

**SPECIAL NEEDS ASSISTED LIVING RESIDENCE
ADDENDUM TO
RESIDENCY AGREEMENT**

This is an addendum to a Residency Agreement made between Villa at Westhampton (the "Operator"), _____ (the "Resident or You"), and Such Residency Agreement is dated _____.

This addendum adds new sections and amends, if any, only sections specified in this addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this agreement. This Addendum must be attached to the Residency Agreement between the parties.

I. Special Needs Assisted Living Certification

The Operator is currently certified by the New York State Department of Health to provide Special Needs Assisted Living at Villa at Westhampton located at 68 Old Country Rd. Westhampton, NY 11977 .

II. Request for and Acceptance of Admission

You or Your Resident Representative or Legal Representative have requested that You become a Resident at this Special Needs Assisted Living Residence (the "residence") and the Operator has accepted such request.

III. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached as Exhibit SN#1 and made a part of this agreement is a written description of:

- a. Specialized Services to be provided in the Special Needs Assisted Living Residence;
- b. Staffing Levels;
- c. Staff education and training work experience, and any professional affiliations or special characteristics relevant to serving persons with specific special needs;
- d. Any environmental modifications that have been made to protect the health, safety and welfare or persons in the Residence.

IV. Addendum Agreement Authorization

We, the undersigned, have read this Addendum Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein.

Dated: _____
(Signature of Resident)

Dated: _____
(Signature of Resident's Representative)

Dated: _____
(Signature of Resident's Legal Representative)

Dated: _____
(Signature of Operator or Operator's Representative)

Exhibit SN #1

I. Specialized services to be provided in the Special Needs Assisted Living Residence include:

- a. Appropriate Activities programs
- b. Appropriate and individualized dining program
- c. Enhanced supervision
 - a. Reminders as needed and appropriate
 - b. Redirection and cueing as needed
- d. Flexible Meal times
- e. Increased Housekeeping and assistance with ADLs as needed
- f. Increased Incontinence Care as needed

II. Staffing Levels – The staffing levels in the Special Needs Assisted Living Residence will be sufficient to meet resident needs and will be determined in accordance with regulatory requirements. Staffing needs will be reevaluated as necessary.

* Villa at Westhampton provides an RN on-call 24 hours per day, 7 days per week

III. Staff Education, Training and Work Experience

- a. Registered Nurse or Licensed Practical Nurse
- b. All resident care staff will be required to complete initial orientation programs and ongoing in-service training appropriate to their responsibilities and in accordance with regulatory requirements.

IV. Environmental Modifications Made to Protect the Health, Safety and Welfare of persons in the Special Needs Assisted Living Residence:

- a. Complete alarm system on all exit doors with appropriate delayed egress
- b. Secure outdoor courtyard
- c. Private dining and activities areas
- d. Window stops to prevent elopement

Exhibit SN #2

Special Needs Assisted Living Residency Apartment Rates*

Companion Suite**	\$7,100/month
Studio Suite	\$7,800/month

Community Fee*** = Monthly Apartment Rate
(One-time charge per person at their monthly rate)

*Apartment Rates are per person and include Basic SNALR care level. Rates are subject to change with appropriate Resident notice and in accordance with regulatory requirements.

**Companion Suites are semi-private apartments shared by two residents, each of whom must pay the full apartment rate.

***Residents who transfer from an ALR or EALR apartment to a SNALR apartment are required to pay the difference between the monthly apartment rate for the SNALR apartment and the Community Fee they previously paid upon their original admission to Villa at Westhampton.

Additional fees for higher levels of personal care services may apply on an individual basis as determined by each resident's assessment. These rates and the services included with each level of care are set forth in Exhibit SN #3 and Exhibit III.A.2.

SPECIAL NEEDS TIERED FEE ARRANGEMENTS

The Villa at Westhampton uses a "Tiered" fee arrangement, in which the amount of personal care in addition to that provided in the Basic Rate depends upon the types and frequency of services provided. The services and fees for each "tier" of care are set forth below. Each resident is assessed prior to admission and an Individualized Service Plan ("ISP") is prepared. The ISP will be reviewed not less than every six months and redone not less than annually or sooner if changes in status occur. If a reassessment shows that the resident's needs have changed, a new ISP will be prepared reflecting the appropriate changes in the care plan, and the fee for service will be adjusted accordingly. Fees below are in addition to the Basic Monthly Rate. Residents will be assigned to a tier that provides all of the services they require without omitting any cost for services they may not require that are provided within that tier. Rates are subject to change with appropriate Resident notice and in accordance with regulatory requirements.

Basic SNALR Care Level

Included in Monthly Rate

Supervision on a 24-hour basis, medication management, case management, development of Individualized Service Plan, resident banking, meal attendance, nutritional oversight, housekeeping, linen service, weekly personal laundry (or as needed), dressing, bathing and personal hygiene as needed. Intermittent assistance with transferring, escort to meals and activities, continence assistance.

SNALR Care Level II*

Additional Fee \$2,520/month

Includes all services in Basic Care level plus scheduled toileting chronic unmanaged urinary or bowel incontinence, chronic transfer assist with one or more persons, ambulation and stairs assist of one or more persons, dependent on medical equipment with required assistance from medical personnel.

Insulin Management and Administration*

Additional Fee \$1,500/month

Nursing services*

Additional Fee \$50/treatment

*SNALR Care Level II includes Enhanced Assisted Living Residence (EALR) Services and is available only to EALR residents. Further, insulin management and administration services and nursing services are available only to EALR residents. Residents requiring such care must sign the Enhanced Assisted Living Residence Addendum.