

Description of Levels of Care

Basic Monthly Rate – Your Basic Monthly Rate includes charges for Your Housing Accommodations & Basic Services, Personal Care Fee, and Medication Program Fee.

Housing Accommodations & Basic Services

All residents receive Basic Services in addition to their Housing Accommodations as part of their Basic Rate. Basic Services includes a minimum of 3.75 hours of personal care, including reminders (e.g., meals, showers, etc.), monitoring monthly weights, assistance with Activities of Daily Living (ADL) tasks, the development and ongoing review and revision, as necessary, of an Individualized Service Plan, Your choice of apartment, emergency call system with 24 hour response, three restaurant style meals each day, stimulating activities and social events, scheduled transportation, access to the Community's wellness program; daily bed making, weekly housekeeping and laundry service, maintenance of the apartment, common areas and grounds, snacks, supervision, case management, and all utilities except telephone services and cable TV. When a physician orders, or a resident elects to receive, medication assistance, then assistance with administering medications according to physician's orders, medication recordkeeping, medication passes, assistance with special medications and liaison with the pharmacy are included in a Resident's personal care fee (as described below)..

Personal Care Fee “Tiers”

The Personal Care Tiered Fees are determined by a comprehensive assessment by a licensed representative of the Community, in consultation with the resident's physician, prior to move-in, whenever there are significant changes in a resident's needs including assistance with ADL tasks, upon a physician's request and every 6 months thereafter. If the comprehensive assessment indicates you require services in excess of our basic personal care level, You will be placed in the appropriate Tier for your Level of Care and you will be required to pay the associated additional monthly fee as follows:

Basic Personal Care Level 0: All the services set forth above as Housing Accommodations & Basic Services.

Personal Care Level 1: up to 3.5 additional hours of care per week

Personal Care Level 2: up to 7 additional hours of care per week

Personal Care Level 3: up to 10.5 additional hours of care per week

Personal Care Level 4: up to 14 additional hours of care per week

Personal Care Level 5: up to 17.5 additional hours of care per week

Personal Care Level 6: up to 21 additional hours of care per week

EXHIBIT 5B

SCHEDULE OF RATES AND SUPPLEMENTAL ADDITIONAL SERVICES, SUPPLIES, OR AMENITIES*

Supplemental Additional Services, Supplies, or Amenities. The following services, supplies or amenities are available from the operator directly or through arrangements with the Operator for the following additional charges:

Item	Additional Charge	Provided By
<i>Food Service:</i>		
Guest Meals (including for aides and companions)	Dining Room Meals: 13 th floor lounge meals and beverages are as per posted prices	Coterie Hudson Yards
Non-Illness Related Room Service: A fee will be charged for non-illness related tray service	Fine Dining: \$25/meal Meal Delivery: \$10/meal	Coterie Hudson Yards
Catering and Special Events	Varies	Coterie Hudson Yards
<i>Wellness:</i>		
Pendant Replacement (Optional)	\$150	Coterie Hudson Yards
<i>Housekeeping & Maintenance:</i>		
Carpet Cleaning: Spot Only (beyond normal maintenance)	\$50	Coterie Hudson Yards
Carpet Cleaning: Additional Shampooing (beyond normal maintenance)	\$75	Coterie Hudson Yards
Additional housekeeping (beyond weekly housekeeping)	\$40/hr.	Coterie Hudson Yards
Personal laundry (beyond weekly laundering)	\$25/load or \$250/mo. per person	Coterie Hudson Yards
Ironing or steaming	\$20/item	Coterie Hudson Yards
Plant Maintenance	\$20/day or \$250/mo.	Coterie Hudson Yards
Litter Box Cleaning	\$20/day or \$250/mo.	Coterie Hudson Yards
Internal Move/Transfer to Another Apartment Fee: If a resident elects to move to another apartment, an internal move fee will be charged. No fee is charged if the move is required.	\$2,000	Coterie Hudson Yards
Pet Fee	\$500 one- time fee	Coterie Hudson Yards
<i>Utilities:</i>		
Local & Long Distance Telephone Service	Varies per plan chosen	Arranged by Resident with provider(s)
Cable T.V.	Varies per plan chosen	Arranged by Resident with provider
<i>Miscellaneous:</i>		
Guest Suite (one occupant) Guest Suite (two occupants)	See community for current charges	Coterie Hudson Yards
Salon and Spa	Various prices; see posting in salon	Beautician
Off-site errands or assistance with trip packing/planning	\$40/hr.	Coterie Hudson Yards

* Please note that the Operator can provide you with additional services at fees to be determined at the time the service is requested or we can help you locate someone in the residence to help you. Please note that these prices are subject to change from time to time.



