



Welcome to
STONE TERRACE

STONE TERRACE...THE PLACE YOU WILL BE PROUD TO CALL HOME.



Excellence Delivered

www.bdch.com
920-887-6693



Stone
Terrace

COME HOME TO STONE TERRACE

Welcome to Stone Terrace, the best choice in retirement living. We are the place where active, retired people can enjoy a carefree, independent lifestyle, free from the burdens of home ownership. We are a registered Residential Care Apartment Complex, and offer additional individual personal services that you can purchase as your needs necessitate.

RELAX IN THE COMFORT AND SECURITY OF YOUR OWN HOME

Choose from a 1 or 2 bedroom apartment, and bring your personal belongings to make it your comfortable new home. We provide major appliances, making the move much easier. Our friendly community of 30 apartments is the perfect setting for privacy or socializing with neighbors, and offers security and maintenance support. We've provided for your peace of mind with a 24-hour emergency response system in all apartments, sprinkler system and fire alarms. If you wish, you can participate in a wide variety of programs and activities, such as card playing, Bingo, billiards, chair exercising, shopping trips.

THE STONE TERRACE LIFESTYLE IS A CONVENIENT LIFESTYLE

Our campus provides the unique physical connection to Beaver Dam Community Hospitals and doctors offices. We offer optional daily dinner; you pay only for the meals you choose. Stone Terrace will always be a place you'll be glad to come home to.

FREEDOM IS SO AFFORDABLE

At Stone Terrace you'll be free to live your own life because we'll take care of the chores. And the cost is less than you might think. You'll save on all the "hidden costs" of owning a house: utilities, lawn mowing, snow removal, painting, repairs and more. If you're living on a fixed income, Stone Terrace will give you the advantage of a predictable monthly expense so you can make your financial plans well in advance. The monthly fee includes cable TV, most utilities, monthly housekeeping and inside heated parking or local taxi. Add it all up, and see why Stone Terrace is the best value in retirement living.

PEOPLE MAKE STONE TERRACE SPECIAL

When you meet the staff and your neighbors at Stone Terrace, you'll discover that making new friends is easier than you could imagine.

Stone Terrace...the place you will be proud to call home.

AT STONE TERRACE YOUR MONTHLY SERVICE CHARGE INCLUDES:

- Newly renovated apartment unit with stainless steel appliances
- Conveniently located storage area
- 24 hour emergency response system in apartments and building
- Indoor heated garage parking for your vehicle, with opener, or limited local taxi trips provided
- Basic Expanded Cable TV service
- All utilities, including:
 - Lights
 - Individually room-controlled electric heat
 - Air conditioning unit (2 units in 2 Bedroom Deluxe)
 - Water, sewer and central hot water system
- FREE Laundry Facilities located on each floor
- Monthly apartment cleaning
- Elevator to all levels
- Smoke-free and pet-free environment
- Smoke detection and sprinkler systems
- Building security
- Spacious lobby and lounges
- Furnished Library with computer and guest Wi-Fi
- Community activity and game rooms
- Trash disposal on each floor
- Mail service, including sale of postage stamps and greeting cards
- Emergency delivery of grocery staples
- Wide range of social and recreational activities
- Professional staff
- Landscaped grounds and gardens
- Screened-in outdoor areas, including Gazebo and Porch
- Building, grounds and apartment maintenance
- Available at additional cost:
 - Dinner is offered daily, billed on your monthly statement
 - Guest meals (extra \$1.00)
 - Guest lodging for overnight visitors, by reservation
 - Personal service (Homemaker/Bath Aide through BDCH Home Care)
 - Additional Housekeeping and Maintenance service on request



STONE TERRACE DINING

We offer you the unique opportunity to eat dinner right here at Stone Terrace. You don't have to worry about the weather, driving your car, or making a long walk to get a healthy, balanced meal.

Every evening, at 5 p.m., we offer the very popular family-style serving at your table, with one entrée offered and many delicious accompaniments. To join us, simply sign-up by 9:30 each day (you can call to make a reservation). For your convenience and flexibility, we do allow late cancellations.

The affordable cost of each meal will be added to your monthly billing statement. Guest meals and tray service delivery (due to illness) are available by request for an additional charge of \$1.00. Children under 7 years old are served free of charge. Special meals, such as monthly Dinner Party, may be slightly higher. Another option is to dine at the Hospital Cafeteria, conveniently connected by an internal walkway (cash is required).

