Facility. Average salary and wage rates were based on current rates at the Facility and were forecasted to increase approximately 2% annually with periodic adjustments for increased occupancy throughout the forecast period.

The costs of employee fringe benefits, payroll taxes and other employee related expenses were based on management's assumptions and were projected to increase commensurate with the assumed increases in salary and wage rates through the forecast period. Employee fringe benefits and payroll taxes were assumed to approximate 25% of salaries and wages.

Supplies, utilities and other non-wage operating expenses were based on assumed annual inflation of 2% with adjustments as needed for increased occupancy during the forecast period.

#### Depreciation and Property, Plant and Equipment

The forecast statements reflect the cost of constructing a Bistro in 2020, additional interior renovations and upgrades of the remaining Independent Living floors and the Health Care Center in 2021 through 2022, facility windows and exterior door replacements in 2023, and the cost of constructing and equipping the two remaining duplex cottages in 2023 through 2024.

#### Obligation to Provide Future Services

Each year Grace Ridge calculates the present value of the net cost of future services and use of facilities to be provided to forecasted residents and compares that amount with the forecasted balance of deferred revenue from forecasted advance fees. If the present value of the net cost of future services and use of facilities exceeds the deferred revenue from advance fees, a liability is recorded (obligation to provide future services and use of facilities) with the corresponding charge to income. No liability is forecasted for the five years ending December 31, 2024.

### Operating Reserve Requirement

Beginning in fiscal year 1997 Grace Ridge provided for designation of an operating reserve requirement equal to 25% of certain operating and debt service expenses if occupancy excluding the Skilled Nursing Unit is equal to or greater than 90% as determined by the North Carolina Department of Insurance and required under G.S. 58-64-33 and 58-64-20(a)(9). If occupancy excluding the Skilled Nursing Unit is less than 90%, then Grace Ridge will provide designation of an operating reserve equal to 50% of certain operating and debt service expenses. The following table summarizes operating reserve requirements during the forecast period:

<b>Forecast Year</b>	<b>Adjusted Operating Expenses</b>	<b>Forecast Occupancy %</b>	<b>Occupancy Factor</b>	<b>Operating Reserve Requirement</b>
<b>Dec-2020</b>	\$9,083,240	84%	50%	\$4,541,620
<b>Dec-2021</b>	\$9,264,905	90%	25%	\$2,316,226
<b>Dec-2022</b>	\$9,450,204	91%	25%	\$2,362,551
<b>Dec-2023</b>	\$9,639,208	91%	25%	\$2,409,802
<b>Dec-2024</b>	\$9,831,993	91%	25%	\$2,457,998

### **V. COVID-19 Pandemic**

The spread of Coronavirus Disease (COVID-19) has been deemed a worldwide pandemic. The COVID-19 pandemic has had significant effects on global economic markets, supply chains, businesses and communities. As a result, domestic and international equity markets have experienced significant declines. Any declines impacting Grace LifeCare, Inc. are not reflected in the forecasted financial statements for the years ending December 31, 2020 – 2024 since the full impact of COVID-19 is unknown and cannot be reasonably estimated as of May 18, 2020.

**ATTACHMENT FIVE**

## Summary of Actuarial Analysis for Grace Lifecare

The Board and management of Grace Lifecare have adopted the financial management philosophy to set fees and maintain reserves that are actuarially sound in accordance with Actuarial Standards of Practice No. 3 (ASOP#3). ASOP#3 defines three conditions to evaluate the financial solvency of a CCRC: (1) fully funded status for actuarial reserves associated with current residents; (2) sufficient margins for fees charged to new entrants; and (3) long-term cash flows that are positive and meet bond covenants. If all three conditions are met, then Grace Lifecare is considered to be in satisfactory actuarial balance. Many in the CCRC space consider the goal of reaching satisfactory actuarial balance a “best practice” even though only meeting or exceeding the third test that covers cash flows would be sufficient to service any outstanding debt.

Grace Lifecare periodically engages A. V. Powell & Associates, a nationally recognized actuarial firm, to update our assumptions and test our status in regard to the Board’s objective to comply with ASOP#3. The most recent update as of December 31, 2019, shows that Grace Lifecare is in satisfactory actuarial balance with a qualification in regard to surplus and contingency margins, provided that future experience substantially follows the underlying assumptions that are contained in the actuarial report.

**Source: Actuarial Study Report as of December 31, 2019, dated February 18, 2020**

Actuarial Criteria and Opinions	December 31, 2019	December 31, 2016	AVP Median	ASOP#3 Minimum
1. Funded Status	96.7%	99.7%	105.0%	100.0%
2. New Entrant Pricing				
Lifecare	3.6%	4.1%		
Standard	11.9%	15.4%		
Fee For Service	(0.2)%	8.2%		
Weighted Average	5.3%	6.6%	11.1%	0.0%
3. 10-Year Reserve Increase Factor	5.92	4.00	2.21	>\$0 balance
Unified Funded Status (Combines Criteria #1 and #2)	101.3%	107.5%	112.3%	100.0%
Satisfactory Actuarial Balance?	Yes, with qualification	Yes, with qualification		
AVP Seal?	No	No		
Health Care Capacity Adequate?	Yes	Yes		



The reader should be aware of the following baseline assumptions that were used to prepare the actuarial study and were developed based on reaching a consensus with the management of Grace Lifecare, who agreed such assumptions were reasonable.

1. Average annual independent living unit occupancy increases from 125 units to 129 units in fiscal year 2020 and maintains an average occupancy of 89.0% thereafter.
2. Average annual assisted living/memory care occupancy remains constant at 85.1% and average annual nursing care occupancy remains constant at 76.0%.
3. Entry fees for CCRC residents moving into independent living units are assumed to increase 3% annually. 65% of new entrants are assumed to select the lifecare contract, 25% to select the standard contract and 10% to select the fee for service contract.
4. Monthly fee and per diem rate increases for independent living, assisted living, memory care and nursing care are assumed to be equal to average expense increases of 3.0% throughout the projection period.
5. Residents are assumed to be able to pay projected monthly fees, and assessment of this capability was beyond the scope of the actuarial study engagement. Management believes this assumption is valid or that other funds not accounted for in the actuarial study will be sufficient to cover any shortfall.
6. The difference between interest earnings/discount rate and expense inflation (“real rate-of-return”) is 2.0%.
7. Projected capital expenditures are adequate to maintain the market position of the community.
8. Projected accumulated cash balances are all available for the exclusive benefit of contractholders and all cash outflows have been reflected in the report to the best of our knowledge.

It should be noted that while unfavorable variation in these baseline assumptions will reduce the current and future funded status as well as erode the future new entrant pricing margin, it is possible that if such variations occur that Grace Lifecare will still exceed the defined bond covenant debt service coverage ratio minimum threshold. Also, favorable experience variations associated with any of the assumptions used to prepare the actuarial analysis, such as lower operating expenses, lower health care utilization, or higher average occupancy may occur such that their impact will mitigate any adverse variation in previously listed baseline assumptions.

## **Caveats for Third-Party Readers of the Actuarial Analysis Summary for Grace Lifecare**

This summary is prepared for use as statutory disclosure of the actuarial study conducted on Grace Lifecare as of December 31, 2019, and submitted to the Board of Grace Lifecare on February 18, 2020. Any reader of this summary should be made aware this study was prepared for users of the report who are familiar with the proposed operations of Grace Lifecare and the environment in which a CCRC operates. The consulting staff of A.V. Powell & Associates, LLC are available, at the reader's expense and with written permission from Grace Lifecare, to further explain the assumptions, implications and appropriate interpretations of this summary. In particular, the reader is alerted to the context that the actuarial opinion is only valid for the unique and extensive set of actuarial, financial, demographic, operational, and new entrant assumptions that were used to prepare the actuarial report and content therein.

In accordance with section 3.3 Special Circumstances in Actuarial Standards of Practice No. 41 for Actuarial Communications, all third-party readers should be aware this actuarial summary was developed with constraint limitations on its content. This means that the content of this actuarial summary deviates from including all of the information suggested by the [Actuarial Standards of Practice No. 3 for CCRCs](#) and [Actuarial Standards of Practice No. 41 for Actuarial Communications](#). Such information is not included because it has been made available to the Board and management of Grace Lifecare for whom the actuarial report was prepared, and use of this summary format complies with the statutory disclosure requirement of North Carolina.

Each third-party reader recipient should recognize this summary was based on results of a limited use actuarial study and will place no reliance on the actuarial summary or any data contained herein which would result in the creation of any duty or liability by A.V. Powell & Associates, LLC to them or other parties using any report prepared by them.

**ATTACHMENT SIX**



**GRACE RIDGE Retirement Community  
RESIDENCE AND CARE AGREEMENT  
LifeCare and Standard**

The Residence and Care Agreement (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between Grace LifeCare, Inc., a North Carolina non-profit corporation, (herein "Grace LifeCare") and \_\_\_\_\_ herein referred to as "Resident", (or when two (2) people are named in this Agreement, each of them shall be parties of this Agreement and collectively referred to as "Resident").

Residence and Entry Fee Selection

Resident has selected the residence with a location of

\_\_\_\_\_ on the campus of Grace Ridge. The initial entry fee for the residence is \$ \_\_\_\_\_ representing a (Life Care)(Standard) entrance fee option of which the Resident has already paid a ten percent (10%) deposit in the amount of \$ \_\_\_\_\_.

If applicable, there will be an additional amount of \_\_\_\_\_ % of the above entrance fee for each year one resident is under the age of 60. The total additional amount is \$ \_\_\_\_\_. This brings the total entrance fee to \$ \_\_\_\_\_.

If the 90% Refundable Entrance Fee option is chosen, there will be an additional amount of \$ \_\_\_\_\_ representing the return of capital premium and the total entrance fee will be \$ \_\_\_\_\_. The Refundable amount will be \$ \_\_\_\_\_.

Monthly Service Fee

The monthly service fee for this residence is \$ \_\_\_\_\_ for a first-person fee and \$ \_\_\_\_\_ for a second person fee creating a total of \$ \_\_\_\_\_ per month due and payable by the fifteenth day of each month. The monthly fee will be paid in advance of each month. Grace Ridge retains the right to adjust monthly fees on an annual basis and no more than a bi-annual basis for increased cost of living in the operations of Grace Ridge Retirement Community.

Charge for Healthcare Center

The charge to Resident for care in the Healthcare Center is based on the type of residency agreement chosen. Residents with a LifeCare Agreement pay the first person monthly service fee in Assisted Living, Skilled Nursing and Memory Care. Residents with a Standard Agreement pay the Discounted Per Diem Rate in both Assisted Living, Skilled Nursing and Memory Care.

## RECITALS:

Grace LifeCare is the lessee of property located at 500 Lenoir Road in Morganton, North Carolina on which it operates Grace Ridge, a retirement community licensed by the North Carolina Department of Insurance.

Grace Ridge is a Retirement Community consisting of one hundred and thirty-five (135) apartment residences of various configurations, twenty-seven (27) cottage residences, associated common facilities, a Healthcare Center licensed by the North Carolina Department of Human Resources comprised of thirty five (35) Adult Care beds, twelve (12) Special Care beds licensed as Adult Care beds, and twenty five (25) Nursing Care beds. Grace LifeCare is wholly-owned by Blue Ridge Healthcare Hospitals, Inc. Grace Ridge was acquired by BRH on February 19, 1991. Grace Ridge is the operating entity of Grace LifeCare.

Resident desirous of becoming a resident of Grace Ridge in an apartment or cottage residence (herein "residence") and using the facilities, programs, and receiving services provided by Grace LifeCare are subject to the terms and conditions of this agreement.

Resident acknowledges receipt of the most current Disclosure Statement of Grace LifeCare as required by Section 58-64-20 of the North Carolina General Statutes.

Grace LifeCare agrees to make available resident accommodations and services in Grace Ridge subject to the terms and conditions set forth in this agreement.

Now, therefore, Resident and Grace LifeCare agree as follows:

## I. REPRESENTATIONS AND COVENANTS

**A. Representations and Covenants of The Resident.** The representations made by Resident during the application process are true at the time of execution of this agreement and Resident is required to be in compliance with all of the following obligations at all times during the term of this agreement.

1. At the time of occupancy and for at least ninety (90) days after occupancy, resident will be able to live independently, able to care for himself or herself without assistance in normal activities of daily living, free of communicable disease, and has assets and income which are sufficient under foreseeable circumstances, and after provisions for payment of Resident's obligations under this agreement, to meet ordinary and customary living expenses after Resident moves into Grace Ridge Retirement Community.
2. All facts stated by resident in Resident's application and other documentation delivered to Grace LifeCare as a pre-condition to this agreement are true and complete.

3. Resident has not made any gift, transfer, or assignment of his or her property in contemplation of the signing of this agreement that would impair resident's ability to meet his or her obligations under this agreement; and will not, subsequent to signing this agreement, make such a gift, transfer or assignment.
4. Residents must be sixty (60) years of age or older at the time of initial occupancy, except that in the case of a married couple, a parent/child combination, or sibling combination, one occupant may be younger than sixty (60) years of age. The first person entrance fee would be increased by 1.5% for every year the occupant would be below 60 years of age. The additional fee will be prorated by month.
5. Resident promises to comply with all of the terms of this agreement and the published policies and procedures, as amended from time to time, by the Board of Directors of Grace LifeCare.
6. Resident will pay the entrance fee, the monthly service fee, charges for care in the Healthcare Center and fees for any additional services incurred by resident.
7. Within sixty (60) days after resident moves into Grace LifeCare, Resident will provide, by a will or otherwise, for the disposition of all furniture, possessions and property of Resident located in Grace Ridge Retirement Community.
8. Before occupancy, if applicable, resident must secure the hospital insurance benefits program under Part A of Medicare, and secure the Medicare medical insurance benefits program under Part B of Medicare and/or any other public hospital and/or medical insurance benefits program which may be enacted by the State of North Carolina or the Federal Government as a successor or supplement to Medicare. If, at any time, resident is not eligible for Medicare coverage, resident will apply for and maintain private health insurance coverage acceptable to Grace LifeCare.

If any of the aforesaid representations are untrue, become untrue, or resident takes an action inconsistent with such representations, Grace LifeCare may treat such untrue representation or action as a breach of this agreement entitling Grace LifeCare to terminate this agreement.

## **B. Representations and Covenants of Grace LifeCare.**

Grace LifeCare represents and covenants that:

1. Admission to Grace Ridge Retirement Community shall not be based on gender, race, religion, sexual orientation, or place of origin of a Resident; and shall be consistent with applicable law.
2. If resident is unable to pay monthly service fees and other charges and has provided explanation, documentation, or justifiable reasons for non-payment satisfactory to Grace LifeCare, in its sole discretion, resident may continue to live at Grace LifeCare, so long as resident pays to the maximum extent of resident's ability to pay, resident's obligations to Grace LifeCare; and subject to Grace

LifeCare's ability to continue to operate on a sound financial basis while receiving less than full payment by resident of his or her obligations. The determination of whether resident is paying to the maximum extent of resident's ability to pay and whether Grace LifeCare may continue to operate on a sound financial basis while receiving less than full payment by resident are determinations made in the sole discretion of Grace LifeCare.

## II. ACCOMMODATIONS AND SERVICES

Grace LifeCare agrees to provide resident the living accommodations, programs and services at Grace LifeCare described in this section, so long as resident carries out his or her obligations under this agreement, including the payment of the monthly service fee described in Section III, Paragraph F and Page one of this agreement.

