

The first month of Your Basic Rate is due prior to your move in. A summary of all Your fees is found in Exhibit III.A.2 and includes the total amount due prior to move-in.

A. Supplemental, Additional, or Community Fees

A Supplemental or Additional fee is a fee for service, supplies, care or amenities that is in addition to those fees included in the Basic Rate.

A Supplemental fee must be at Resident option. In some cases, the law permits the Operator to charge an Additional fee without the express written approval of the Resident, as set forth in Section III.E. Any charges by the Operator for additional or supplemental fees shall be made only for services and supplies that are actually supplied to the resident.

A Community fee is a one-time fee that the Operator may charge at the time of admission. This Residence charges a one-time community fee as set forth in Exhibit I.C, payment of which is a condition of residency. The operator must clearly inform the prospective resident what the amount of the Community Fee will be as well as any terms regarding refund of the Community Fee. You may choose whether to accept the community fee as a condition of Your residency in the Residence or to reject the community fee and thereby reject residency at the Residence. The Community Fee is \$ _____ and is non-refundable.

B. Billing and Payment Terms

You will be charged from the day of Your admission up through and including the day of Your transfer or discharge from the Residence (the “Discharge Date”). If You fail to remove Your belongings and personal property from your room prior to your Discharge Date, the Operator will continue to assess the Housing Accommodation and Basic Services Fee identified in Exhibit III.A.2, on a per diem basis, until Your belongings and personal property are removed from the Residence for up to 7 days after Your Discharge Date.

If Your personal property has not been removed by You, or Your Representative within 7 days of Your Discharge Date, The Village at Mill Landing will deem your possessions abandoned and will dispose of all personal items that have not been removed from Your room.

All payments are due on the first of each month and shall be delivered to The Village at Mill Landing, 45 Mill Road, Rochester, NY 14626. Payments received after the tenth (10th) day of the month when due, plus any outstanding balance, will incur a late charge of Ten Dollars (\$10.00) per day. You and Your Legal Representative have the right to dispute and contest any charges in accordance with Section XVI below or in accordance with applicable law.

In the event the Resident, Resident’s representative, or Resident’s legal Representative is no longer able to pay for services as outlined in this Residency agreement and deemed necessary by the Resident’s physician, it is Your responsibility to inform the Administrator or designee as soon as possible.

EXHIBIT I.C: ADDITIONAL SERVICES, SUPPLIES, AMENITIES AND COMMUNITY FEES

The following services, supplies or amenities are available from the Operator directly or through arrangements with the Operator for the additional charges indicated.

Supplemental Services		
Item:	Additional Charge:	Provided By:
Medical Appt Transportation*	\$	Operator
Car Service	\$	Operator
ALR Replace PERS Pendent	\$	Operator
Dry Cleaning	As per outside provider	Outside Provider
Salon Services	As per outside provider	Outside Provider
Additional Apartment Key	\$	Operator
Additional Mailbox Key	\$	Operator
Additional Cabinet Key	\$	Operator
Cable TV (if available)	\$	Operator
Removal of abandoned personal items following move-out	\$	Operator
One-Time Pet Fee	\$	Operator
Insufficient Funds/returned Checks	\$	Operator
Long Term Care Insurance Processing	\$	Operator

*Medical Appointment Transportation charges are over and above Medicare, Medicaid and Third-Party Payment.

1) Community Fee:

This is a one-time non-refundable community fee of \$_____ per person that must be paid on or before the date of Your admission.

EXHIBIT III.A.2: RATE OR FEE SCHEDULE

For the Housing Accommodation and Basic Services Fee associated with the ALR room type selected below, You will be admitted into the Community's Adult Home/Assisted Living Residence and receive all services listed in Section I.B of this Agreement. If you are admitted into the Community's the SNALR, You will occupy the SNALR room type selected below in the Community's secured dementia unit and receive all services listed in Section I.B of this Agreement and in the SNALR Addendum, which can be found on Pages XXV-XXVI of this Agreement. For ALR or SNALR residents in need of EALR services, a daily EALR fee will be added to your Basic Service Fee.

Housing Accommodation and Basic Services Fee:

Room Type	Monthly Fee
☐ ALR Studio	\$
☐ ALR 1 Bedroom	\$
☐ ALR 2 Bedroom	\$
☐ SNALR Studio	\$
☐ SNALR Neighbor Suite	\$
☐ ALR Second Occupant Fee	\$

Housing Accommodation & Basic Services Fee \$_____

EALR Fee

☐ EALR Services	\$ _____ per day
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Recurring Supplemental or Additional Services – monthly cost (see Exhibit I.C.)

☐ Cable TV	\$ _____ per month
☐	\$ _____

Move-In Cost Summary

This month's Financial Obligation Prorated (Day's left in Move-In Month X \$ _____ . ____ /month of the Total Monthly Basic Rate)	\$ _____
Community Fee	\$ _____
One-Time Pet Fee (if applicable)	\$ _____
Total Due at Move-In	\$ _____