The first 2 evening meals are compliments of Stone Terrace.



You can relax after your hectic moving schedule, experience our unique dining options, and also meet your new neighbors.

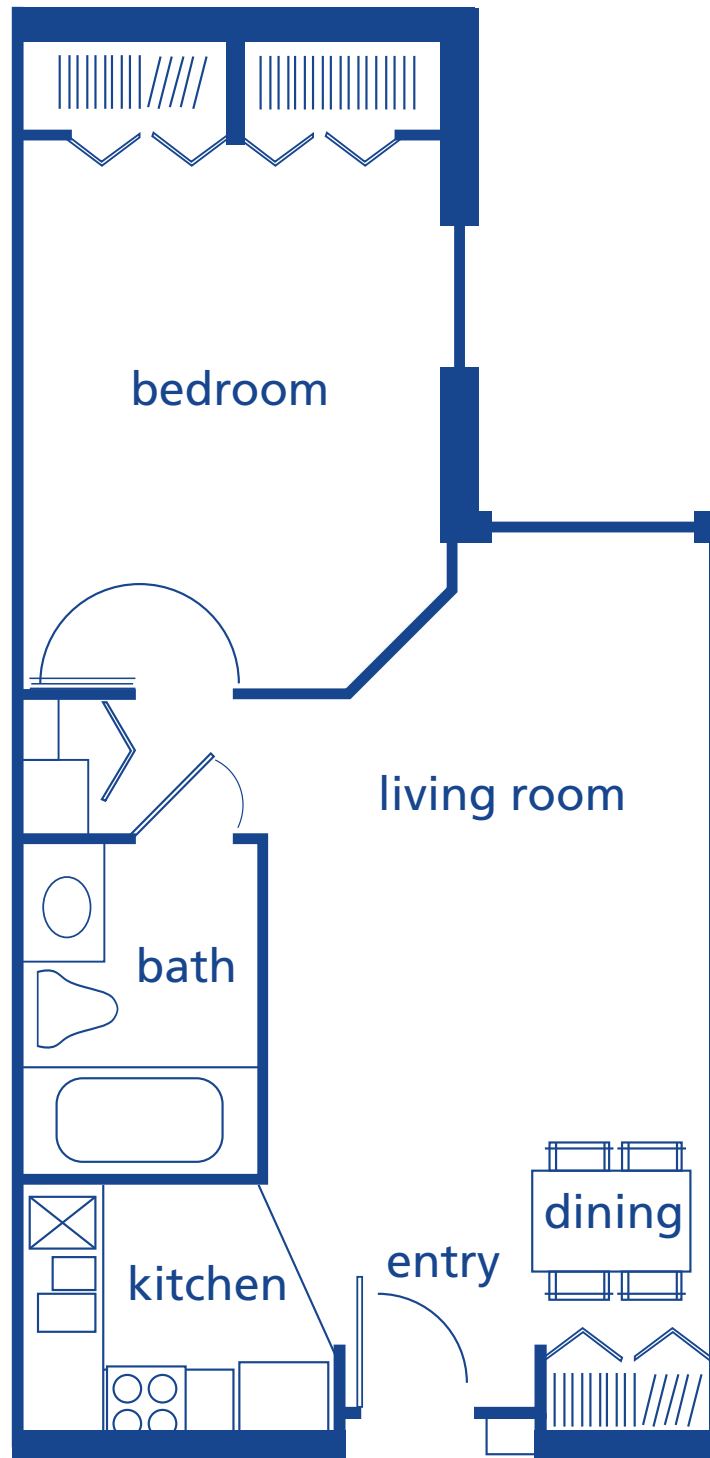
STONE TERRACE RESIDENTIAL CARE APARTMENT COMPLEX RATES

APARTMENT STYLE	APPROX. SQ. FEET	MONTHLY SERVICE FEE
1 Bedroom Classic	550	\$ 995
1 Bedroom Deluxe	650	\$1120
2 Bedroom Classic	800	\$1330
2 Bedroom Deluxe	900	\$1445
3 Bedroom Suite	1200	\$1505