Resident and Grace LifeCare expressly understand and agree that this agreement grants Resident a revocable license to occupy and use space in Grace Ridge and that Resident is not given exclusive possession of the residence as against Grace LifeCare. Resident and Grace LifeCare expressly understand and agree that this agreement is not a lease or easement and does not transfer or grant Resident any interest in real property at Grace LifeCare.

**A. Living Accommodations.** Resident has the exclusive right to occupy and use the residence subject to the terms and conditions set forth in this agreement. Resident may not assign the Residence.

**B. Utilities.** Grace LifeCare will furnish utilities including air conditioning, heating, electricity, water, sewer and municipal services. Resident shall pay for installation, use and maintenance charges related to telephone and cable television in the residence.

**C. Meals.** Each resident is allotted \$300 per month to spend on food & beverage within Grace Ridge. Meal credits will be tracked by a computer software system and credits will be deducted from the residents' monthly balance as they are spent. The monthly allowance is not transferable / not refundable and holds no cash value. Meal credit dollars can only be spent on food & beverage items offered in / through Grace Ridge dining venues. Meal credits cannot be used for catering events. Each resident is allotted a carry-over amount maximum of \$45.00 from one month to the next. Carry over dollars can not exceed \$45.00 in any given month.

A "raw food" meal credit is provided to residents after 14 consecutive days of absence from Grace Ridge. Meal charges for additional meals can be found in the ancillary fee schedule.

**D. Furnishings.** Grace LifeCare will provide flooring, certain appliances applicable to the residence and an emergency call system, as described in the current Grace Ridge literature. All other furniture, furnishings, decorations, accessories, bed and bath linens and other personal property will be provided by Resident. We are currently in the process of updating and revitalizing our Community. Construction will be taking place on A-wing, first floor and in the central dining room.

**E. Health Care.** Grace LifeCare will provide healthcare in accordance with Section IV of this agreement entitled "Healthcare".

**F. Housekeeping Services.** Grace LifeCare will provide scheduled routine housekeeping services including vacuum cleaning, dusting and cleaning of bathrooms and kitchens at no additional charge. Charges for additional housekeeping services may be found in the Ancillary Fee Schedule.

**G. Laundry.** Grace LifeCare will change and launder resident's bed and bath linens on a regularly scheduled basis at no additional charge. Charges for additional laundry services may be found in the Ancillary Fee Schedule. Convenient laundry facilities are available at Grace Ridge for resident's personal laundry at no additional charge.

**H. Security.** Grace LifeCare will provide twenty-four (24) hour security and will provide emergency call devices in each residence.

**I. Maintenance and Repairs.** Grace LifeCare will maintain and keep in repair its own improvements, furnishings, and equipment. Resident will be responsible for the cost of repairing damage to property of Grace LifeCare caused by the negligence of Resident or any guest of Resident, ordinary wear and tear accepted. Repairs, maintenance, and replacement of Resident's property will be the responsibility of Resident. Charges for maintenance services may be found in the Ancillary Fee Schedule.

**J. Alterations.** After occupancy and with approval from the Executive Director Resident may add custom features, decorations and enhancements approved by Grace LifeCare to the residence. Any such improvements must be contracted and paid for by Resident and will become part of the residence and the property of Grace LifeCare upon termination of this agreement. The value of any such improvements will not be considered in computing refunds and Grace LifeCare will have a vested ownership in such improvements. Any unapproved alterations that cause damage to the residence shall be repaired or removed at the expense of Resident and in a way that is acceptable to Grace LifeCare.

**K. Groundskeeping.** Grace LifeCare will furnish groundskeeping service for the grounds of Grace Ridge, including lawn, tree, and shrubbery care. Subject to approval by Grace LifeCare, Residents may plant and maintain certain areas designated for such purpose by Grace LifeCare.

**L. Storage.** Grace LifeCare will provide limited storage space outside the apartment residences for personal items.

**M. Parking.** Grace LifeCare will provide lighted and well-maintained parking areas for each Resident's personal vehicle. Any oversized, recreational or unusually unattractive vehicles must be parked in areas designated by Grace LifeCare.

**N. Common Facilities.** Grace LifeCare will provide common facilities for the use, benefit and enjoyment of Resident, such as: dining rooms, lobby, sitting areas, lounges, arts and crafts room, multipurpose room, library, chapel, game room, and other common facilities, as may be designated by Grace LifeCare.



**O. Activities.** Grace LifeCare will provide planned and scheduled social, recreational, spiritual, educational and cultural activities, arts and crafts, exercise and health programs, and other special activities designed to meet the interests and needs of the Residents.

**P. Transportation and Concierge Program.** Grace LifeCare will provide free scheduled local transportation to local medical appointments within a ten-mile radius of the Grace LifeCare campus.

The Concierge Program will help assist in residence services, personal services, technical services, errands and more. Appointments must be made in advance with schedules approved by Resident Services Manager. A fee is charged for concierge services. These fees are available within the current Concierge brochure.

**Q. Aesthetic View.** Grace LifeCare maintains the right to supervise the overall aesthetic view of the property. If notified by Grace LifeCare, Resident will comply with all requests to maintain the external area around the residence in an orderly and aesthetically pleasing manner.

### **III. RESIDENT FEES**

The Resident fees in this section include the Application Processing Fee, Thirty Day Period Rescission Fee, Deposit Fee, Entrance Fee, the Monthly Service Fee and charges for care in the Healthcare Center, all of which are subject to adjustment from time to time and are described in greater detail in this section of the agreement.

**A. Application Deposit and Processing Fee.** If Resident has selected Grace LifeCare as their retirement community, then the Resident shall submit a check to Grace LifeCare in the amount of one thousand five hundred Dollars (\$1500) as a deposit with the submission of an application. Of this deposit, \$500 is considered a processing fee and is nonrefundable. The remaining \$1000 will be credited toward the entrance fee or any other sum due from Resident under this agreement. If the applicant should decide not to move to Grace Ridge, the applicant may request in writing and receive a full refund of the \$1000.

**B. Thirty Day Period Rescission Fee**

Upon rescission, cancellation or termination within thirty days of the signed agreement under Section V, except by voluntary termination of Resident after occupancy under Section V, Paragraph C; Grace LifeCare's termination rights for cause after occupancy by Grace LifeCare under Section V, Paragraph F; or the death of Resident (or when double occupancy deaths of both Residents), Grace LifeCare shall refund, or cause to be refunded, all money without interest to the prospective Resident or Residents, except (i) periodic charges specified in this agreement and applicable only to the period the residence was actually occupied by Resident; (ii) those non-standard costs specifically incurred at the request of Resident and described in this agreement, or any amendment hereto signed by Resident; (iii) those nonrefundable fees that are set out in this agreement or any amendment signed by Resident; and (iv) a service charge in an amount equal to

the greater of one thousand dollars (\$1,000) or two percent (2%) of the entrance fee.

**C. Deposit Fee.** If Resident has selected a particular residence at Grace LifeCare, then the Resident shall submit a check to Grace LifeCare in the amount that equals 10% of the entrance fee. Resident agrees to move into the residence at a mutually agreed upon move-in date, at which time they will pay the balance of the entrance fee and begin paying monthly service fees. The deposit fee will be credited toward the entrance fee at the time of occupancy. Resident understands that with this deposit, the residence will be effectively taken off the market and will not be offered to anyone on the Wait List or any person who expresses interest in that residence. This agreement is signed in good faith on the part of both parties that the Resident will move in at the agreed upon date. If Resident should rescind after a thirty-day period, Grace Ridge will retain six percent (6%) of the total entrance fee.

**D. Entrance Fee.** The entrance fee is paid to Grace LifeCare. The Resident has the choice of several entrance fee options. The difference in the options is the amount of the entrance fee, residence chosen, monthly fees, the Healthcare Center charge to be paid by the Resident and the amount of the entrance fee that is refunded to the Resident or the estate of Resident after residence is terminated.

Under each of the entrance fee options the entrance fee is amortized at the rate of four percent (4%) per month, for an initial period of varying length depending upon the option selected. Amortization begins at the date of resident's occupancy of a residence or ninety-one (91) days after Resident signs this agreement, whichever is the first to occur. The time during which the entrance fee is being amortized under any of the options is the amortization period.

If resident has occupied the residence and this agreement is terminated during the amortization period by the death of Resident (or when double occupancy, the death of both Residents), by voluntary termination by Resident under Section V, Paragraph C, or by Grace LifeCare for cause under Section V, Paragraph F, the unamortized portion of the entrance fee, determined as hereinafter provided, shall be refunded to Resident. If this agreement is not terminated by the death of Resident or Residents, or under Section V, Paragraphs C or F after occupancy by the Resident, the refund to Resident shall be determined under Section VI, Paragraph A.

The LifeCare and Standard Non-refundable Entrance Fee option is amortized at four percent (4%) per month for twenty-five (25) months and is fully amortized twenty-five (25) months after the beginning date of the amortization period.

The LifeCare and Standard 90% Refundable Entrance Fee option is amortized at four percent (4%) per month and is fully amortized to the extent of ten percent (10%) after two and one-half (2½) months from the beginning date of the amortization period. The remaining ninety percent (90%) is returned to the Resident or the Resident's Estate after residence at Grace Ridge is terminated.

Any refund will be reduced to the extent of any obligation owed by Resident to Grace

LifeCare. Refund of the entrance fees under any of the foregoing options, if applicable, is made sixty (60) days following occupancy by a new resident of the residence but then only if the entrance fee from the new Resident has been received by Grace LifeCare. Provided, however, the refund shall be paid within two (2) years following termination.

**E. Terms of Payment of Entrance Fees.** The terms of payment of the total entrance fee shall be as follows:

1. The Application, Deposit & Processing Fee, which is one thousand five hundred Dollars (\$1500), is submitted at the time of application. One thousand (\$1,000) of this amount will be credited toward the entrance fee. The remaining \$500 is considered a processing fee and is not refundable.
2. The Deposit Fee, which is an amount equal to ten percent (10%) of the entrance fee shall be delivered to Grace LifeCare with the understanding that Grace Ridge will remove the residence from marketing inventory.
3. The balance of the total entrance fee is due at the earlier of either the date of occupancy or the mutually-determined move-in date established at the time of the 10% deposit and reflected in the Deposit Agreement.

**Payments of the entrance fee shall be made payable to Grace LifeCare, Inc.**

**F. Monthly Service Fee.** In addition to the entrance fee, Resident agrees to pay a first person monthly service fee, plus a second person monthly service fee, if there is double occupancy of the residence, (collectively referred to as monthly service fee) during the term of this agreement which shall be payable in advance by the 15th day of each month. The first payment of the monthly service fee will be due on the earlier of the date of occupancy or the mutually agreed upon move-in date. Monthly service fees will be prorated for the given month, if applicable. Upon termination of the residence and care agreement, Resident or his or her estate shall continue to be responsible for the monthly service fee through the date that the residence is vacated and accepted by Grace LifeCare. If the residence is not vacated within a thirty (30) day period, in addition to the monthly service fee, an additional storage fee of thirty dollars (\$30.00) per day will be charged. Contents remaining in the residence after the thirty (30) day period will be moved to a storage area to be determined by Grace LifeCare, Inc. Grace LifeCare, Inc. accepts no liability for damages that may occur during the move or during the storage period. After termination of residence, monthly service fees paid for any period beyond the date on which Grace LifeCare takes back the residence are refunded to the Resident or his or her estate within sixty (60) days.

**G. Adjustments in The Monthly Service Fee.** The monthly service fee is assessed to provide the facilities, programs and costs associated with the operation of Grace LifeCare. The Board of Directors of Grace LifeCare may adjust the monthly service fee from time to time during the term of this agreement, as Grace LifeCare, in its sole discretion, deems necessary in order to reflect changes in the costs of providing such facilities, programs and services described herein consistent with operating on a sound financial basis and maintaining the quality of services called for herein. Any such increases in the monthly service fee may be made by Grace LifeCare upon thirty (30) days written notice to Resident. Grace LifeCare also reserves the right to revise and

amend the basis of all charges.

**H. Payment of Monthly Service Fees.** Grace LifeCare will furnish Resident with a monthly statement showing the total amount due for the monthly service fee and any other services which are chargeable to the Resident pursuant to this agreement.

**I. Failure to Make Monthly Service Fee Payment.** If Resident fails to pay any of the monthly service fees or charges for other or additional services by the 15th of the month, Grace LifeCare will provide a second monthly statement. If Resident fails to pay that invoice by the 25<sup>th</sup> of the month and does not provide satisfactory explanation, documentation or justifiable reason for non-payment to Grace LifeCare, then Grace LifeCare has the right to terminate this agreement under Section V, Paragraph F, Subparagraph 4, subject to Grace LifeCare's Covenant in Section I, Paragraph B, Subparagraph 2. Grace LifeCare will charge a late penalty on any fees paid after the 15th of the month at the rate of one and one-half percent (1½%) per month.

**J. Charges in The Grace Ridge Healthcare Center.** When Resident transfers, or is transferred, to the Healthcare Center, Resident shall pay either the first person monthly service fee, or a discounted per diem rate. The charge Resident pays for care in the Healthcare Center is based on the entrance fee option selected and is set forth on Page 1 of this agreement. There are conditions below (in this section) under which Grace LifeCare may require Resident to pay an amount for care in the Healthcare Center, different than the amount set forth on Page 1.

If Resident selected: (1) Life Care Entrance Fee option, Resident shall pay the first person monthly service fee, unless Grace LifeCare requires Resident to pay the discounted per diem rate; or, (2) If Resident selected one of the Standard Entrance Fee options, Resident shall pay the discounted per diem rate. Grace LifeCare may require payment of the increased Healthcare Center charges for any of the following reasons:

After review of the medical information submitted by an applicant, Grace LifeCare may, in its sole discretion, decline to admit the applicant under an agreement for a residence without an adjustment of the cost to applicant of the Healthcare Center charges.

If within ninety (90) days following occupancy, there is a change in the mental or physical condition of Resident which requires Resident to transfer or to be transferred to the Healthcare Center, or an independent healthcare center, and if this agreement is not terminated by Resident or Grace LifeCare, Grace LifeCare, in its sole discretion, may require Resident to pay the discounted per diem rate.

When there is to be double occupancy of a residence and there is a change in the mental or physical condition of one (1) of the Residents prior to occupancy or within 90 (days) following occupancy, and Grace LifeCare allows the second occupant to move directly into the Healthcare Center within ninety (90) days, Grace LifeCare, in its sole discretion, reserves the right to require the Resident admitted to the Healthcare Center to pay the discounted per diem rate or the full per diem rate, for care in the Healthcare Center. It is

understood, however, that if the change in mental or physical condition precludes one of the Residents from taking occupancy of the residence, either Resident or Grace LifeCare may terminate this agreement.

*When there are two (2) Residents in the residence and one (1) Resident is transferred to the Healthcare Center, the Resident remaining in the residence will pay the first person monthly service fee identified on Page One of this agreement and the Resident in the Healthcare Center will pay the first person monthly service fee plus an additional charge attributed to the cost of two (2) meals per day or the discounted per diem rate as identified on Page One of this agreement. Should a Resident stay in the Healthcare Center less or more than a monthly billing period the charge will be prorated accordingly.*

**K. Additional Charges for Ancillary Services in The Grace Ridge Healthcare Center.** Additional charges may be made by Grace LifeCare for ancillary services in the Healthcare Center. Examples of such additional charges include, but are not limited to, the cost of prescription and non-prescription medications; surgical, diagnostics, dental and optical services; speech, occupational and physical therapy; podiatry; oxygen; medical and nursing supplies; physical examinations and any other medical services beyond that available in the Healthcare Center. Also, any professional services (medical or otherwise) contracted by Resident or on behalf of Resident may be billed directly to Resident.

