

Welcome To: Northtown Village

Good Samaritan Northtown Village is a quality seniors' retirement community offering independent living with the advantages of Life Lease tenancy.

A variety of floor plans are available, ranging in size from 786 square feet to over 1,200 square feet. There are units with 1, 2 or 3 bedrooms and various kitchen configurations depending on the size of the suite. Some units also have attached garages.

Good Samaritan Northtown Village is conveniently located in a residential neighbourhood, adjacent to health services and just minutes from the Wetaskiwin Shopping Centre, restaurants, banks and theatre.

4710 Northmount Drive
Wetaskiwin, AB
T9A 3P6
780.352.6671



Highlights

- Specially designed 1, 2, and 3 bedroom units, some with attached garages
- Unit sizes ranging from 786 square feet up to 1,257 square feet
- Large kitchens with oak cabinets
- Large, spacious bedrooms
- Fully landscaped
- Non-smoking community
- Experienced administrative and maintenance staff
- Fully managed by The Good Samaritan Society

All Plans Feature

Wheelchair Friendly Design

- Rooms, appliances, doors and windows are accessible by wheelchair or walker
- No steps or stairs inside the units and on the landscaped property
- Electrical outlets located at the same height as light switches to reduce the need for bending

In-Floor Heating

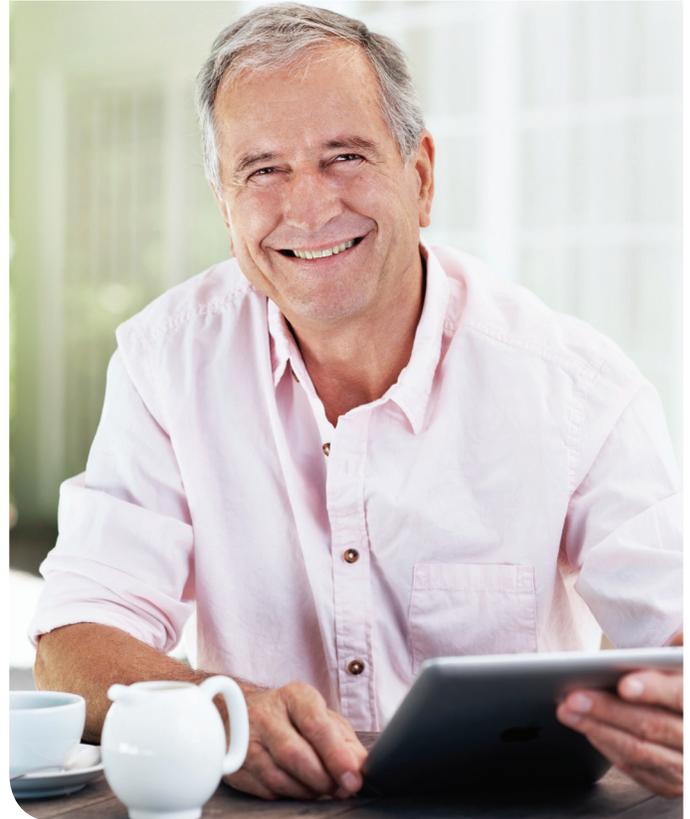
- Put an end to cold feet and drafty corners while providing the utmost comfort
- Reduces movement of dust, pollen or other allergens that could aggravate respiratory conditions
- The system is quiet, invisible, and clean
- No hot surfaces to burn skin or fabric
- Separate heating zones

Ventilation

- Controlled air exchange can be turned on to circulate air in the unit
- Provisions for easy addition of air conditioning equipment (at tenant's expense)

Emergency Response System

- Good Samaritan TeleCare® available upon request
- 24 hour emergency response
- Monthly fees apply



Northtown Village Life Lease

The Life Lease model offers a form of housing that provides assured tenure, a hedge against inflation, security, comfort, and freedom at a reasonable cost.

Key Benefits

Value

- Not-for-profit ownership and operation means affordable monthly fees
- Maintenance free

Details

The program requires tenants to make a one-time financial contribution (the entrance fee) that is the value of the Life Lease unit. In return for the entrance fee, the tenant is granted a lifetime lease. The entrance fee is refundable upon termination of the lease.

Life Lease tenants also pay a monthly fee to cover the share of the operating costs attributed to their unit. Both the entrance fee and monthly



Ease of Estate and Financial Planning

- The entrance fee is refunded to the tenant or estate, once the lease is terminated
- The Good Samaritan Society is responsible for re-leasing the suites

fee amount are assigned to each suite based on size, location, and features.

The entrance fee is refunded within 90 days of the exit report being completed.

An administration fee of up to 8% will be deducted from the entrance fee refund to cover administration and re-leasing costs. Unpaid monthly fees and damages may also be deducted from the refund, if applicable.

Common Questions

Is a Life Lease building different from other buildings?

The style, construction, look and feel of the building is similar to many duplexes.

Will I receive interest on my entrance fee?

No. The benefit to Life Lease tenants is realized in a lower monthly fee, when compared to a full rental with no entrance fee.

How can I get my entrance fee refunded?

Life Leases may be terminated with 90 days' notice.

What happens to my entrance fee in the event of my death?

Your entrance fee would be refunded to your estate.

Will any deductions be made from the entrance fee refund?

An administration fee of up to 8% is deducted from the entrance fee refund to cover administration and re-leasing costs. Unpaid monthly fees and damages may also be deducted from the refund, if applicable.

Am I responsible for finding someone else to move into my suite?

No. The Good Samaritan Society is responsible for re-leasing units.

What security is provided for my entrance fee and lease?

Life Lease tenants can place a caveat on the title of the unit.

What happens if there is more than one vacancy and my entrance fee cannot be refunded immediately from the entrance fee refund account?

In that case the refund could be held up until the unit is re-leased or for 12 months, whichever is sooner.

How much will I have to pay in monthly fees?

Your monthly fees + property taxes will depend on the size of unit you select. Monthly fees are used to pay operating costs attributed to your unit, including power, water and sewer, heat, management fees, maintenance reserve, etc. You are responsible for paying your own insurance, cable television, power, water and telephone costs.



Common Questions cont...

Do I need to have insurance?

Tenants are required to have a tenant's policy that covers their own contents and includes a public liability clause. The Good Samaritan Society insures the building.

Is Life Lease operated on a not-for-profit basis?

Yes. Only actual operating and administration costs will be charged to Life Lease tenants. A modest management fee is included in the operating costs. There is no profit line, investment component or shareholders fees.

Is it possible for my monthly fees to change over time?

Yes. Operating costs in the Life Lease can fluctuate just the same as they can in a privately owned home, rental home, or condominium. Operating costs and services provided will be reviewed annually, and adjusted up or down depending on changes in costs. If fees are overcharged then the overpayment is refunded. If fees are undercharged the amount will be due, usually within 60 to 90 days of year-end.

Can I customize my Life Lease home?

Tenants who need to make changes to their suites may do so after they take occupancy, subject to the manager's approval. Costs for changes must be borne entirely by the tenant and are not added to the Refundable Entrance Fee. Depending on the nature of the changes the suite may need to be returned to its original state upon termination of the lease.