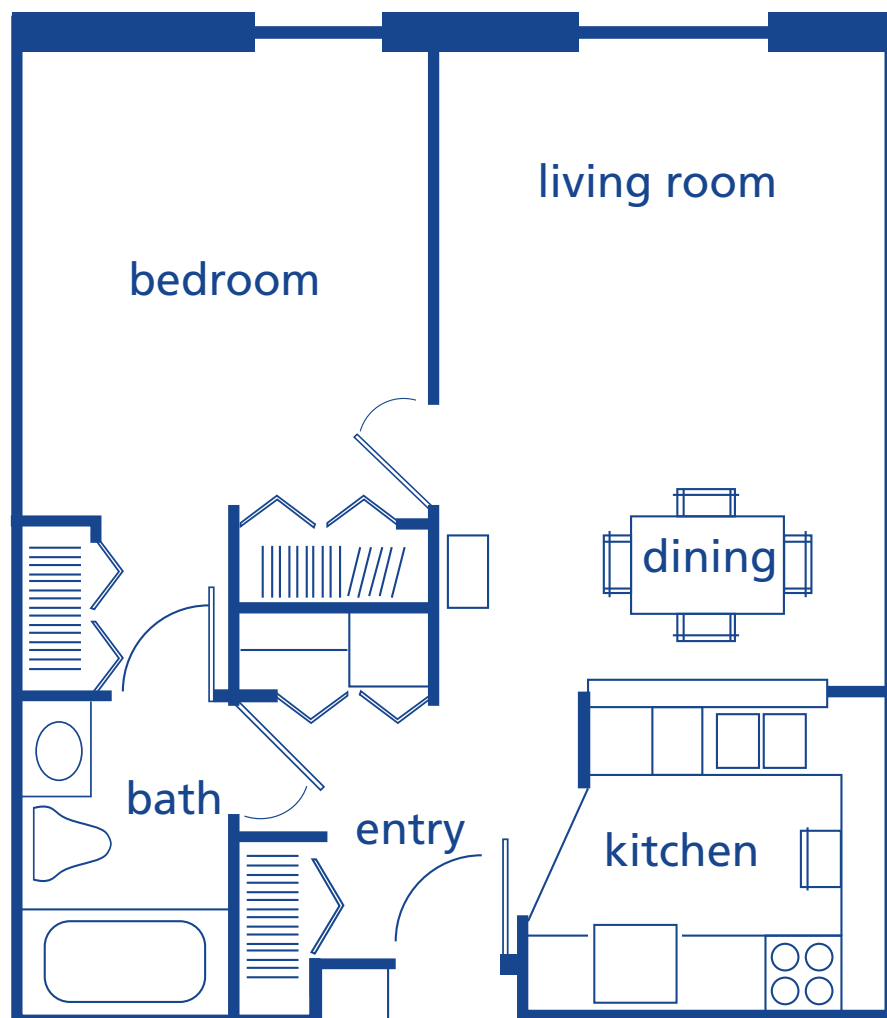
All rates are reviewed annually and are subject to change, with a 60 day notice given.