**L. Care in Other Facilities.** Should Resident be temporarily transferred to an Adult Care bed or Nursing Care bed in an independent healthcare center, approved by Grace LifeCare due to a lack of bed availability, as provided in Section IV, Paragraph D, during the period Resident is in an approved independent healthcare center, Resident will pay Grace LifeCare the lesser of the Healthcare Center charge required under Resident's Agreement with Grace LifeCare or the per diem charge at the approved independent healthcare center.

**M. Care in Facilities Other Than the Grace Ridge Healthcare Center or an Approved Independent Healthcare Center.** Should Resident need a level of care beyond that licensed by the North Carolina Department of Health and Human Services at the Grace Ridge Healthcare Center or at an approved independent healthcare center and require transfer to another facility, all expenses which will result from such transfer and care shall be borne entirely by Resident.

#### **IV. HEALTHCARE.**

**A. Adult Care.** Adult Care beds will be provided for apartment and cottage residents whose health needs cannot be adequately met in their residence.

**B. Nursing Care.** Nursing Care beds are available for Residents who have entered into a Residence and Care Agreement for an apartment, cottage or adult care residence. The availability of nursing care beds is restricted, however, to Residents who have entered into a Residence and Care Agreement and have resided in an apartment or cottage for a period of ninety (90) days or an adult care residence for a period of thirty (30) days. Nursing care beds are not available to persons for direct admissions from outside the

When there is to be double occupancy of an apartment or cottage residence by a Resident and his or her spouse, or by two (2) siblings, Grace LifeCare may, in its sole discretion, allow a spouse or a sibling to be admitted directly to an Adult Care bed or a Nursing Care bed in the Healthcare Center at the time the other spouse or sibling takes occupancy of the Residence. When a Resident and his or her spouse, or two (2) siblings, have taken occupancy of an apartment or cottage residence, Grace LifeCare may, in its sole discretion, allow a spouse or sibling to be transferred to a Nursing Care bed in the Healthcare Center within thirty (30) days after occupancy. Admission of a spouse or sibling to the Healthcare Center at the time of occupancy or within thirty (30) days following occupancy is subject to the cancellation or termination of the Residence and Care Agreement by Resident or Grace LifeCare.

**C. Staffing for Healthcare Center.** Staffing for the Adult Care beds and Nursing Care beds in the Healthcare Center will be consistent with licensing rules adopted by the North Carolina Department of Health and Human Services.

**D. Transfer to an Independent Healthcare Center.** Should a Resident be temporarily transferred to an Adult Care bed or Nursing Care bed in an independent healthcare center due to lack of available beds, Resident will be returned to Grace Ridge's Healthcare Center as soon as one (1) of the beds in the Grace Ridge Healthcare Center at the corresponding level of care, or the level of care required by the Resident upon readmission is available. When there is more than one (1) Resident who has been transferred to an independent healthcare center for Adult Care or Nursing Care, the Resident who has lived in an independent healthcare center for the longest period of time will be given the first available bed at the corresponding level of care, or the level of care required by the Resident upon readmission. Upon notification of the availability of a bed at Grace Ridge, Resident will return to the Grace Ridge Healthcare Center. Should Resident choose not to return to the Grace Ridge Healthcare Center, Grace LifeCare may take action to terminate this Agreement under the provisions of Section V, Paragraph F, Subparagraph 8.

Unless Resident declines to return to an available bed in the Grace Ridge Healthcare Center, Grace LifeCare will pay Resident's per diem charges in an independent healthcare center approved by Grace LifeCare, except for those charges covered by Medicare Part A. During the period Resident is in an approved independent healthcare center, Resident will pay Grace LifeCare the lesser of the Healthcare Center charge required under this Agreement with Grace LifeCare or the per diem charge in the approved healthcare center.

**E. Transfer to The Healthcare Center.** If it is determined by the Medical Director and Grace LifeCare, in consultation with Resident's personal physician, that Resident needs to be permanently transferred to the Healthcare Center then the Resident shall be transferred to the appropriate level of care in the Healthcare Center. Unless there are two (2) Residents, one (1) of whom is still occupying the Residence, Grace LifeCare may assign the Residence to someone else during the period the Resident receives care in the Healthcare Center; but if the Medical Director and Grace LifeCare, (in consultation with the Resident's personal physician) later determine that Resident is able to return to a Residence, Grace LifeCare will provide Resident with a Residence of the same type as soon as one is available. If there are two (2) Residents, one (1) of whom is still

occupying the Residence, the monthly fees paid by the Residents shall be as provided in Section III, Paragraph H.

**F. Emergency Medical Care.** When emergency medical care is needed, the physician of Resident, the physician's alternate, or the Medical Director of Grace LifeCare is notified and Resident is transferred to a local hospital emergency room, if necessary.

## **V. TERMINATION OF AGREEMENT**

This Agreement may be rescinded, canceled, or terminated by Resident, or terminated by Grace LifeCare as provided in this section. The refund, if any, to which a Resident may be entitled upon termination of this agreement shall be determined under Section VI, Paragraph A, unless this agreement is terminated after occupancy by the Resident, by voluntary termination under Section V, Paragraph C; by Grace LifeCare, after occupancy by Resident, for rights of cause under Section V, Paragraph F or, after occupancy, by the death of Resident (or when double occupancy, the death of both Residents).

**A. Resident's Right of Rescission.** Resident has a right to rescind this agreement for a period of thirty (30) days following the later of the execution of the agreement or receipt of a Disclosure Statement and Resident is not required to move in before the expiration of this thirty (30) day period.

**B. Death, Illness, Injury or Incapacity Prior to Occupancy.** This agreement for continuing care is automatically cancelled in the event of death, illness, or incapacity of the Resident or either Resident if double occupancy, after execution of the contract, but prior to occupancy.

**C. Voluntary Termination by Resident.** This agreement gives Resident the right to rescind the agreement and to terminate the agreement for specific reasons. If Resident terminates this agreement other than by rescission or pursuant to a specific reason under the agreement, it shall be deemed to be a voluntary termination. If Resident voluntarily terminates the agreement prior to occupancy, any refund to which Resident may be entitled is determined under Section VI, Paragraph A. If Resident voluntarily terminates the agreement after occupancy, the refund, if any, to which Resident is entitled shall be the unamortized portion of the entrance fee determined under Section III, Paragraph D.

**D. Termination of Agreement by Grace LifeCare.** Grace LifeCare may terminate this agreement for any of the following:

1. Breach of Resident's representations and covenants to Grace LifeCare.
2. Change in the financial condition of Resident during the period between Resident's entering into this agreement and prior to the occupancy of the Residence. The determination on whether there has been a change in the financial condition of a Resident entitling Grace LifeCare to terminate this agreement because Resident is no longer financially qualified for admission, is made in the sole discretion of Grace LifeCare.

3. When there is to be double occupancy of a residence by a Resident and his or her spouse, or by two (2) siblings and if, because of a change of mental or physical condition, a spouse or sibling is allowed by Grace LifeCare to move directly into the Healthcare Center within ninety (90) days after occupancy, Grace LifeCare, in its sole discretion, reserves the right to terminate this agreement if Grace LifeCare determines that the financial condition of Resident is inadequate to pay the increased Healthcare Center costs and to meet the financial obligations of the Resident under this agreement.

**E. Termination by Resident or Grace LifeCare.** After taking occupancy of a residence, Resident, or either Resident, if there is double occupancy, must be able to live independently, and be able to care for himself or herself without assistance in normal activities of daily living for a period of ninety (90) days. If, within such period, Resident is or becomes unable to live independently, or unable to care for himself or herself without assistance in normal activities of daily living, this agreement may be terminated at the option of either Resident or Grace LifeCare. The determination of the Medical Director shall be conclusive on whether Resident is able to live independently, and able to care for himself or herself without assistance in normal activities of daily living.

**F. Grace LifeCare's Termination Rights for Cause.** This agreement may be terminated by Grace LifeCare after occupancy by Resident for just cause following notice as hereafter provided. Just cause shall exist if:

1. Resident does not submit accurate and complete medical and financial information when applying for admission to Grace LifeCare. The representations by applicant that complete and accurate medical and financial information have been submitted is a continuing representation and will constitute grounds for termination at any time Grace LifeCare determines that such representation has been breached.
2. Resident does not comply with the terms of this agreement or the published operating procedures and covenants of Residents of Grace LifeCare;
3. Resident does not pay the balance of the entrance fee;
4. Resident does not pay the monthly service fee.
5. Resident creates a condition within Grace LifeCare which is detrimental to the comfort, health, safety or peaceful lodging of another residents;
6. Resident becomes infected with a dangerous and contagious disease or becomes mentally or emotionally disturbed, and the Medical Director determines that the Resident's condition is detrimental to the health, safety or welfare of other Residents or the staff of Grace Ridge;
7. The Resident's condition cannot appropriately be cared for at a level of care available in the Healthcare Center at Grace Ridge licensed by the North Carolina Department of Health and Human Services; or
8. Resident has been temporarily transferred to an independent healthcare center and



has declined to return to the Grace Ridge Healthcare Center upon being notified of an available bed at a corresponding level of care at Grace Ridge and also refuses to execute an agreement to hold harmless Grace LifeCare for charges at the independent health care center.

Before any termination of this agreement by Grace LifeCare as described above, Grace LifeCare will give Resident notice in writing of the reason for termination. Resident will have thirty (30) days after that notice to correct the problem to the satisfaction of Grace LifeCare, in its sole discretion. If the problem is corrected within the thirty (30) days to the satisfaction of Grace LifeCare, this agreement will not be terminated. If the problem is not corrected within that period of time, the agreement shall terminate at the end of the thirty (30) day notice period.

If Grace LifeCare has given notice to terminate for any reason under Subparagraphs (6) or (7) above, Grace LifeCare is expressly authorized during the thirty (30) day notice period to immediately transfer Resident from Grace LifeCare and to assist a physician with admitting responsibilities to transfer Resident to an appropriate hospital or other facility, and Grace LifeCare will promptly notify Resident's representative or Resident's personal physician.

## **VI. REFUND OF ENTRANCE FEE**

Grace LifeCare will pay no interest to Resident on any deposit, entrance fee, or any portion thereof. The refund, if any, to which Resident is entitled under this Section shall be the return of only a 10% deposit, entrance fee, or any portion thereof, and shall include no interest. Neither shall interest accrue on any deposit, entrance fee or any portion thereof and be credited on any obligation of Resident to Grace LifeCare.

- A. Refunds of The Entrance Fee Upon Rescission, Cancellation or Termination of Agreement Under Section V.** Upon rescission, cancellation or termination within thirty days of signing the agreement under Section V, except by voluntary termination of Resident after occupancy under Section V, Paragraph C; termination for cause by Grace LifeCare under Section V, Paragraph F; or the death of Resident (or when double occupancy the death of both Residents), Grace LifeCare shall refund, or cause to be refunded, all money without interest to the prospective Resident or Residents, except (i) periodic charges specified in this agreement and applicable only to the period the residence was actually occupied by Resident; (ii) those non-standard costs specifically incurred at the request of Resident and described in this agreement, or any amendment hereto signed by Resident; (iii) those nonrefundable fees that are set out in this agreement or any amendment to either signed by Resident; and (iv) a service charge in an amount equal to the greater of one thousand dollars (\$1,000) or two percent (2%) of the entrance fee.

Resident agrees to move into the residence at a mutually agreed upon move-in date, at which time they will pay the balance of the entry fee and begin paying monthly service fees. This agreement is signed in good faith on the part of both parties that Resident will move in at the agreed upon date. If Resident should rescind after the thirty-day period but prior to occupancy, Grace LifeCare will retain 6% of the total entry fee.

**B. Refunds Of Unamortized Entrance Fees** If this agreement is terminated after occupancy by Resident by voluntary termination by Resident under Section V, Paragraph C, by Grace LifeCare for cause under Section V, Paragraph F, or the death of Resident (or when double occupancy, the death of both Residents) the refund, if any, of the unamortized portion of the entrance fee to which Resident may be entitled, shall be determined under Section III, Paragraph D.

## **VII. OCCUPANCY BY PERSON OTHER THAN RESIDENT, SPOUSE, OR NEW SECOND OCCUPANT.**

**A. Policy on Occupancy by Person Other Than Resident.** No person other than Resident (or both Residents, if applicable) may occupy a residence without express written approval of Grace LifeCare.

**B. Marriage and New Second Occupancy.** If Resident marries while at Grace Ridge and the spouse is not already a party to the Residence and Care Agreement, or if Resident wishes to invite a non-resident other than a spouse to share a living accommodation, the acceptance of the spouse or the proposed new second occupant as a resident will be in accordance with the then current admission policies and Grace LifeCare will require that upon acceptance, the spouse or the proposed new second occupant execute a Residence and Care Agreement and be bound by all of its terms and conditions. Grace LifeCare may, in its sole discretion, determine that the spouse or the proposed new second occupant is not eligible to become a Resident. In such event, the spouse or the proposed new second occupant will not be eligible for residence at Grace Ridge. If accepted, the spouse or the new second occupant shall pay an entrance fee in an amount which is no less than one-half ( $\frac{1}{2}$ ) of the entrance fee and no greater than the full entrance fee then in effect for the residence. The additional entrance fee will be subject to the same refund policies in effect for entrance fees. Upon admission, the current second person monthly service fee will be paid by the spouse or the new second occupant during the period of double occupancy of the residence. In addition, Grace LifeCare, in its sole discretion, may require the resident and the spouse, or the resident and the new second occupant, to execute any documents deemed necessary by Grace LifeCare to resolve any issues concerning ownership of property in the event of the death of either of them.

## **VIII. MISCELLANEOUS PROVISIONS REGARDING THE RESIDENCE.**

**A. Residence Restricted To Residential Use Only.** The residence is for living only and shall not be used for carrying on any profession, nor be in violation of any applicable zoning restrictions or rules and regulations of the State of North Carolina applicable from time to time to such residences.

**B. Transfers Between Independent Living Units: Apartments and Cottages.** If Resident desires to move from an apartment residence to another apartment residence, from a cottage residence to an apartment residence, from an apartment residence to a cottage residence, or from a cottage residence to another cottage residence, a request must be submitted, in writing, to the management of Grace LifeCare for review and consideration by the Board of Directors of Grace LifeCare. Transfers shall be made in the sole discretion of Grace LifeCare and subject to conditions and policies as determined

in the sole discretion of the Board of Directors of Grace LifeCare. Transfers will be subject to the execution of any additional documents and payment of such additional fees as Grace LifeCare deems appropriate, in its sole discretion. The provisions of the paragraph are applicable to transfers by a Resident, who marries another Resident.

**C. Permanent Transfer by One Resident Where There Is Double Occupancy.** If there is double occupancy of the residence, upon the death or permanent transfer of one (1) of the Residents to the Healthcare Center, or upon other inability of one (1) of the Residents to occupy the residence, the other Resident may continue to occupy the residence under the terms of this agreement.

**D. Compliance with Laws and Regulations.** Grace LifeCare may make changes in any residence in Grace Ridge at any time to meet the requirements of applicable laws, rules and regulations or to improve safety within Grace LifeCare.