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Employee Access to Your Apartment

For housekeeping, maintenance and most importantly, for response to emergency situations, select members of the Community's management and staff will retain a passkey to allow them access to all apartments. In order to ensure that appropriate personnel have access to your apartment, and to ensure your safety, the installation of additional locks, including bolts and chains, is not permitted. Please be advised that the state licensing agency regulators have the right to enter your apartment should they request to do so during an on-site visit.

Emergency Call System

Your apartment is equipped with an emergency call system, which is functional 24 hours a day, seven days a week. In addition, at the time of admission, each resident will receive a pendant to wear that is part of the emergency call system which may be worn at his/her option. The pendant will be provided at no additional charge. When the call system is activated, a member of our Resident Care team will promptly report to your apartment upon receiving the call for emergency assistance.

The emergency call system should only be used in case of true emergencies and not for routine services such as room tray pick up or escorting to and from meals and activities. If the emergency pendant is lost, you may, at your option, replace it for a charge as set forth in the attached Schedule of Supplemental fees.

Extended Leaves & Vacations

Please notify the Front Desk if you are planning to be away overnight and inform us of your expected date of return, so we know when to expect you. Please also provide us with a telephone number where you can be reached while you are away, in case of emergency.

Firearms & Weapons/Flammables & Explosives

The Operator strictly prohibits the use, threat of use, or storage of any firearms or weapons on the premises or in resident Apartments. Explosives and highly flammable materials such as kerosene, gasoline or paint stripper may not be brought into the Community, except under the direct supervision of Management.

Grievances

The Operator sees residents and family concerns as an opportunity to improve service to all of our residents. Should you wish to express a grievance at any time during your stay, you are encouraged to submit a complaint in writing to the Executive Director. The Executive Director will conduct an investigation of your grievance and will respond within 21 days of receipt of the grievance.

For the purpose of allowing residents to submit a confidential grievance or suggestion, Atria has placed a confidential locked box in the Front Lobby. Confidential grievances or suggestions received in this manner will be responded to by the facility's Executive Director or designee during the next scheduled Resident Council meeting.

At any time, the Resident may also contact the Resident Council, the New York State Department of Health or Long Term Care Ombudsman Program to obtain assistance.



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Residents may submit grievances to The New York State Department of Health by calling its toll free hotline at 1-866-893-6772, or writing to The New York State Department of Health offices at the following addresses:

New York State Department of Health – Central Office

New York State Department of Health
875 Central Avenue
Albany, NY 12206

New York City Office

90 Church Street - 14th Floor
New York, NY 10007-2919
(212) 417-5550

Residents may contact the New York State Long Term Care Ombudsman Program (NYSLTCOP) at 1-855-582-6769 to request an Ombudsman to advocate for the Resident. For more information visit the NYSLTCOP website at www.ltombudsman.ny.gov

Guest Accommodations

Overnight guests are welcome to stay in your Apartment on a short-term basis, provided that you have notified the Executive Director and have obtained prior approval.

Guest Meals

We encourage you to invite family and friends to dine with you and will be happy to accommodate them whenever possible. Prior to dining, guest meals can be paid for at the Front Desk or if you would prefer, charges can be conveniently added to your monthly bill.

Guest / Visitor Log

Visitors are welcome in the community at any time. We ask that they become accustomed with signing in at the Front Desk upon their arrival and with signing out upon leaving the Community. This Guest Log helps ensure the safety of our residents and keeps management and staff aware of who is in the building in case of an emergency or natural disaster.

Heating & Air Conditioning

In an effort to conserve energy and maximize efficiency, please do not operate the heating and air conditioning unit in your apartment with the windows open.

