

CONTINUING CARE RETIREMENT COMMUNITIES (CCRC)

Types of Continuing Care Retirement Communities:

Type A (life-care contracts): a resident's monthly service fee remains at a fixed rate over their lifetime, even as their acuity and level of care increases. The fixed rate does not include inflation increases and ancillary expenses, such as additional meals, extra housekeeping and barber/beauty shop services.

Type B (modified contracts): a resident's monthly service fee will increase as acuity and level of care provided increase. Though the monthly fees increase, higher acuity care is still typically provided at a lower than market rate.

Type C (fee-for-service contracts): residents pay market rate for health care services provided.

Common Resident Buy-in Model Options:

90% refund, with higher entrance fee

60% refund, with lower entrance fee

Endowment: lower entrance fee that fully amortizes with no residual due to resident at move out

**CCRC's typically have a window of time to refund the entrance fee, once the resident moves out. This window usually ranges from 2 - 5 years.*