**E. Storage of Personal Property After Death of Resident.** After Resident's death or if there is double occupancy, the death of the survivor; or after a Resident's permanent transfer to the Healthcare Center, or if there is double occupancy, permanent transfer of both Residents, or the surviving Resident's permanent transfer to the Healthcare Center; or termination of this agreement as provided in Section V; Grace LifeCare may remove and store Resident's furniture and other property at the expense and risk of Resident or Resident's estate. As an alternative and in Grace LifeCare's discretion, Grace LifeCare may retain furniture and other property in the residence at the expense and risk of Resident or Resident's estate.

## **IX. MISCELLANEOUS PROVISIONS REGARDING THE AGREEMENT.**

**A. Assignment or Transfer of Agreement.** Resident may not assign or transfer this agreement or Resident's rights under it, and no rights or benefits under this agreement shall inure to the benefit of Resident's heirs, legatees, assignees or personal representatives, except as to receipt of the refunds described in Section VI of this agreement. Resident's contractual right to occupy the residence shall exist and continue to exist during Resident's lifetime unless terminated by Resident or Grace LifeCare pursuant to Section V of this agreement or Resident's permanent residence in the Healthcare Center.

**B. Resident's Indemnity to Grace LifeCare.** Grace LifeCare shall not be liable for, and Resident agrees to indemnify, defend and hold Grace LifeCare harmless from claims, damages or expenses, including attorney's fees and court costs, resulting from any injury or death to persons and any damages to property caused by, resulting from, attributable to or in any way connected with Resident's negligent or intentional act or omission.

**C. Subordination.** Resident will not be liable for any indebtedness incurred by Grace LifeCare to mortgagees. However, Resident agrees that all of Resident's rights under this agreement will always be subordinate and junior to the lien of all mortgages or other documents creating liens encumbering Grace LifeCare, which have been or will be executed by Grace LifeCare, Atrium Health, or either of their successors. Upon request, Resident agrees to sign, acknowledge and deliver to such lender or lenders such further written evidence of such subordination as such lenders may require.

**D. Amendments to Agreement.** No amendment of this agreement will be valid unless in writing and signed by Resident and an authorized representative of Grace LifeCare.

**E. Governing Law.** This agreement will be governed, interpreted and construed according to the laws of the State of North Carolina.

**F. Severability.** The invalidity or unenforceability of any part of this agreement will not impair or affect in any way the validity or enforceability of the rest of this agreement.

**G. Joint and Several Liability.** When there are two (2) Residents, the rights and obligations of each Residents is joint and several, except as the context of this agreement otherwise requires.

**H. Execution and Effectiveness of Agreement.** The execution of this agreement on behalf of Grace LifeCare will be by the duly authorized agent of Grace LifeCare and no officer, director, agent or employee of Grace LifeCare will have any personal liability to Resident under this agreement under any circumstances. This agreement will become effective upon acceptance and execution by Grace LifeCare.

**I. Entire Agreement.** This agreement, together with any Addenda constitute the entire agreement between the parties, superseding all previous oral or written understandings, commitments or representations; and there are no other terms or conditions of the parties' agreement except those which are specifically set forth herein or in the Addenda.

In Witness Whereof, Grace LifeCare and Resident have executed this agreement on the dates indicated.

Grace LifeCare, Inc.

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Executive Director

Dated: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Resident

Dated: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Resident

Dated: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip

**ATTACHMENT SEVEN**



**GRACE RIDGE  
RESIDENCE AND CARE AGREEMENT  
Fee for Service**

The Residence and Care Agreement (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between Grace LifeCare, Inc., a North Carolina non-profit corporation, (herein "Grace LifeCare") and \_\_\_\_\_ herein referred to as "Resident", (or when two (2) people are named in this Agreement, each of them shall be parties of this Agreement and collectively referred to as "Resident").

Residence and entry fee selection

Resident has selected the residence with a location of

\_\_\_\_\_ on the campus of Grace Ridge. The initial entry fee for the residence is \$\_\_\_\_\_ representing a Fee-for-Service Entrance Fee Option of which the Resident has already paid a ten percent (10%) deposit in the amount of \$ \_\_\_\_\_.

If applicable there will be an additional amount of \_\_\_\_\_ % of the above entrance fee for each year one resident is under the age of 60. The total additional amount is \$\_\_\_\_\_. This brings the total entrance fee to \$\_\_\_\_\_.

Monthly Service Fee

The monthly service fee for this residence is \$\_\_\_\_\_ for a first-person fee and \$\_\_\_\_\_ for a second person fee creating a total of \$\_\_\_\_\_ per month due and payable by the fifteen day of each month. The monthly fee will be paid in advance of each month. Grace Ridge retains the right to adjust monthly fees on an annual basis and no more than a bi-annual basis for increased cost of living in the operations of Grace Ridge Community.

Charge for Health Care Center

The charge to Resident for care in the Health Care Center is based on the type of Residency Contract chosen. Residents with a Fee for Service Agreement pay the full daily rate in both Assisted Living and Health Care. Should a Resident become unable to pay their monthly bill in skilled nursing care, Grace Ridge reserves the right to transfer the Resident to its sister facility Grace Heights.

## RECITALS:

Grace LifeCare is the lessee of property located at 500 Lenoir Road in Morganton, North Carolina on which it operates Grace Ridge, a retirement community licensed by the North Carolina Department of Insurance.

Grace Ridge is a facility consisting of one hundred and thirty-five (135) apartment residences of various configurations, twenty-seven (27) cottage residences, associated common facilities, a Health Care Center licensed by the North Carolina Department of Human Resources comprised of thirty five (35) Adult Care beds, twelve (12) Special Care beds licensed as Adult Care beds, and twenty five (25) Nursing Care beds. Grace LifeCare is wholly owned by Blue Ridge Healthcare Hospitals, Inc. (herein "BRH"). Grace Ridge was acquired by BRH on February 19, 1991. Grace Ridge is the operating entity of Grace LifeCare.

Resident is desirous of becoming a resident of Grace Ridge in an Apartment or Cottage Residence (herein "Residence") and using the facilities, programs, and receiving the services provided by Grace LifeCare subject to the terms and conditions of this Agreement.

Resident acknowledges receipt of the most current Disclosure Statement of Grace LifeCare as required by Section 58-64-20 of the North Carolina General Statutes.

Grace LifeCare agrees to make available to Resident accommodations and services in Grace Ridge subject to the terms and conditions set forth in this Agreement.

Now, Therefore, Resident and Grace LifeCare agree as follows:

## I. REPRESENTATIONS AND COVENANTS

**A. Representations and Covenants of The Resident.** The representations made by Resident during the application process are true at the time of execution of this Agreement and Resident is required to be in compliance with all of the following obligations at all times during the term of this Agreement.

1. At the time of occupancy and for at least ninety (90) days after occupancy, Resident will be able to live independently, able to care for himself or herself without assistance in normal activities of daily living, free of communicable disease, and has assets and income which are sufficient under foreseeable circumstances, and after provisions for payment of Resident's obligations under this Agreement, to meet ordinary and customary living expenses after Resident moves into Grace Ridge.

2. All facts stated by Resident in Resident's application and other documentation delivered to Grace LifeCare as a pre-condition to this Agreement are true and complete.



3. Resident has not made any gift, transfer, or assignment of his or her property in contemplation of the signing of this Agreement that would impair Resident's ability to meet his or her obligations under this Agreement; and will not, subsequent to signing this Agreement, make such a gift, transfer or assignment.
4. Residents must be sixty (60) years of age or older at the time of initial occupancy, except that in the case of a married couple, a parent/child combination, or sibling combination, one occupant may be younger than sixty (60) years of age. The first person entrance fee would be increased by 1.5% for every year the occupant would be below 60 years of age. The additional fee will be prorated by month.
5. Resident promises to comply with all of the terms of this Agreement and the published policies and procedures, as amended from time to time, by the Board of Directors of Grace LifeCare.
6. Resident will pay the Entrance Fee, the Monthly Service Fee, charges for care in the Health Care Center and fees for any additional services incurred by Resident.
7. Within sixty (60) days after Resident moves into Grace Ridge, Resident will provide, by a Will or otherwise, for the disposition of all furniture, possessions and property of Resident located in Grace Ridge.
8. Before occupancy, if applicable, Resident must secure the Hospital Insurance Benefits Program under Part A of Medicare, and secure the Medicare medical insurance benefits program under Part B of Medicare and/or any other public hospital and/or medical insurance benefits program which may be enacted by the State of North Carolina or the Federal Government as a successor or supplement to Medicare. If, at any time, Resident is not eligible for Medicare coverage, Resident will apply for and maintain private health insurance coverage acceptable to Grace LifeCare.

If any of the aforesaid representations are untrue, become untrue, or Resident takes an action inconsistent with such representations, Grace LifeCare may treat such untrue representation or action as a breach of this Agreement entitling Grace LifeCare to terminate this Agreement.

**B. Representations and Covenants of Grace LifeCare.** Grace LifeCare represents and covenants that:

1. Admission to Grace Ridge shall not be based on gender, race, religion, or place of origin of a Resident; and shall be consistent with applicable law.
2. If Resident is unable to pay Monthly Service Fees and other charges and has provided explanation, documentation, or justifiable reasons for non-payment satisfactory to Grace LifeCare, in its sole discretion, Resident may continue to live at Grace Ridge, so long as Resident pays to the maximum extent of Resident's ability to pay, Resident's obligations to Grace LifeCare; and subject to Grace LifeCare's ability to continue to operate Grace Ridge on a sound financial basis

while receiving less than full payment by Resident of his or her obligations. The determination of whether Resident is paying to the maximum extent of Resident's ability to pay and whether Grace LifeCare may continue to operate on a sound financial basis while receiving less than full payment by Resident are determinations made in the sole discretion of Grace LifeCare.

## II. ACCOMMODATIONS AND SERVICES

Grace LifeCare agrees to provide Resident the living accommodations, programs and services at Grace Ridge described in this section, so long as Resident carries out his or her obligations under this Agreement, including the payment of the Monthly Service Fee described in Section III, Paragraph F and Page Number One of this Agreement.

Resident and Grace LifeCare expressly understand and agree that this Agreement grants Resident a revocable license to occupy and use space in Grace Ridge and that Resident is not given exclusive possession of the Residence as against Grace LifeCare. Resident and Grace LifeCare expressly understand and agree that this Agreement is not a lease or easement and does not transfer or grant Resident any interest in real property leased by Grace LifeCare.

**A. Living Accommodation.** Resident has the exclusive right to occupy and use the Residence subject to the terms and conditions set forth in this Agreement. Resident may not assign the Residence.

**B. Utilities.** Grace LifeCare will furnish utilities including air conditioning, heating, electricity, water, sewer and municipal services. Resident shall pay for installation, use and maintenance charges related to telephone and cable television in the Residence.

**C. Meals.** Grace LifeCare will serve three (3) nutritionally well-balanced meals each day in the central dining room. Residents with a Fee for Service Agreement pay for all meals a la carte. Meal charges can be found in the ancillary fee schedule.

**D. Furnishings.** Grace LifeCare will provide carpeting, certain appliances applicable to the Residence and an emergency call system, as described in the current Grace Ridge literature. All other furniture, furnishings, decorations, accessories, bed and bath linens and other personal property will be provided by Resident.

**E. Health Care.** Grace LifeCare will provide health care in accordance with Section IV of this Agreement entitled "Health Care".

**F. Housekeeping Services.** Grace LifeCare will provide scheduled housekeeping services including vacuum cleaning, dusting and cleaning of baths and kitchens at the expense of the Resident. Charges for housekeeping services may be found in the Ancillary Fee Schedule.

**G. Laundry.** Grace LifeCare will change and launder Resident's bed and bath linens on a regularly scheduled basis at the expense of the Resident. Charges for laundry services may be found in the Ancillary Fee Schedule. Convenient laundry facilities are available at Grace Ridge for Resident's personal laundry at no additional charge.

**H. Security.** Grace LifeCare will provide twenty-four (24) hour security and will

provide emergency call devices in each Residence.

**I. Maintenance and Repairs.** Grace LifeCare will maintain and keep in repair its own improvements, furnishings, and equipment. Resident will be responsible for the cost of repairing damage to property of Grace LifeCare caused by the negligence of Resident or any guest of Resident, ordinary wear and tear excepted. Repairs, maintenance and replacement of Resident's property will be the responsibility of Resident. Charges for Handyman services may be found in the Ancillary Fee Schedule.

**J. Alterations.** After occupancy and with approval from the Executive Director Resident may add custom features, decorations and enhancements approved by Grace LifeCare to the Residence. Any such improvements must be contracted and paid for by Resident and will become part of the Residence and the property of Grace LifeCare upon termination of this Agreement. The value of any such improvements will not be considered in computing refunds and Grace LifeCare will have a vested ownership in such improvements. Any unapproved alterations that cause damage to the Residence shall be repaired or removed at the expense of Resident and in a way that is acceptable to Grace LifeCare.

**K. Groundskeeping.** Grace LifeCare will furnish groundskeeping service for the grounds of Grace Ridge, including lawn, tree, and shrubbery care. Subject to approval by Grace LifeCare, Residents may plant and maintain certain areas designated for such purpose by Grace LifeCare.

**L. Storage.** Grace LifeCare will provide limited storage space outside the Apartment Residences for personal items.

**M. Parking.** Grace LifeCare will provide lighted and well maintained parking areas for Resident's personal vehicle. Any oversized, recreational or unusually unattractive vehicles must be parked in areas designated by Grace LifeCare.

**N. Common Facilities.** Grace LifeCare will provide common facilities for the use, benefit and enjoyment of Resident, such as: dining rooms, lobby, sitting areas, lounges, arts and crafts room, multipurpose room, library, chapel, game room, and other common facilities as may be designated by Grace LifeCare.

**O. Activities.** Grace LifeCare will provide planned and scheduled social, recreational, spiritual, educational and cultural activities, arts and crafts, exercise and health programs, and other special activities designed to meet the interests and needs of the Residents.

**P. Transportation.** Grace LifeCare will provide regularly scheduled transportation to medical appointments within a five-mile radius to Residents with Fee for Service Agreements. Appointments must be made in advance with schedules approved by Grace LifeCare. An additional charge may be made for transportation for other special, personal or group trips.

**Q. Aesthetic View.** Grace LifeCare maintains the right to supervise the overall aesthetic view of the property. If notified by Grace LifeCare, Resident will comply with all requests to maintain the external area around the residence in an orderly and aesthetically pleasing manner.

### **III. RESIDENT FEES**

The Resident Fees in this Section include the Application Processing Fee, Thirty Day Period Rescission Fee, Deposit Fee, Entrance Fee, the Monthly Service Fee and charges for care in the Health Care Center, all of which are subject to adjustment from time to time and are described in greater detail in this Section of the Agreement.

**A. Application Processing Fee.** If Resident has selected Grace Ridge as their retirement community, then the Resident shall submit a check to Grace LifeCare in the amount of Twelve Hundred Fifty Dollars \$1250 as an Application Processing Fee with the submission of an application. Of this Application Fee, \$250 is considered a processing fee and is nonrefundable. The remaining \$1000 will be credited toward the Entrance Fee or any other sum due from Resident under this Agreement. If the applicant should decide not to move to Grace Ridge, the applicant may request in writing and receive a full refund of the \$1000.