Laundry Services

At the Community, you have choices when it comes to laundry service. Washers and dryers are available for resident use, or, if desired, we can provide personal laundry service. Personal laundry service provided by the Community includes weekly linen change (pillow, pillowcase, blanket, bed sheets, bedspread) or as often as needed, weekly towel and washcloth changes or as often as needed, and weekly laundering of your personal washable clothing or as often as needed. Please note, the Operator is not responsible for dry cleaning or lost



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or damaged clothing or other personal articles unless loss or damage is due to the Community's negligence or intentional acts.

Noise

Our residents desire a calm, peaceful and leisurely living environment. To ensure that this environment is maintained, we request that all residents monitor the volume of their televisions and radios and maintain an appropriate noise level in common areas.

Parking

Parking spaces are adequately provided for our residents.

Payment of Monthly Rates

Monthly statements for services provided pursuant to the residency agreement will be mailed out between the 20th and 25th of every month. Payment is due by the 1st of the month. A late fee will be assessed if payment is not received by the date set forth in your Residency Agreement. A fee will be charged for any NSF (non-sufficient) checks received. You have the right to contest any charges.

For your convenience, we offer an automatic payment plan, which allows payment of monthly charges to be automatically withdrawn from your bank account. A receipt will be provided for all automatic payments. For further information regarding the automatic payment plan, see your Community Business Director.

Pets

Pets are permitted at Coterie Hudson Yards. Any resident bringing a pet to the community will be asked to prepay the required \$500 fee for pets. This fee is charged to cover the cost of any necessary repairs due to damage that may be caused by the pet. If, at the end of your stay, there is no damage to your apartment or the building, this fee will be refunded to you. However, you have the right to contest any fees assessed for damages.

Physician Communication

In order to promote your well-being, functional independence and quality of life, we will work closely with all other service representatives that are directly involved in your care.

For this reason, you must provide us with the name, address and telephone number of your local Primary Care Physician upon moving into the Community so we can contact them when necessary.

Private Pay Nurses and Companions

We realize that there will be times when our residents may need or benefit from outside intervention with the use of a private nurse or companion. Privately employed nurses or companions, contracted by the resident and/or responsible party, must abide by the rules established by the Operator. Please be advised that the Community's employees cannot be hired as private duty personnel while in our employment and for one year after being employed by the Operator.

Renter's Insurance

We share your concern for your valuable personal property and strongly suggest that you consider renter's insurance to protect you from potential losses.



Resident In & Out Log

For security reasons and to avoid unnecessary worry regarding your location, we ask that you please become accustomed to signing out in the Resident Log Book at the Front Desk when leaving the Community and with signing back in upon your return.

For your added security, the front doors are locked at 10:00 p.m. and will reopen at dawn. A security guard will be present during such timeframe to allow resident entry to the facility. Please see your Executive Director for details regarding specific hours that the doors remain locked and for additional details regarding entry into the Community during that timeframe. We ask that you help us to keep the building safe by not opening the door for strangers or for people that you do not immediately recognize.

Respect for Others

Residents, their guests, and family members, must display respect for others in the Community. Neither verbal, nor physically abusive behavior towards residents, employees, visitors and/or anyone who is present in the Community will be tolerated.

Smoking

Smoking is not permitted within your Apartment and we encourage you to please advise your guests to be respectful of this policy as well. To ensure the safety of our residents and staff, we cannot and will not tolerate deviation from this policy. The Operator will allow smoking only in designated exterior areas as permitted by applicable state or local laws, including state licensing requirements.

Solicitors

For your protection and privacy, door-to-door soliciting is not permitted at the Community.. Please notify the Front Desk immediately if you are bothered by solicitors or see them within the Community.

Tipping and Gratuities

This is your home and we welcome the opportunity to serve you. In order to ensure that all residents receive the same high quality service, the Community's employees are not permitted to accept tips or gratuities from residents, their guests, family members, legal guardians or anyone working on behalf of a resident.

Acceptance of such incentives could cause an employee to lose his or her job, making for an unnecessarily difficult and uncomfortable situation for everyone involved.

Fire Drills

Once each calendar quarter, the Community will conduct in a fire drill that residents must participate in. At least one of the fire drills conducted with residents annually must include a total evacuation of the facility.