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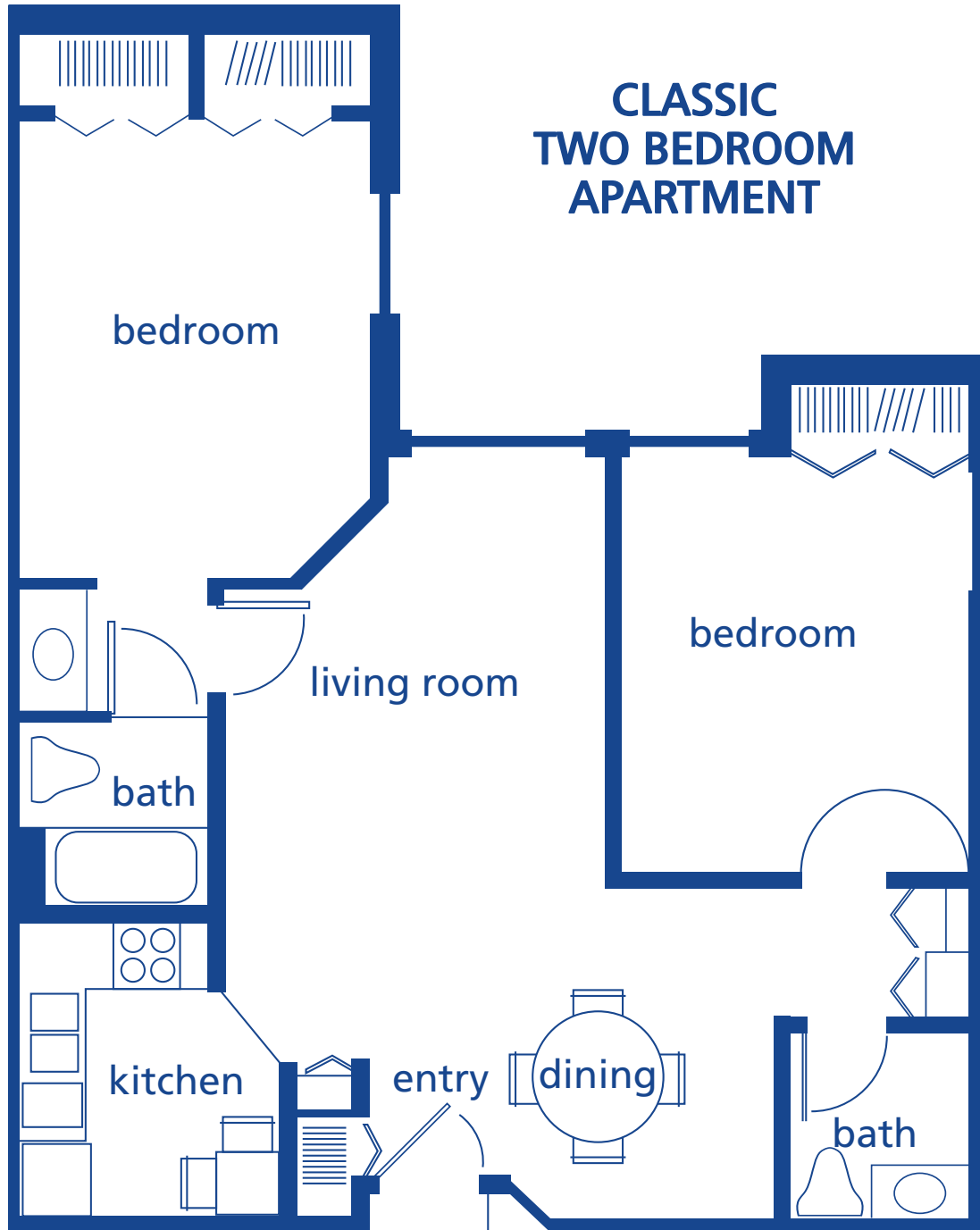
CLASSIC ONE BEDROOM APARTMENT