**B. Thirty Day Period Rescission Fee**

Upon rescission, cancellation or termination within thirty days of the signed Agreement under Section V, except by voluntary termination of Resident after occupancy under Section V, Paragraph C; termination for cause after occupancy by Grace LifeCare under Section V, Paragraph F; or the death of Resident (or when double occupancy the death of both Residents), Grace LifeCare shall refund, or cause to be refunded, all money without interest to the prospective Resident or Residents, except (i) periodic charges specified in this Agreement and applicable only to the period the Residence was actually occupied by Resident; (ii) those non-standard costs specifically incurred at the request of Resident and described in this Agreement, or any amendment hereto signed by Resident; (iii) those nonrefundable fees that are set out in this Agreement or any amendment to either signed by Resident; and (iv) a service charge in an amount equal to the greater of One Thousand Dollars (\$1,000) or two percent (2%) of the Entrance Fee.

**C. Deposit Fee.** If Resident has selected a particular Residence at Grace Ridge, then the Resident shall submit a check to Grace LifeCare in the amount that equals 10% of the Entry Fee. Resident agrees to move into the residence at a mutually agreed upon move-in date, at which time they will pay the balance of the Entry Fee and begin paying Monthly Service Fees. The Deposit Fee will be credited toward the Entry Fee at the time of move-in. Resident understands that with this deposit, the residence will be effectively taken off the market and will not be offered to anyone on the Wait List or any person who expresses interest in that residence. This agreement is signed in good faith on the part of both parties that Resident will move in at the agreed upon date. If Resident should rescind after a thirty day period, Grace Ridge will retain six percent (6%) of the total Entry Fee.

**D. Entrance Fee.** The Entrance Fee is paid to Grace Ridge. The Resident has the choice of several Entrance Fee options. The difference in the options is the amount of the Entrance Fee, the Health Care Center charge to be paid by the Resident and the amount of the Entrance Fee that is refunded to the Resident or the estate of Resident after residence is terminated.

Under each of the Entrance Fee Options the Entrance Fee is amortized at the rate of four percent (4%) per month, for an initial period of varying length depending upon the option selected. Amortization begins at the date of Resident's occupancy of a Residence or ninety-one (91) days after Resident signs this Agreement, whichever is the first to occur. The time during which the Entrance Fee is being amortized under any of the options is the amortization period.

If Resident has occupied the Residence and this Agreement is terminated during the amortization period by the death of Resident (or when double occupancy, the death of both Residents), by voluntary termination by Resident under Section V, Paragraph C, or by Grace LifeCare for cause under Section V, Paragraph F, the unamortized portion of the Entrance Fee, determined as hereinafter provided, shall be refunded to Resident. If this Agreement is not terminated by the death of Resident or Residents, or under Section V, Paragraphs C or F after occupancy by the Resident, the refund to Resident shall be determined under Section VI, Paragraph A.

The Fee-for-Service Entrance Fee is amortized at four percent (4%) per month for twenty five (25) months and is fully amortized twenty five (25) months after the beginning date of the amortization period.

Any refund will be reduced to the extent of any obligation owed by Resident to Grace LifeCare. Refund of the Entrance Fees under any of the foregoing Options, if applicable, is made sixty (60) days following occupancy by a new Resident of the Residence but then only if the Entrance Fee from the new Resident has been received by Grace LifeCare. Provided, however, the refund shall be paid within two (2) years following termination.

**E. Terms of Payment of Entrance Fees.** The terms of payment of the total Entrance Fee shall be as follows:

1. The Application Processing Fee, which is Twelve Hundred Fifty Dollars (\$1250), is submitted at the time of Application. One Thousand (\$1,000) of this amount will be credited toward the Entrance Fee. The remaining \$250 is considered a processing fee and is not refundable.
2. The Deposit Fee, which is an amount equal to ten percent (10%) of the Entrance Fee shall be delivered to Grace LifeCare with the understanding that Grace Ridge will remove the residence from marketing inventory.
3. The balance of the total Entrance Fee is due at the earlier of either the date of occupancy or the mutually-determined move-in date established at the time of the 10% deposit and reflected in the Deposit Agreement.

Payments of the Entrance Fee shall be made payable to Grace LifeCare, Inc.

**F. Monthly Service Fee.** In addition to the Entrance Fee, Resident agrees to pay a First Person Monthly Service Fee, plus a Second Person Monthly Service Fee, if there is double occupancy of the Residence, (collectively referred to as Monthly Service Fee) during the term of this Agreement which shall be payable in advance by the 15th day of each month. The first payment of the Monthly Service Fee will be due on the earlier of the date of occupancy or the mutually agreed upon move-in date. Monthly Service Fees will be prorated for the given month, if applicable. Upon termination of the Residence and Care Agreement, Resident or his or her estate shall continue to be responsible for the Monthly Service Fee through the date that the Residence is vacated and accepted by Grace Ridge. If the Residence is not vacated within a thirty (30) day period, in addition to the Monthly Service Fee, an additional storage fee of thirty dollars (\$30.00) per day will be charged. Contents remaining in the Residence after the thirty (30) day period will be moved to a storage area to be determined by Grace LifeCare, Inc. Grace LifeCare, Inc. accepts no liability for damages that may occur during the move or during the storage period. After termination of residence, Monthly Service Fees paid for any period beyond the date on which Grace LifeCare takes back the Residence are refunded to the Resident or his or her estate within sixty (60) days.

**G. Adjustments in The Monthly Service Fee.** The Monthly Service Fee is assessed to provide the facilities, programs and costs associated with the operation of Grace Ridge. The Board of Directors of Grace LifeCare may adjust the Monthly Service Fee from time to time during the term of this Agreement, as Grace LifeCare, in its sole discretion, deems necessary in order to reflect changes in the costs of providing such facilities, programs and services described herein consistent with operating on a sound financial basis and maintaining the quality of services called for herein. Any such increases in the Monthly Service Fee may be made by Grace LifeCare upon thirty (30) days written notice to Resident. Grace LifeCare also reserves the right to revise and amend the basis of all charges.

**H. Payment of Monthly Service Fees.** Grace LifeCare will furnish Resident with a monthly statement showing the total amount due for the Monthly Service Fee and any other services which are chargeable to the Resident pursuant to this Agreement.

**I. Failure to Make Monthly Service Fee Payment.** If Resident fails to pay any of the Monthly Service Fees or charges for other or additional services by the 15th of the month, Grace LifeCare will provide a second monthly statement. If Resident fails to pay that invoice by the 25<sup>th</sup> of the month and does not provide satisfactory explanation, documentation or justifiable reason for non-payment to Grace LifeCare, then Grace LifeCare has the right to terminate this Agreement under Section V, Paragraph F, Subparagraph 4, subject to Grace LifeCare's covenant in Section I, Paragraph B, Subparagraph 2. Grace LifeCare will charge a late penalty on any fees paid after the 15th of the month at the rate of one and one-half percent (1½%) per month.

**J. Charges in The Grace Ridge Health Care Center.**

Residents with a Fee for Service Agreement shall pay the full per diem rate. *When there are two (2) Residents in the Residence and one (1) Resident is transferred to the Health Care Center, the Resident remaining in the Residence will pay the First Person Monthly Service Fee identified on Page Number One of this Agreement and the Resident in the Health Care Center will pay the full per diem rate as stated on Page Number One of this*

*Agreement.*

**K. Additional Charges for Ancillary Services in The Grace Ridge Health Care Center.** Additional charges may be made by Grace LifeCare for ancillary services in the Health Care Center. Examples of such additional charges include, but are not limited to, the cost of prescription and non-prescription medications; surgical, diagnostics, dental and optical services; speech, occupational and physical therapy; podiatry; oxygen; medical and nursing supplies; physical examinations and any other medical services beyond that available in the Health Care Center. Also, any professional services (medical or otherwise) contracted by Resident or on behalf of Resident may be billed directly to Resident.

**L. Care in Other Facilities.** Should Resident be temporarily transferred to an Adult Care bed or Nursing Care bed in an independent health care center, approved by Grace LifeCare due to a lack of bed availability, as provided in Section IV, Paragraph D, during the period Resident is in an approved independent health care center, Resident will pay Grace LifeCare the lesser of the Health Care Center charge required under Resident's Agreement with Grace LifeCare or the per diem charge at the approved independent health care center.

**M. Care in Facilities Other Than the Grace Ridge Health Care Center or an Approved Independent Health Care Center.** Should Resident need a level of care beyond that licensed by the North Carolina Department of Health and Human Services at the Grace Ridge Health Care Center or at an approved independent health care center and require transfer to another facility, all expenses which will result from such transfer and care shall be borne entirely by Resident.

#### **IV. HEALTH CARE.**

**A. Adult Care.** Adult Care beds will be provided for Apartment and Cottage Residents whose health needs cannot be adequately met in their Residence.

**B. Nursing Care.** Nursing Care beds are available for Residents who have entered into a Residence and Care Agreement for an Apartment, Cottage or Adult Care Residence. The availability of Nursing Care beds is restricted, however, to Residents who have entered into a Residence and Care Agreement and have resided in an Apartment or Cottage for a period of ninety (90) days or an Adult Care Residence for a period of thirty (30) days. Nursing Care beds are not available to persons for direct admissions from outside the Grace Ridge Community.

When there is to be double occupancy of an Apartment or Cottage Residence by a Resident and his or her spouse, or by two (2) siblings, Grace LifeCare may, in its sole discretion, allow a spouse or a sibling to be admitted directly to an Adult Care bed or a Nursing Care bed in the Health Care Center at the time the other spouse or sibling takes occupancy of the Residence. When a Resident and his or her spouse, or two (2) siblings, have taken occupancy of an Apartment or Cottage Residence, Grace LifeCare may, in its sole discretion, allow a spouse or sibling to be transferred to a Nursing Care bed in the

Health Care Center within thirty (30) days after occupancy. Admission of a spouse or sibling to the Health Care Center at the time of occupancy or within thirty (30) days following occupancy is subject to the cancellation or termination of the Residence and Care Agreement by Resident or Grace LifeCare.

**C. Staffing For Health Care Center.** Staffing for the Adult Care beds and Nursing Care beds in the Health Care Center will be consistent with licensing rules adopted by the North Carolina Department of Health and Human Services.

**D. Transfer to An Independent Health Care Center.** Should a Resident be temporarily transferred to an Adult Care bed or Nursing Care bed in an independent health care center due to lack of available beds, Resident will be returned to Grace Ridge's Health Care Center as soon as one (1) of the beds in the Grace Ridge Health Care Center at the corresponding level of care, or the level of care required by the Resident upon readmission is available. When there is more than one (1) Resident who has been transferred to an independent health care center for Adult Care or Nursing Care, the Resident who has lived in an independent health care center for the longest period of time will be given the first available bed at the corresponding level of care, or the level of care required by the Resident upon readmission. Upon notification of the availability of a bed at Grace Ridge, Resident will return to the Grace Ridge Health Care Center. Should Resident choose not to return to the Grace Ridge Health Care Center, Grace LifeCare may take action to terminate this Agreement under the provisions of Section V, Paragraph F, Subparagraph 8.

Unless Resident declines to return to an available bed in the Grace Ridge Health Care Center, Grace LifeCare will pay Resident's per diem charges in an independent health care center approved by Grace LifeCare, except for those charges covered by Medicare Part A. During the period Resident is in an approved independent health care center, Resident will pay Grace LifeCare the lesser of the Health Care Center charge required under this Agreement with Grace LifeCare or the per diem charge in the approved health care center.

**E. Transfer to The Health Care Center.** If it is determined by the Medical Director and Grace LifeCare, in consultation with Resident's personal physician, that Resident needs to be permanently transferred to the Health Care Center then the Resident shall be transferred to the appropriate level of care in the Health Care Center. Unless there are two (2) Residents, one (1) of whom is still occupying the Residence, Grace LifeCare may assign the Residence to someone else during the period the Resident receives care in the Health Care Center; but if the Medical Director and Grace LifeCare, (in consultation with the Resident's personal physician) later determine that Resident is able to return to a Residence, Grace LifeCare will provide Resident with a Residence of the same type as soon as one is available. If there are two (2) Residents, one (1) of whom is still occupying the Residence, the monthly fees paid by the Residents shall be as provided in Section III, Paragraph H.

**F. Emergency Medical Care.** When emergency medical care is needed, the physician of Resident, the physician's alternate, or the Medical Director of Grace Ridge is notified and Resident is transferred to a local hospital emergency room, if necessary.



## V. TERMINATION OF AGREEMENT

This Agreement may be rescinded, canceled, or terminated by Resident, or terminated by Grace LifeCare as provided in this Section. The refund, if any, to which a Resident may be entitled upon termination of this Agreement shall be determined under Section VI, Paragraph A, unless this Agreement is terminated after occupancy by the Resident, by voluntary termination under Section V, Paragraph C; by Grace LifeCare, after occupancy by Resident, for cause under Section V, Paragraph F or, after occupancy, by the death of Resident (or when double occupancy, the death of both Residents).

**A. Resident's Right of Rescission.** Resident has a right to rescind this Agreement for a period of thirty (30) days following the later of the execution of the Agreement or receipt of a Disclosure Statement and Resident is not required to move in before the expiration of this thirty (30) day period.

**B. Death, Illness, Injury or Incapacity Prior to Occupancy.** This Agreement for continuing care is automatically cancelled in the event of death, illness, or incapacity of the resident or either resident if double occupancy, after execution of the contract, but prior to occupancy.

**C. Voluntary Termination by Resident.** This Agreement gives Resident the right to rescind the Agreement and to terminate the Agreement for specific reasons. If Resident terminates this Agreement other than by rescission or pursuant to a specific reason under the Agreement, it shall be deemed to be a voluntary termination. If Resident voluntarily terminates the Agreement prior to occupancy, any refund to which Resident may be entitled is determined under Section VI, Paragraph A. If Resident voluntarily terminates the Agreement after occupancy, the refund, if any, to which Resident is entitled shall be the unamortized portion of the Entrance Fee determined under Section III, Paragraph DB.

**D. Termination of Agreement by Grace LifeCare.** Grace LifeCare may terminate this Agreement for any of the following:

1. Breach of Resident's representations and covenants to Grace LifeCare.
2. Change in the financial condition of Resident during the period between Resident's entering into this Agreement and prior to the occupancy of the Residence. The determination on whether there has been a change in the financial condition of a Resident entitling Grace LifeCare to terminate this Agreement because Resident is no longer financially qualified for admission, is made in the sole discretion of Grace LifeCare.
3. When there is to be double occupancy of a Residence by a Resident and his or her spouse, or by two (2) siblings and if, because of a change of mental or physical condition, a spouse or sibling is allowed by Grace LifeCare to move directly into the Health Care Center within ninety (90) days after occupancy, Grace LifeCare, in its sole discretion, reserves the right to terminate this Agreement if Grace LifeCare determines that the financial condition of Resident is inadequate to pay the increased Health Care Center costs and to meet the financial obligations of the Resident under this Agreement.

**E. Termination by Resident or Grace LifeCare.** After taking occupancy of a Residence, Resident, or either Resident, if there is double occupancy, must be able to live independently, and be able to care for himself or herself without assistance in normal activities of daily living for a period of ninety (90) days. If, within such period, Resident is or becomes unable to live independently, or unable to care for himself or herself without assistance in normal activities of daily living, this Agreement may be terminated at the option of either Resident or Grace LifeCare. The determination of the Medical Director shall be conclusive on whether Resident is able to live independently, and able to care for himself or herself without assistance in normal activities of daily living.

