



LEASING AGREEMENT

Golden Age Home is a not-for-profit corporation organized under the laws of the State of Texas with its principal place of business at Lockhart, Texas. Golden Age Home is licensed through the Texas Department of Human Services and follows regulations contained in the "Licensing Standards for Assisted Living Facilities". Assisted Living Facilities may also be referred to as Personal Care Facilities.

Terms of the Agreement

This service agreement is between, the resident or the resident's responsible party, _____ and Golden Age Home. You have agreed to purchase services in conjunction with your lease of room number _____ at Golden Age Home at 1505 S. Main Street, Lockhart, Texas 78644.

Admission Policies

Physical Examination: Each resident must have a health examination by a physician performed within thirty days prior to admission or fourteen days after admission, unless a transferring hospital or facility has a physical examination in the medical records. (with the exception of those living in the independent rooms)

General Information: Golden Age Home shall secure at the time of admission the following resident information: full name, social security number, previous residence, sex, race, marital status, date of birth, occupation, family emergency notification, physician emergency notification, and Medicare and/or Medicaid number if such numbers have been issued. Furthermore, Golden Age Home shall secure such information as required by Texas Department of Housing and Community Affairs for those applying for the reduced rate independent rooms.

Golden Age Home Responsibilities

Golden Age Home is responsible to provide the following services for twenty-four hours a day, seven days a week.

Scope of Services: Golden Age Home staff will be awake and available to meet residents' needs twenty-four hours a day, seven days a week. All residents will be issued a key to their room and a lifeline button upon admission. Resident will use the lifeline button to page staff when they are experiencing a situation which additional assistance is needed.

Accommodations

Room: Your lease provides you with a room at Golden Age Home. Each room has a room size, individual air conditioner/heater unit. Each room has a restroom with a sink and toilet. Some rooms are equipped with showering facilities. For residents in rooms without showering facilities, there is a private central bathing area on each hallway.

Utilities: All utilities, with the exception of the telephone, will be provided by the Golden Age Home. Each room is cable ready and the cable is furnished at no additional charge.

Meal Service: Three hot, well-balanced meals will be served to the resident each day at regular serving hours set by the Golden Age Home. Snacks are provided in the evening as well as during events such as parties. Resident may request food items from the kitchen in between meals.

Services

Room Care: The Golden Age Home housekeeping department will provide thorough cleaning of rooms and the changing of bed and bath linens twice weekly. The resident agrees to keep his/her room in clean and neat condition free of clutter. The resident agrees to observe all regulations of the Fire and Health Departments of the City of Lockhart, Caldwell County, and the State of Texas.

Personal Services: The Golden Age Home will provide the resident with a safe, comfortable and sanitary environment. Assistance with meals, bathing, and other personal needs will be provided as necessary but may be at an additional cost. Social activities will be provided to enhance the social and mental well-being of the resident.

Level of Care: Residents will be reassessed upon admission and then yearly thereafter and after a major health issue. Levels of Care may be adjusted on a monthly term to accommodate short-term illness where additional care is needed to help in recovery if specified by a physician, facility or resident/responsible party.

Medication Assistance: Medication management is a service offered by Golden Age Home Assisted Living upon request at an additional fee. Medication Management is defined as the ordering of medication, consulting resident's doctor about changes, working with pharmacy on deliveries, storing meds, reminding resident to take meds at appropriate time, and destroying expired or discontinued medication. Staff members will remind residents that it is time to take their medications. Staff members can assist residents in reading labels and opening containers.

Golden Age Home Policies

Payment: Upon admission, which begins at the time of move-in of furnishings and/or the resident, payment for the first thirty days is due. The next month's payment will be prorated, covering the period from the thirtieth day through the end of the month. Payment will be made at the first of each month for the entire month based upon the agreed monthly rate plus the level of care rate.

Late Payment Fee: Payment is due on the first of each month unless other arrangements have been made with the billing department. A late fee of \$5 per day will be issued after the fifth day of the month.

Rate Change Notification: Golden Age Home may increase or decrease its daily resident fee by action of the Board of Directors. Thirty days' notice will be given before any rate change takes effect.

Rate Refund: Upon discharge or death, the Golden Age Home will refund the resident or the resident's estate any portion of unused payment prorated according to the number of days remaining in that particular month. Golden Age Home requires that seven days' notice be given by the resident before voluntary discharge from the facility.

Discharge: Golden Age Home reserves the right, by action of the Executive Director, to discharge any resident for just and sufficient cause in accordance with the rules and regulations present in the Texas Department of Human Services' "Licensing Standards for Personal Care Facilities".

Debt: If the resident is not able to meet his/her financial obligations to the facility, Golden Age Home reserves the right to discharge the resident and seek payment from both the resident and the resident's responsible party for the debt owed. If, after a resident's death, payment of an amount owed to Golden Age Home is not rendered by the due date under the terms of this Lease Agreement, Golden Age Home reserves the right to pursue a claim against the resident's estate and/or the resident's responsible party for payment of the debt.

Resident's Rights: Golden Age Home is considered the home of the resident. The resident's rights as an individual will be protected by Golden Age Home Inc. as well as its staff. Each resident is expected to honor the rights of others living in the facility.

Golden Age Home Representative

Resident or Resident's Representative

Date