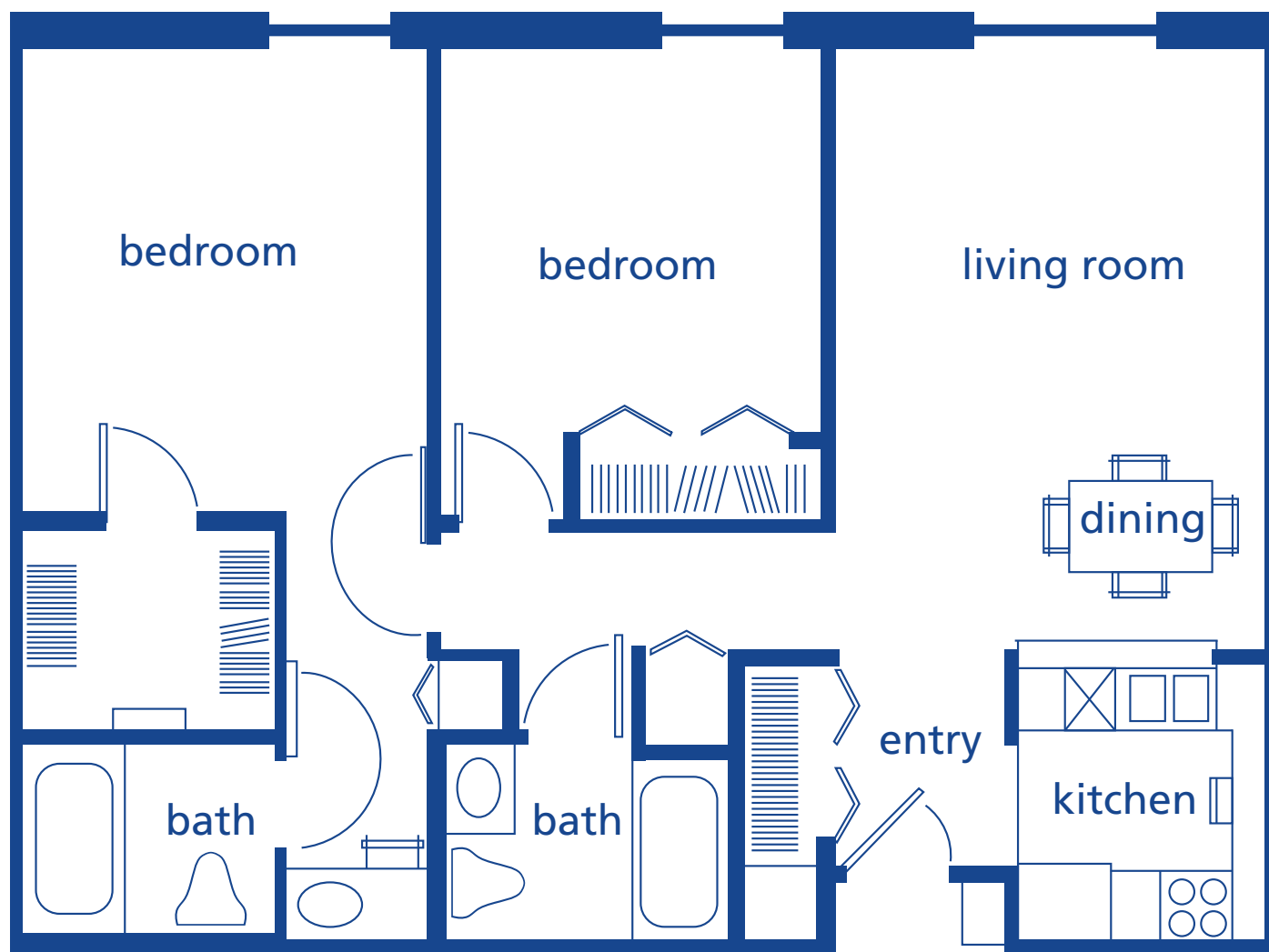
DELUXE ONE BEDROOM APARTMENT



**CLASSIC
TWO BEDROOM
APARTMENT**



DELUXE TWO BEDROOM APARTMENT





Stone Terrace

www.bdch.com
920-887-6693
819 S. University Ave.
Beaver Dam, WI 53916

ACKNOWLEDGMENT OF WAITING LIST STATUS

This agreement made this _____ day of _____, 20_____, between _____ (the Applicant), and Beaver Dam Community Hospital (the Owner) is to acknowledge the acceptance of waiting list status at Stone Terrace. In consideration of applicant's request for a position on the waiting list, the owner and applicant agree as follows:

WAITING LIST PROCESSING FEE

A processing fee of \$250 is due and payable to Stone Terrace at the time this acknowledgment is signed by applicant. **If the applicant for some reason does not take possession of an apartment, the processing fee is forfeited.** You may request a refund if applicant makes a permanent move to another BDCH facility or in case of death. At the time an offer to occupy an apartment is accepted by the applicant, the processing fee is applied to the reservation deposit and refunded after applicant vacates Stone Terrace.

WAITING LIST STATUS

The applicant will be assigned a position on the waiting list based on the date payment and this acknowledgment is received. When an apartment becomes available, current tenants and appropriate facility residents will be offered the apartment. If there is no interest, the applicant at the top of the waiting list will receive an offer to occupy the apartment. The applicant will have two business days to accept or decline the offer.

If the apartment is accepted, the applicant will have five days from the date of verbal confirmation to sign and return the Occupancy Agreement and pay the reservation deposit (\$750.00 in addition to the \$250.00 waiting list fee). At the time an applicant accepts an offer to occupy, she/he will be responsible for updating the data reported in the original application for residency. A Comprehensive Assessment and a Health Physical including a TB Test must be completed within 30 days of acceptance. The applicant has 45 days from the date of signing the Occupancy Agreement to take financial responsibility and begin paying the monthly service charge (rent). The resident is thereafter governed by the terms and conditions of the Occupancy Agreement. Pets are not accepted and smoking and firearms are not allowed on BDCH premises.

If the applicant declines the first offer to occupy an apartment, the applicant is allowed to maintain their position on the waiting list. If the applicant declines a second offer to occupy an apartment, the applicant's name will be placed at the bottom of the waiting list.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first written above.

Resident(s): _____ / _____

For Owner, Stone Terrace Rep: _____