**F. Grace LifeCare's Termination Rights for Cause.** This Agreement may be terminated by Grace LifeCare after occupancy by Resident for just cause following notice as hereafter provided. Just cause shall exist if:

1. Resident does not submit accurate and complete medical and financial information when applying for admission to Grace Ridge. The representations by applicant that complete and accurate medical and financial information have been submitted is a continuing representation and will constitute grounds for termination at any time Grace LifeCare determines that such representation has been breached.
2. Resident does not comply with the terms of this Agreement or the published operating procedures and covenants of Residents of Grace LifeCare;
3. Resident does not pay the balance of the Entrance Fee;
4. Resident does not pay the Monthly Service Fee.
5. Resident creates a condition within Grace Ridge which is detrimental to the comfort, health, safety or peaceful lodging of other Residents;
6. Resident becomes infected with a dangerous and contagious disease or becomes mentally or emotionally disturbed, and the Medical Director determines that the Resident's condition is detrimental to the health, safety or welfare of other Residents or the staff of Grace Ridge;
7. The Resident's condition cannot appropriately be cared for at a level of care available in the Health Care Center at Grace Ridge licensed by the North Carolina Department of Health and Human Services; or
8. Resident has been temporarily transferred to an independent health care center and has declined to return to the Grace Ridge Health Care Center upon being notified of an available bed at a corresponding level of care at Grace Ridge and also refuses to execute an agreement to hold harmless Grace LifeCare for charges at the independent health care center.

Before any termination of this Agreement by Grace LifeCare as described above, Grace LifeCare will give Resident notice in writing of the reason for termination. Resident will have thirty (30) days after that notice to correct the problem to the satisfaction of Grace

LifeCare, in its sole discretion. If the problem is corrected within the thirty (30) days to the satisfaction of Grace LifeCare, this Agreement will not be terminated. If the problem is not corrected within that period of time, the Agreement shall terminate at the end of the thirty (30) day notice period.

If Grace LifeCare has given notice to terminate for any reason under Subparagraphs (6) or (7) above, Grace LifeCare is expressly authorized during the thirty (30) day notice period to immediately transfer Resident from Grace Ridge and to assist a physician with admitting responsibilities to transfer Resident to an appropriate hospital or other facility, and Grace Ridge will promptly notify Resident's representative or Resident's personal physician.

## **VI. REFUND OF ENTRANCE FEE**

Grace LifeCare will pay no interest to Resident on any deposit, Entrance Fee, or any portion thereof. The refund, if any, to which Resident is entitled under this Section shall be the return of only a 10% deposit, Entrance Fee, or any portion thereof, and shall include no interest. Neither shall interest accrue on any deposit, Entrance Fee or any portion thereof and be credited on any obligation of Resident to Grace LifeCare.

**A. Refunds of The Entrance Fee Upon Rescission, Cancellation or Termination of Agreement Under Section V.** Upon rescission, cancellation or termination within thirty days of signing the Agreement under Section V, except by voluntary termination of Resident after occupancy under Section V, Paragraph C; termination for cause by Grace LifeCare under Section V, Paragraph F; or the death of Resident (or when double occupancy the death of both Residents), Grace LifeCare shall refund, or cause to be refunded, all money without interest to the prospective Resident or Residents, except (i) periodic charges specified in this Agreement and applicable only to the period the Residence was actually occupied by Resident; (ii) those non-standard costs specifically incurred at the request of Resident and described in this Agreement, or any amendment hereto signed by Resident; (iii) those nonrefundable fees that are set out in this Agreement or any amendment to either signed by Resident; and (iv) a service charge in an amount equal to the greater of One Thousand Dollars (\$1,000) or two percent (2%) of the Entrance Fee.

Resident agrees to move into the residence at a mutually agreed upon move-in date, at which time they will pay the balance of the Entry Fee and begin paying Monthly Service Fees. This agreement is signed in good faith on the part of both parties that Resident will move in at the agreed upon date. If Resident should rescind after the thirty day period but prior to occupancy, Grace Ridge will retain 6% of the total Entry Fee.

**B. Refunds Of Unamortized Entrance Fees** If this Agreement is terminated after occupancy by Resident by voluntary termination by Resident under Section V, Paragraph C, by Grace LifeCare for cause under Section V, Paragraph F, or the death of Resident (or when double occupancy, the death of both Residents) the refund, if any, of the unamortized portion of the Entrance Fee to which Resident may be entitled, shall be determined under Section III, Paragraph D.

## **VII. OCCUPANCY BY PERSON OTHER THAN RESIDENT, SPOUSE, OR NEW SECOND OCCUPANT.**

**A. Policy on Occupancy by Person Other Than Resident.** No person other than Resident (or both Residents, if applicable) may occupy a Residence without express written approval of Grace LifeCare.

**B. Marriage and New Second Occupancy.** If Resident marries while at Grace Ridge and the spouse is not already a party to the Residence and Care Agreement, or if Resident wishes to invite a non-Resident other than a spouse to share a living accommodation, the acceptance of the spouse or the proposed new second occupant as a Resident will be in accordance with the then current admission policies and Grace LifeCare will require that upon acceptance, the Spouse or the proposed new second occupant execute a Residence and Care Agreement and be bound by all of its terms and conditions. Grace LifeCare may, in its sole discretion, determine that the Spouse or the proposed new second occupant is not eligible to become a Resident. In such event, the Spouse or the proposed new second occupant will not be eligible for residence at Grace Ridge. If accepted, the spouse or the new second occupant shall pay an Entrance Fee in an amount which is no less than one-half (1/2) of the Entrance Fee and no greater than the full Entrance Fee then in effect for the Residence. The additional Entrance Fee will be subject to the same refund policies in effect for Entrance Fees. Upon admission, the current Second Person Monthly Service Fee will be paid by the Spouse or the new second occupant during the period of double occupancy of the Residence. In addition, Grace LifeCare, in its sole discretion, may require the Resident and the Spouse, or the Resident and the new second occupant, to execute any documents deemed necessary by Grace LifeCare to resolve any issues concerning ownership of property in the event of the death of either of them.

## **VIII. MISCELLANEOUS PROVISIONS REGARDING THE RESIDENCE.**

**A. Residence Restricted To Residential Use Only.** The Residence is for living only and shall not be used for carrying on any profession, nor be in violation of any applicable zoning restrictions or rules and regulations of the State of North Carolina applicable from time to time to such Residences.

**B. Transfers Between Independent Living Units: Apartments and Cottages.** If Resident desires to move from an Apartment Residence to another Apartment Residence, from a Cottage Residence to an Apartment Residence, from an Apartment Residence to a Cottage Residence, or from a Cottage Residence to another Cottage Residence, a request must be submitted, in writing, to the management of Grace Ridge for review and consideration by the Board of Directors of Grace LifeCare. Transfers shall be made in the sole discretion of Grace LifeCare and subject to conditions and policies as determined in the sole discretion of the Board of Directors of Grace LifeCare. Transfers will be subject to the execution of any additional documents and payment of such additional fees as Grace LifeCare deems appropriate, in its sole discretion. The provisions of the paragraph are applicable to transfers by a Resident, who marries another Resident.

**C. Permanent Transfer by One Resident Where There Is Double Occupancy.** If

there is double occupancy of the Residence, upon the death or permanent transfer of one (1) of the Residents to the Health Care Center, or upon other inability of one (1) of the Residents to occupy the Residence, the other Resident may continue to occupy the Residence under the terms of this Agreement.

**D. Compliance with Laws and Regulations.** Grace LifeCare may make changes in any Residence in Grace Ridge at any time to meet the requirements of applicable laws, rules and regulations or to improve safety within Grace Ridge.

**E. Storage of Personal Property After Death of Resident.** After Resident's death or if there is double occupancy, the death of the survivor; or after a Resident's permanent transfer to the Health Care Center, or if there is double occupancy, permanent transfer of both Residents, or the surviving Resident's permanent transfer to the Health Care Center; or termination of this Agreement as provided in Section V; Grace LifeCare may remove and store Resident's furniture and other property at the expense and risk of Resident or Resident's estate. As an alternative and in Grace LifeCare's discretion, Grace LifeCare may retain furniture and other property in the Residence at the expense and risk of Resident or Resident's estate.

## **IX. MISCELLANEOUS PROVISIONS REGARDING THE AGREEMENT.**

**A. Assignment or Transfer of Agreement.** Resident may not assign or transfer this Agreement or Resident's rights under it, and no rights or benefits under this Agreement shall inure to the benefit of Resident's heirs, legatees, assignees or personal representatives, except as to receipt of the refunds described in Section VI of this Agreement. Resident's contractual right to occupy the Residence shall exist and continue to exist during Resident's lifetime unless terminated by Resident or Grace LifeCare pursuant to Section V of this Agreement or Resident's permanent residence in the Health Care Center.

**B. Resident's Indemnity to Grace LifeCare.** Grace LifeCare shall not be liable for, and Resident agrees to indemnify, defend and hold Grace LifeCare harmless from claims, damages or expenses, including attorney's fees and court costs, resulting from any injury or death to persons and any damages to property caused by, resulting from, attributable to or in any way connected with Resident's negligent or intentional act or omission.

**C. Subordination.** Resident will not be liable for any indebtedness incurred by Grace LifeCare to mortgagees. However, Resident agrees that all of Resident's rights under this Agreement will always be subordinate and junior to the lien of all mortgages or other documents creating liens encumbering Grace Ridge, which have been or will be executed by Grace LifeCare, Grace Properties, Inc. or either of their successors. Upon request, Resident agrees to sign, acknowledge and deliver to such lender or lenders such further written evidence of such subordination as such lenders may require.

**D. Amendments to Agreement.** No amendment of this Agreement will be valid unless in writing and signed by Resident and an authorized representative of Grace LifeCare.

**E. Governing Law.** This Agreement will be governed, interpreted and construed according to the laws of the State of North Carolina.

**F. Severability.** The invalidity or unenforceability of any part of this Agreement will not impair or affect in any way the validity or enforceability of the rest of this Agreement.

**G. Joint and Several Liability.** When there are two (2) Residents, the rights and obligations of each of Residents is joint and several, except as the context of this Agreement otherwise requires.

**H. Execution and Effectiveness of Agreement.** The execution of this Agreement on behalf of Grace LifeCare will be by the duly authorized agent of Grace LifeCare and no officer, director, agent or employee of Grace LifeCare will have any personal liability to Resident under this Agreement under any circumstances. This agreement will become effective upon acceptance and execution by Grace LifeCare.

**I. Entire Agreement.** This Agreement, together with any Addenda constitute the entire agreement between the parties, superseding all previous oral or written understandings, commitments or representations; and there are no other terms or conditions of the parties' agreement except those which are specifically set forth herein or in the Addenda.

In Witness Whereof, Grace LifeCare and Resident have executed this Agreement on the dates indicated.

Grace LifeCare, Inc.

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Executive Director

Dated: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Resident

Dated: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Resident

Dated: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip

**ATTACHMENT EIGHT**



**GRACE RIDGE RETIREMENT COMMUNITY  
RESIDENCE AND CARE AGREEMENT FOR  
ADULT CARE RESIDENCE**

This Residence and Care Agreement (the "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between Grace LifeCare, Inc., a North Carolina non-profit corporation, (herein "Grace LifeCare") and \_\_\_\_\_ (herein referred to as "Resident". The term "Resident" as used in this Agreement means a Resident in the Grace Ridge Healthcare Center and does not include a Resident occupying an apartment residence or a cottage residence at Grace Ridge Retirement Community.

Application Processing Fee (non-refundable)

Application processing fee for entry to Adult Care Residence is \$1,500.00 and includes non-fundable portion (\$500.00). One thousand dollars of the Application processing fee is credited toward the total entrance fee.

Home and Entrance Fee Selection

Resident has selected to move directly to an Assisted Living Residence Room # \_\_\_\_\_ in the Grace Ridge Healthcare Center. The entrance fee is \$ \_\_\_\_\_.

Monthly Service Fee

The service fee for this home is based on the per diem rate of \$ \_\_\_\_\_ and is payable by the fifteenth day of each month. The service fee will be paid in advance of each month. Grace Lifecare retains the right to adjust fees on an annual basis and no more than a bi-annual basis for increased cost of living in the operations of Grace Lifecare. The total initial per diem payment (for remainder of move-in month) is \$ \_\_\_\_\_.

Ancillary Charges

Ancillary charges vary and are determined by the Resident use of services. Ancillary charges are subject to change or adjustment without notice. Ancillary charges are found in Addendum Number One of this agreement.

## RECITALS:

Grace LifeCare is the lessee of property located at 500 Lenoir Road in Morganton, North Carolina on which it operates Grace Ridge Retirement Community, licensed by the North Carolina Department of Insurance.

Grace Ridge is a facility consisting of one hundred and thirty-five (135) apartment residences of various configurations, twenty-seven (27) cottage residences, associated common facilities, a Health Care Center licensed by the North Carolina Department of Human Resources comprised of thirty five (35) Assisted Living beds, twelve (12) Special Care beds licensed as Assisted Living beds, and twenty five (25) Skilled Nursing beds.

Grace LifeCare is wholly owned by Atrium Health. Grace Ridge Retirement Community was acquired by BRH on February 19, 1991 until 2018. It is now acquired by Atrium Health as of 2018. Grace Ridge Retirement is the operating entity of Grace LifeCare.

Resident is desirous of becoming a resident of Grace Ridge Retirement Community in the Healthcare Center and using the facilities, programs, and services provided by Grace LifeCare in the Healthcare Center subject to the terms and conditions of this Agreement.

Resident acknowledges receipt of the most current Disclosure Statement of Grace LifeCare as required by Section 58-64-20 of the North Carolina General Statutes.

Grace LifeCare agrees to make available to Resident accommodations and services in the Health Care Center subject to the terms and conditions set forth in this Agreement.

Now, Therefore, Resident and Grace LifeCare agree as follows:

### **I. REPRESENTATIONS AND COVENANTS**

**A. Representations and Covenants of Resident.** The representations made by Resident are true at the time of execution of this Agreement and Resident is required to be in compliance with all of the following obligations at all times during the term of this Agreement.

**1. Conditions of Admission.** At the time of admission, the Resident needs assistance in activities of daily living, is free of communicable disease, and has assets and income which are sufficient under foreseeable circumstances, and after provisions for payment of the Resident's obligations under this Agreement, to meet ordinary and customary living expenses after the Resident moves into the Health Care Center.

**2. Factual Representations.** All facts stated by the Resident in their application and other documentation delivered to Grace LifeCare as a pre-condition to this Agreement are true and complete.

**3. Gifts, Transfers and Assignments.** Resident has not made any gift, transfer, or assignment of his or her property in contemplation of the signing of this Agreement that would impair the Resident's ability to meet his or her obligations under this Agreement; and will not, subsequent to signing this Agreement, make such a gift, transfer or assignment.

**4. Age.** Resident will be at least sixty (60) years of age when Resident first moves into Grace Ridge Retirement Community.

**5. Compliance with Procedures.** Resident promises to comply with all of the terms of this Agreement and the published operating procedures as amended from time to time by the Board of Directors of Grace LifeCare.

**6. Payment of Fees.** Resident will pay the Entrance Fee, charges for care in the Health Care Center and the fee for any additional services incurred by Resident.

**7. Disposition of Property.** Within sixty (60) days after the Resident moves into Grace Ridge, Resident will provide by a Will or otherwise for the disposition of all furniture, possessions and property of Resident located in Grace Ridge Retirement Community.

**8. Insurance.** Before occupancy, Resident must secure the Hospital Insurance Benefits Program under Part A of Medicare and secure the Medicare medical benefits program under Part B of Medicare and/or any other public hospital and/or medical insurance benefits program which may be enacted by the State of North Carolina or the Federal Government as a successor or supplement to Medicare. Resident will maintain such coverage during the term of this Agreement. The resident will also enroll, apply for and secure Medicare supplemental insurance which covers, as a minimum, the Basic Benefits (plan A). Resident will maintain such coverage during the term of this Agreement. If, at any time, the Resident is not eligible for Medicare coverage, the Resident will apply for and maintain private health insurance coverage acceptable to Grace LifeCare.

If any of the aforesaid representations are untrue, become untrue, or the Resident takes an action inconsistent with such representations, Grace LifeCare may treat such untrue representation or action as a breach of this Agreement entitling Grace LifeCare to terminate this Agreement.

**B. Representations and Covenants of Grace LifeCare.** Grace LifeCare represents and covenants that:

**1. Non-Discrimination.** Admission to Grace Ridge Retirement Community shall not be based on gender, race, religion, disability, sexual orientation or place of origin of a Resident; and shall be consistent with applicable law.

**2. Affiliations.** Grace LifeCare has no formal affiliation with and receives no financial support from a church or religious organization.

**3. Resident's Inability to Pay Fees.** If the Resident is unable to pay charges in the Health Care Center and other charges and has provided explanation, documentation, or justifiable reasons for non-payment satisfactory to Grace LifeCare, in its sole discretion, Resident may continue to live in the Health Care Center so long as the Resident pays, to the maximum extent of their ability to pay, Resident's obligations to Grace LifeCare; and subject to Grace LifeCare's ability to continue to operate Grace Ridge Retirement Community on a sound financial basis. The determination of whether the Resident is paying to the maximum extent of Resident's ability to pay and whether Grace LifeCare may continue to operate on a sound financial basis, determinations made in the sole discretion of Grace LifeCare.

## **II. ACCOMMODATIONS AND SERVICES**

Grace LifeCare agrees to provide the Resident the living accommodations, programs and services at Grace Ridge described in this section, so long as Resident carries out their obligations under this Agreement, including the charges for care in the Health Care Center described in Section III.

Resident and Grace LifeCare expressly understand and agree that this Agreement grants the Resident a revocable license to occupy and use space in Grace Ridge Retirement Community and that Resident is not given exclusive possession of the Residence as against Grace LifeCare. Resident and Grace LifeCare expressly understand and agree that this Agreement is not a lease or easement and does not transfer or grant the Resident any interest in real property leased by Grace LifeCare.

**A. Living Accommodation.** A description of the Assisted Living Residence (herein referred to as "Residence") is found in Addendum Number One of this Agreement. Resident has the exclusive right to occupy and use the Residence subject to the terms and conditions set forth in this Agreement. Resident may not assign the Residence.

**B. Utilities.** Grace LifeCare will furnish utilities including air conditioning, heating, electricity, water, sewer and municipal services. Resident shall pay for installation, use and maintenance charges related to telephone and cable television in the Residence.

**C. Meals.** Grace LifeCare will serve three (3) nutritionally well-balanced meals each day in the Healthcare Center... Special diets will be provided when prescribed by the Resident's attending physician.

**D. Furnishings.** Grace LifeCare will provide a bed, bedside table, over bed table, overbed lighting, chair, and a mirror in the Residence. A nurse call system is also provided. The facility will provide a chest of drawers unless the Resident prefers to use their own. Resident will provide all other furniture, furnishings, decorations, accessories, and other personal property.

**E. Health Care.** Grace LifeCare will provide health care in accordance with Section IV of this Agreement entitled "Health Care".

**F. Housekeeping Services.** Grace LifeCare will provide daily housekeeping services.

**G. Laundry.** Grace LifeCare will change and launder the Resident's bed and bath linens on a weekly basis, or more often if necessary. Personal laundry service is available.

**H. Security.** Grace LifeCare will provide twenty-four (24) hour security and will provide emergency call devices in the Residence.

**I. Maintenance and Repairs.** Grace LifeCare will maintain and keep in repair its own improvements, furnishings, and equipment. Resident will be responsible for the cost of repairing damage to property of Grace LifeCare caused by the negligence of Resident or any guest of Resident, ordinary wear and tear are excepted. Repairs, maintenance and replacement of the Resident's property will be the responsibility of Resident.

**J. Groundskeeping.** Grace LifeCare will furnish groundskeeping service for the grounds of Grace Ridge Retirement Community, including lawn, tree, and shrubbery care, also snow removal. Subject to approval by Grace LifeCare, Residents may plant and maintain certain areas designated for such purpose by Grace LifeCare.

**K. Storage.** Grace LifeCare will not provide storage space outside the Residence for personal items. A locking storage device is available for room if desired.

**L. Parking.** Grace LifeCare will provide lighted and well-maintained parking areas for vehicle of Residents with driving privileges. There is no supervision of parking areas.

**M. Common Facilities.** Grace LifeCare will provide common facilities in the Health Care Center for the use, benefit and enjoyment of Resident, such as: dining room, living room, and other common facilities as may be designated by Grace LifeCare.

**N. Activities.** Grace LifeCare will provide planned and scheduled social, recreational, spiritual, educational and cultural activities, arts and crafts, exercise and health programs, and other special activities designed to meet the needs of the Residents.

**O. Transportation.** Grace LifeCare will provide scheduled local transportation to local health care appointments when appointments are made in advance with schedules approved by Grace LifeCare. An additional charge may be made for transportation for other special, personal or group trips.

### **III. RESIDENT FEES**

Resident will pay an application processing fee, and an entrance fee, and charges for care in the Healthcare Center, all of which are subject to adjustment from time to time and are described in greater detail in this Section of the Agreement. All dates relating to Resident Fee Payments are described in Addendum Number Two of this Agreement.

**A. Application Processing Fee.** With the execution of this Agreement by Resident, Resident has submitted to Grace LifeCare the amount of \$1500.00 as an Application Processing Fee. Five hundred dollars (\$500) of this fee is nonrefundable and will not be credited toward the Entrance Fee or any other sum due from Resident under this Agreement. The balance of the Application Processing Fee (\$1,000) is credited toward the Entrance Fee.

**B. Entrance Fee.** The Entrance Fee for a direct move to Assisted Living Residence is paid to Grace LifeCare and is as shown on page one of this agreement. If the Resident is entitled to a refund of the Entrance Fee, it will be only after termination of the Residence and Care Agreement as provided in Section V, except Paragraphs D and F thereof, with the amount of the refund, if any, determined under Section VI, Paragraph B of this Agreement.

**C. Payment for Care and Services in the Healthcare Center.**

**1. Per Diem Charge.** Resident shall pay a per diem charge as shown on page one of this agreement until and unless adjusted as hereinafter provided. Resident shall be required to initially pay an amount equal to the per diem charge for the number of days remaining in the calendar month, on the day of admission or thirty (30) days after Resident executed this Agreement, whichever is the first to occur. Thereafter, the total Per Diem Charge for the month shall be paid in advance by the tenth day of each month. A Per Diem Charge received by Grace after the tenth day of the month is subject to a late charge of one and one-half percent (1½%) per month. The services provided for the Per Diem Charge shall include the Assisted Living Residence, board, linens, bedding, personal care, meals, laundry, and general care.

**2. Ancillary Charges.** Ancillary charges shall be made for those additional services, materials, and/or equipment not included in the Per Diem Charge. Examples of such additional charges include, but are not limited to, the cost of prescription and non-prescription medications; surgical, diagnostics, dental and optical services; speech, occupational and physical therapy; podiatry; oxygen; medical and nursing supplies; physical examinations and any other medical services beyond that available in the Healthcare Center. Also, any professional services (medical or otherwise) contracted by the Resident or on behalf of the Resident shall be billed directly to Resident. Examples of Ancillary Charges for non-medical services include, but are not limited to, sundries, concierge, cable television, personal telephone, beauty/barber services, etc.

All Ancillary Charges shall be paid to Grace LifeCare unless the suppliers of the services bill the Resident directly in which case Resident shall make direct payment to the suppliers of the services and Grace LifeCare assumes no liability to pay for the services. The Ancillary Charges payable to Grace Lifecare shall be paid by the tenth day of the month for the additional services obtained during the preceding month. Ancillary Charges received by

Grace after the tenth (10th) day of the month are subject to a late charge of one and one-half percent (1½%) per month.

#### **D. Adjustments in Charges for Care and Services Rendered.**

**1. Per Diem Charge and Ancillary Charge.** Grace LifeCare reserves the right to adjust the Per Diem Charge if Grace LifeCare, in its sole discretion, deems it necessary to meet the financial needs of Grace Ridge Retirement Community. Written notice will be given to Resident at least sixty (60) days prior to the effective date of a change in the Per Diem Charge, unless licensing requirements provide a different notice period for such changes, and in such event notices of such changes will comply with the licensing requirements. Grace LifeCare shall have no notice obligation to the Resident for adjustments in Ancillary Charges.

**2. Refund of Per Diem Charge.** In the event of transfer, death, voluntary or involuntary discharge, Grace LifeCare shall refund to the Resident any advance payments made for those days following the date the unit is vacated. However, the refund amount shall be reduced and offset by the amount of Ancillary Charges, Per Diem Charge for temporary absences under Subparagraph 3 below and any other charges and debts owed by Resident to Grace LifeCare.

**F. Care in Other Facilities.** Should Resident be temporarily transferred to an adult care or nursing care bed in an independent healthcare center approved by Grace LifeCare, as provided in Section IV, Paragraph D, during the period Resident is in an approved independent healthcare center, the Resident will pay Grace LifeCare the lesser of the Healthcare Center Per Diem Charge required under the Resident's Agreement with Grace LifeCare or the applicable per diem charge at the approved independent healthcare center.

#### **IV. HEALTHCARE**

**A. Assisted Living.** An Assisted Living bed will be provided for the Resident under this Residence and Care Agreement Assisted Living Residence. Assisted Living beds will also be provided for Apartment and Cottage Residents whose health needs cannot be adequately met in their Residence but who do not, in the judgment of the Medical Director (in consultation with Resident's personal physician, if any), require the services of the Skilled Nursing beds. Grace LifeCare reserves the right to limit the number of direct or outside admissions to Assisted Living Residence.

**B. Skilled Nursing.** Nursing Care beds are available for Residents who have entered into a Residence and Care Agreement for an Apartment, Cottage or Adult Care Residence. The availability of Nursing Care beds is limited however to Residents who have entered into a Residence and Care Agreement and have resided in the Apartment, Cottage or Adult Care Residence for thirty (30) days. Nursing Care beds are not available to persons occupying an Adult Care bed who have not entered into a Residence and Care Agreement.

**C. Staffing for Healthcare Center.** Staffing for the Assisted Living beds and Skilled Nursing beds in the Healthcare Center will be consistent with licensing rules adopted by the North Carolina Department of Human Resources.

**D. Transfers to An Independent Healthcare Center.** Should the Resident be transferred to an Assisted Living bed or Skilled Nursing bed in an independent healthcare center, Resident will be returned to Grace Ridge's Healthcare Center as soon as a bed in the Grace Ridge Health Care Center at the corresponding level of care, or the level of care required by Resident upon readmission, is available. When there is more than one (1) Resident who has been transferred to an independent health care center for Assisted Living or Skilled Nursing, the Resident who has lived at Grace Ridge Retirement Community for the longest period of time will be given the first available bed at the corresponding level of care, or the level of care required by Resident upon readmission. Upon notification of the availability of a bed at Grace Lifecare, Resident will return to the Grace Ridge Healthcare Center. Should Resident choose not to return to the Grace Ridge Healthcare Center, Grace LifeCare may take action to terminate this Agreement under the provisions of Section V, Paragraph G, Subparagraph 7.

Unless the Resident declines to return to an available bed in the Grace Ridge Healthcare Center, Grace LifeCare will pay Resident's Per Diem Charges in an independent health care center approved by Grace LifeCare, unless covered by Medicare Part A. During the period Resident is in an approved independent health care center, the Resident will pay Grace LifeCare the lesser of the Healthcare Center Per Diem Charge required under this Agreement with Grace LifeCare or the applicable Per Diem Charge in the approved healthcare center.

**E. Conditions Under Which an Assisted Living Residence May Be Made Available to A Different or New Resident Other Than on The Death of Assisted Living Resident.** No conditions exist under which an Adult Care Residence occupied by a Resident may be made available by Grace LifeCare to a different or new Resident other than on the death of the Resident, permanent transfer of the Resident to a Skilled Nursing bed, termination by Grace LifeCare for cause as provided in Section V, Paragraph G or for transfer as provided in Section IV, Paragraph H.

**F. Emergency Medical Care.** When Emergency Medical care is needed, Resident's attending physician or alternate, or the Medical Director of Grace Lifecare is notified and Resident is transferred to a local hospital emergency room, if necessary.

**G. Care in Facilities Other Than the Grace Ridge Healthcare Center or An Approved Independent Healthcare Center.** Should the Resident need a level of care beyond that licensed by the North Carolina Department of Human Resources at the Grace Ridge Healthcare Center or at an approved independent healthcare center and require transfer to another facility, all expenses which will result from such transfer and care shall be borne entirely by the Resident.



**H. Conditions for Transfer or Discharge.**

**1. Involuntary Discharge or Transfer.** Grace LifeCare reserves the right to involuntarily discharge or transfer Resident for any of the reasons and in the manner provided in Section V, Paragraph G.

**2. Involuntary Transfer to Another Room.** Grace LifeCare reserves the right to involuntarily transfer Resident to another room for any of the following reasons:

- a. Disturbing other residents;
- b. For the welfare of Resident or other residents;
- c. For medical, nursing, or psychological reasons; or
- d. For administrative reasons regarding the use of the Health Care Center.

**3. Voluntary Discharge or Transfer.** Resident shall have the right at all times to voluntarily discharge or transfer from the Health Care Center. The Grace LifeCare administrator shall be given thirty (30) days written notice by Resident in order that a proper transfer or discharge can be affected. However, a voluntary discharge or transfer will become effective only when Resident leaves the Health Care Center. Voluntary discharge or transfer will not relieve Resident from the obligation to pay any sums due pursuant to this Agreement. Nothing herein shall be construed to require Resident to remain in the Health Care Center against Resident's will for any length of time.

**I. Rights and Responsibilities of Resident.**

**1. Physical Examination.** Within five (5) days before admission or within forty-eight (48) hours after admission, Resident shall undergo, and Grace LifeCare shall ensure that Resident receives a physical examination.

**2. Physician's Orders.** Before or at the time of admission, Resident shall provide, and Grace LifeCare shall ensure receiving licensed physician's orders for Resident's admission to the Health Care Center and for the immediate care of Resident.

**3. Test Results and Execution and Delivery of Certain Documentation.** At the time of admission, Resident shall provide and/or execute, and Grace LifeCare shall ensure that the following are received:

- a. Current test results within three (3) months) from tuberculosis and other communicable disease screening;
- b. Release of Information Form approving or disapproving inspection or release of Resident's medical records. Resident's approval will not be required to release medical records to another health care facility to which Resident is being transferred or receiving care, appropriate parties required by third party payment contract, or as otherwise required or permitted by law;
- c. A Durable Power of Attorney in a form acceptable to Grace LifeCare, granting authority to a Representative of Resident, which will remain effective notwithstanding the incompetence or disability of Resident. The person named as

- Resident's Representative shall not be a person employed by Grace LifeCare or any other entity engaged in the management of Grace Ridge;
- d. A Withholding of Information Form disapproving inspection or release of Resident medical records;
  - e. A Valuables and Personal Belongings Form
  - f. A Pharmaceutical Choice Form
  - g. A Money Authorization Form

**4. Medical Findings, Diagnosis and Rehabilitation Potential.** Within seventy-two (72) hours after admission to the Health Care Center, Resident shall provide, and Grace LifeCare shall ensure receiving current medical findings, diagnosis and rehabilitation potential.

- 5. Resident's Miscellaneous Requirements.** Following admission, Resident shall:
- a. Provide personal clothing and items as well as personal spending money as needed or desired by Resident; (an account can be established in Financial Services – see Addendum Nine).
  - b. Comply with all rules and regulations established by Grace LifeCare;
  - c. Be legally accountable and personally responsible for the payment of all financial obligations including Per Diem Charges and Ancillary Charges for the rendering of care and services under this Agreement;
  - d. Be responsible for any charge related to checks returned for insufficient funds in accordance with applicable law;
  - e. Pay all costs and reasonable attorneys fees associated with any collection action if Resident's account is sent to an attorney for collection; and
  - f. Adhere to the smoke-free policy unless Resident has written orders by physician to allow smoking and then only in designated outdoor area.

**J. Rights and Responsibilities of Grace LifeCare.**

- 1. At the Time of Admission.** At the time of admission, Grace LifeCare shall provide Resident with the following:
- a. A complete schedule of the Ancillary Charges for those additional services, materials, and/or equipment not included in the Per Diem Charge.
  - b. Written advisement by Grace LifeCare that Resident has the right to object in writing to the release of information or review of records
  - c. A copy of G.S. 131E-115 through G.S. 131E-127
  - d. A copy of the Federal Patients' Bill of Rights
  - e. A copy of the implementation of the requirements of G.S. 131E-115 through G.S. 131E-127
  - f. The addresses and telephone numbers of the regulatory agencies responsible for enforcement of the Health Care Facility Licensure Act
  - g. A copy of the Withholding Information Form
  - h. Durable Power of Attorney
  - i. A copy of the Valuables and Personal Belongings Form

- j. A copy of the Pharmaceutical Choice Form attached as Addendum Number Ten.
- k. A copy of the Money Authorization form
- l. A Health Care Power of Attorney
- m. Privacy Act Notification Brochure

**2. After Admission.** Following admission, Grace LifeCare shall:

- a. Assure that initial and annual tuberculosis screening of Resident is done;
- b. Perform a limited oral examination to assess the general condition of the Resident's gums, teeth or jaws and the type of diet which is appropriate;
- c. Obtain the services of an alternate physician or provider at the expense of Resident, if Resident's attending physician is not available, is failing to serve Resident, or is failing to comply with North Carolina law;
- d. Arrange for the Resident's transfer to a hospital or other health care facility at the expense of Resident when ordered by the attending physician, alternate physician or Medical Director of the Community;
- e. Except as specifically indicated in release of medical information to another health care facility to which Resident is being transferred or receiving care, persons or organizations who audit the level, quality and reimbursement for care provided, to those approved in writing by resident, or as otherwise required or permitted by law;
- g. Require a standard method of resident identification (e.g., an identification bracelet or a photographic print); and
- h. Handle the Resident's funds if requested in writing by the Resident and evidenced

**V. TERMINATION OF AGREEMENT.**

The Agreement may be rescinded, canceled or terminated by Resident, or terminated by Grace LifeCare as provided in this Section. The refund of the Entrance Fee, if any, to which a Resident may be entitled upon termination of this Agreement shall be determined under Section VI, Paragraph B, unless this Agreement is terminated after occupancy by Resident, by voluntary termination under Section V, Paragraph D; or by Grace LifeCare, after occupancy by Resident, for cause under Section V, Paragraph G. If this Agreement is voluntarily terminated under Section V, Paragraph D, for cause under Section V, Paragraph G, or by the death of the Resident after occupancy, there shall be no refund.

**A. Resident's Right of Rescission.** Resident has a right to rescind this Agreement for a period of thirty (30) days following the later of the execution of the Agreement or receipt of a Disclosure Statement and the Resident is not required to move in before the expiration of this thirty (30) day period.

**B. Death of a Resident Prior to Occupancy.** This Agreement is automatically canceled in the event Resident dies before occupying the Residence.

**C. Illness, Injury or Incapacity of a Resident Prior To Occupancy.** If, on account of illness, injury or incapacity, the Resident is precluded from occupying the Residence because of a change in physical or mental condition as established by the Resident's personal

physician and approved by the Medical Director of Grace Ridge, this Agreement is automatically canceled.

**D. Voluntary Termination by Resident.** This Agreement gives the Resident the right to rescind the Agreement and to terminate the Agreement for specific reasons. If Resident terminates this Agreement other than by rescission or pursuant to a specific reason under the Agreement, it shall be deemed to be a voluntary termination. If the Resident voluntarily terminates the Agreement prior to occupancy, any refund to which the Resident may be entitled is determined under Section VI. If Resident voluntarily terminates this Agreement after occupancy, there shall be no refund.

**E. Termination of Agreement by Grace LifeCare.** Grace LifeCare may terminate this Agreement for any of the following:

**1. Breach of the Resident's Representations.** Breach of Resident's representations and covenants to Grace LifeCare.

**2. Change in Financial Condition.** Change in the financial condition of a Resident during the period between Resident's entering into this Agreement and prior to the occupancy of the Residence. The determination on whether there has been a change in the financial condition of a Resident entitling Grace LifeCare to terminate this Agreement because a Resident is no longer financially qualified for admission, is made in the sole discretion of Grace LifeCare.

**F. Termination by Resident or Grace LifeCare.** After taking occupancy of a Residence, the Resident must continue to be able to live with assistance in activities of daily living as allowed under licensing requirements for Assisted Living beds. If, within thirty (30) days after occupancy, the Resident requires a level of care which may only be provided in a Skilled Nursing bed, this Agreement may be terminated at the option of either Resident or Grace LifeCare. The determination of the Medical Director shall be conclusive on whether Resident requires a level of care that can only be provided in a Skilled Nursing bed.

**G. Grace Lifecare's Termination Rights for Cause.** Grace LifeCare may terminate this Agreement after occupancy by Resident for just cause following notice as hereafter provided. Just cause shall exist if:

**1. Resident Does Not Submit and Complete Medical and Financial Information When Applying for Admission to Grace Ridge Retirement Community.** The representation by applicant that complete and accurate medical and financial information has been submitted is a continuing representation and will constitute grounds for termination at any time Grace LifeCare determines that such representation has been breached.

**2. Non-Compliance with Agreement, Procedures and Covenants.** Resident does not comply with the terms of this Agreement or the published operating procedures and covenants of Residents in the Healthcare Center;

**3. Resident's Failure to Pay Fees.** Resident does not pay the balance of the Entrance Fee.

**4. Resident does not pay the Monthly Service Fee** as a result of Resident transferring assets for less than adequate consideration or assuming new liability which results in Resident's inability to pay obligations under the Residence and Care Agreement; or becomes unable pay monthly service fee due to disposal of assets or taking on new liability.

**5. Health, Safety and Peaceful Lodging of Other Residents.** Resident creates a condition within the Healthcare Center at Grace Ridge Retirement Community which is detrimental to the health, safety or peaceful lodging of other Residents;

**6. Contagious Disease or Mental or Emotional Change of Condition.** If a Resident becomes infected with a dangerous and contagious disease or becomes mentally or emotionally disturbed, and the Medical Director determines that Resident's condition is detrimental to the health, safety or welfare of other Resident's or the staff of Grace LifeCare or; (b) Resident's condition cannot appropriately be cared for at a level of care available in the Healthcare Center at Grace Ridge Retirement Community as licensed by the North Carolina Department of Human Resources; or

**7. Non-Return After Transfer.** Resident has been transferred to an independent healthcare center and has declined to return to the Grace Ridge Healthcare Center upon notification of an available bed at a corresponding level of care at Grace Ridge and also refuses to execute an agreement to hold harmless Grace LifeCare for charges at the independent health care center.

Before any termination of this Agreement by Grace LifeCare as described above, Grace LifeCare will give the Resident notice in writing of the reason for termination. The Resident will have thirty (30) days after that notice to correct the problem to the satisfaction of Grace LifeCare, in its sole discretion. If the problem is corrected within the thirty (30) days to the satisfaction of Grace LifeCare, this Agreement will not be terminated. If the problem is not corrected within that period of time, the Agreement shall terminate at the end of the thirty (30) day notice period.

If Grace LifeCare has given notice to terminate for any reason under Subparagraphs (5) or (6) above, Grace LifeCare is expressly authorized during the thirty (30) day notice period to immediately transfer Resident from Grace Ridge and to assist a physician with admitting

responsibilities to transfer Resident to an appropriate hospital or other facility, and Grace Ridge will promptly notify Resident's representative or Resident's personal physician, if any.

## **VI. REFUND OF ENTRANCE FEE**

- A. Grace LifeCare will pay no interest to Resident on any fee, deposit, Entrance Fee, or any portion thereof. The refund, if any, to which Resident is entitled under this Section shall be the return of only the fee, deposit, Entrance Fee, or any portion thereof, and shall include no interest. Neither shall interest accrue on any fee, deposit, Entrance Fee or any portion thereof and be credited on any obligation of Resident to Grace LifeCare.
- B. **Refunds Of Entrance Fee Upon Rescission, Cancellation Or Termination Of Agreement Under Section V:** Upon rescission, cancellation or termination under Section V, except after occupancy by voluntary termination by the Resident under Section V, Paragraph D, termination for cause by Grace LifeCare under Section V, Paragraph G, or the death of the Resident, Grace LifeCare shall refund, or cause to be refunded, all money without interest except: (i) periodic charges specified in this Agreement and applicable only to the period the Residence was actually occupied by the Resident or resident's belongings; (ii) those nonstandard costs specifically incurred at the request of Resident and described in this Agreement, or any amendment hereto signed by the Resident; (iii) those nonrefundable fees that are set out in this Agreement or any amendment hereto signed by Resident; and (iv) a service charge, equal to the greater of One Thousand Dollars (\$1,000) or two percent (2%) of the Entrance Fee. If the Resident should rescind after the thirty-day period but prior to occupancy, Grace Ridge will retain six percent 6% of the total Entrance Fee.

## **VII. OCCUPANCY BY PERSON OTHER THAN RESIDENT, SPOUSE AND NEW SECOND OCCUPANT**

- A. **Policy on Occupancy by Person other than Resident.** No person other than the Resident may occupy a Residence without express written approval of Grace LifeCare.
- B. **Marriage.** If the Resident marries while at Grace Ridge Retirement Community, the Resident's spouse may not live in the room with his or her spouse, except in the double occupancy suite.
- C. **New Second Occupant.** A Resident may not invite a non-Resident to share a living accommodation in the Residence.

## **VIII. MISCELLANEOUS PROVISIONS REGARDING THE RESIDENCE.**

- A. **Residence Restricted to Residential Use Only.** The Residence is for living only and shall not be used for carrying on any profession, nor be in violation of any applicable zoning restrictions or rules and regulations of the State of North Carolina applicable from time to time to such Residences.

**B. Transfers Between Assisted Living Residences.** If the Resident desires to move from an Assisted Living Residence to another Assisted Living Residence, a request must be submitted to the management of Grace LifeCare. Transfers shall be made in the sole discretion of Grace LifeCare and subject to the execution of any additional documents which it deems necessary. Resident has no right to transfer to an Apartment or Cottage Residence under this Agreement.

**C. Compliance with Laws and Regulations.** Grace LifeCare may make changes in any Residence in Grace Ridge Retirement Community at any time to meet the requirements of the laws of North Carolina or to improve safety within the Facility.

**D. Storage of Personal Property After Death of Resident.** After Resident's death or termination of this Agreement as provided in Section V, Grace LifeCare may remove and store Resident's furniture and other property at the expense and risk of Resident or Resident's estate. As an alternative and in Grace LifeCare's discretion, Grace LifeCare may retain furniture and other property in the Residence at the expense and risk of Resident or Resident's estate.

## **IX. MISCELLANEOUS PROVISIONS REGARDING THE AGREEMENT**

**A. Assignment or Transfer of Agreement.** Resident may not assign or transfer this Agreement or their rights under it and no rights or benefits under this Agreement shall inure to the benefit of the Resident's heirs, legatees, assignees or personal representatives, except as to receipt of the refunds described in Section VI of this Agreement. Resident's contractual right to occupy the Residence shall exist and continue to exist during the Resident's lifetime unless terminated by the Resident or Grace LifeCare pursuant to Section V of this Agreement.

**B. Resident's Indemnity to Grace LifeCare.** Grace LifeCare shall not be liable for, and the Resident agrees to indemnify, defend and hold Grace LifeCare harmless from claims, damages or expenses, including attorney's fees and court costs, resulting from any injury or death to persons and any damages to property caused by, resulting from, attributable to or in any way connected with, the Resident's negligent or intentional act or omission.

**C. Subordination.** Resident will not be liable for any indebtedness incurred by Grace LifeCare to mortgagees. However, the Resident agrees that all their rights under this Agreement will always be subordinate and junior to the lien of all mortgages or other documents creating liens encumbering Grace LifeCare, which have been or will be executed by Grace LifeCare or either of their successors. Upon request, the Resident agrees to sign, acknowledge and deliver to such lender or lenders such further written evidence of such subordination as such lenders may require.

**D. Amendments to Agreement.** No amendment of this Agreement will be valid unless in writing, dated and signed by the Resident and an authorized representative of Grace LifeCare.

**E. Governing Law.** This Agreement will be governed, interpreted and construed according to the laws of the State of North Carolina.

**F. Severability.** The invalidity or unenforceability of any part of this Agreement will not impair or affect in any way the validity or enforceability of the rest of this Agreement.

**G. Resident Release.** Resident releases Grace LifeCare, its owners, directors, officers, and employees from all liability for any personal injury, illness or deterioration in Resident's condition which may occur while the Resident is temporarily absent from the Grace Ridge Health Care Center.

**H. Personal Effects, Valuables and Money.** Grace LifeCare shall not be responsible for any personal effects, valuables, or money left in the possession of the Resident.

**I. Compliance.** Failure by any party to this Agreement at any time to require compliance with a particular term of this Agreement, shall not be construed as a waiver of that party's right to require compliance with that or any other provision at any future time.

**J. Financial Obligations.** The execution of this Agreement will constitute an acceptance on the part of the Resident to undertake to pay all financial obligations.

**K. Execution and Effectiveness of Agreement.** The execution of this Agreement on behalf of Grace LifeCare will be by the duly authorized agent of Grace LifeCare and no officer, director, agent or employee of Grace LifeCare will have any personal liability to the Resident under this Agreement under any circumstances. This agreement will become effective upon acceptance and execution by Grace LifeCare.

**L. Entire Agreement.** This Agreement, together with the Addenda constitute the entire agreement between the parties, superseding all previous oral or written understandings, commitments or representations; and there are no other terms or conditions of the parties' agreement except those which are specifically set forth herein or in the Addenda.

In Witness Whereof, Grace LifeCare and the Resident have executed this Agreement on the dates indicated.

Grace LifeCare, Inc.

By: \_\_\_\_\_  
Executive Director

Dated: \_\_\_\_\_

\_\_\_\_\_  
Witness



Witness

Resident/Responsible Party

Dated: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State and Zip

Send bills to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_