**Christian Senior Citizens Homes Society of Northern Alberta**

 **LIFE LEASE RENT REDUCTION PROGRAM**

CSCHSNA (the ‘Society’) is pleased to offer flexibility in how residents cover the monthly costs of their tenancy.

1. **Components of Rent:** Monthly rents are established for each suite, based on the following elements:
	1. Exclusive right to occupy the assigned Unit
	2. Rent
	3. Utilities: Heat, Power, Water, Waste
	4. Appliances
	5. Maintenance
	6. Tenant Insurance ($2mil liability, $25,000 contents limit)
	7. Building Insurance
	8. Staffing
	9. Security
	10. Property Taxes
	11. Basic Cable TV
	12. Communal Programs & Services
	13. Access to Common Areas
	14. Landscaping & Snow Removal
	15. Management & Operating costs

*What is not included?*

1. Phone
2. Internet
3. Underground Parking
4. Private Services (ie. Housekeeping, Laundry, Kitchen/Meals, etc.)
5. Unit Ownership
6. **Definition of the CSCHSNA Life Lease:** Residents put down a lump sum commitment, ranging up to $400,000. The monthly rent on their Unit is reduced by a monthly allowance calculated on the amount of the commitment. The allowance as of January 1, 2020 for the purposes of calculating the rent reduction is 3.00%.

**LIFE LEASE AGREEMENT**

1. The Society’s Life Lease Agreement is a financial arrangement. All Residents, regardless of how they are covering their monthly costs, sign the same lease document for the lease of their Unit. Only Residents who wish to participate by making a commitment using their own resources will also sign a Life Lease Agreement.
2. Benefits of the Life Lease Agreement option:
	1. Lower monthly costs for the Participant based on the amount of their commitment.
	2. As this is a ‘fixed value option’, funds committed by Participants are not affected by fluctuations caused by changing conditions in the investment market.
3. Monthly Rental Rates are reviewed annually. If there is a change to the Monthly Rental rates, the Participant will be given 90 days’ notice for any changes to the Monthly Rental Rate.
4. The Christian Senior Citizens Homes Society of Northern Alberta reserves the right to cancel any Life Lease Agreement upon 30 days Notice to the Participant. In the case of such a cancellation by the Society, funds will be returned to the Participant with no deduction as referred to in Paragraph 7 below.
5. The rental Allowance based on the Participant’s commitment will be reviewed annually. The Participant will be given 90 days’ written notice for any changes in the rental Allowance.
6. Participants may terminate their Life Lease Agreement at any time, by providing the Society with written notice. Funds will be returned to the Participant, subject to Paragraph 7 below, within 90 days of receipt of such notice.
7. Upon termination of the Life Lease, 95% of the initial commitment is returned to the Participant, or in the event that the Participant is deceased, to their Estate.
8. Should the Participant wish to simply terminate their Life Lease Agreement and yet to continue living at Emmanuel Home, the full monthly rent as per the standard Lease Agreement for each Unit, would be due each month starting with the month in which the funds are returned to the Participant.
9. Each Participant is encouraged to obtain independent advice regarding this Life Lease Agreement. This advice may include legal advice, accounting advice, financial advice, or any advice considered necessary to make an informed decision. Your initials here \_\_\_\_\_\_\_\_ confirm that you have obtained such advice.
10. Your signature below confirms your understanding of this Agreement and your agreement that you have entered into the Life Lease Agreement of your own free will, with no undue influence from the Society, employees of the Society, or any other person associated with the Society or Emmanuel Home.
11. The specific Unit, Allowance, Rent, and Net Rent details are set out in the attached Appendix ‘A’.
12. The Society is to provide a Promissory Note as evidence for receipt of the commitment, as per the attached Appendix ‘B’.

Signed at Edmonton, Alberta this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Witness Resident:

 (Print Name)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Witness Resident:

 (Print Name)

**EXAMPLES (Based on a 3.0% allowance):**

|  |  |  |
| --- | --- | --- |
| **Suite** | **Monthly Rent****(No Life Lease)** | **NEW Monthly Cost (rounded to nearest $5)** |
| **$50,000****investment** | **$200,000****investment** | **$350,000****investment** |
| **Centre Wing:*** **1 Bdrm: 700 sq ft**
* **1 Bdrm: 755 sq ft**
 | **$ 1400****$ 1495** | **$ 1275****$ 1370** | **$ 900****$ 995** | **$ 525****$ 620** |
| **East Wing*** **1 Bdrm: 695 sq ft**
* **1 Bdrm with den: 831 sq ft**
* **2 Bdrm/1 bath: 971 sq ft**
* **2 Bdrm/2 bath: 1231 sq ft**
 | **$ 1610****$ 1660****$ 1820****$ 2305** | **$ 1485****$ 1535****$ 1695** **$ 2180** | **$ 1110****$ 1160****$ 1320****$ 1805** | **$ 735****$ 785****$ 945****$ 1430** |
| **North Wing*** **1 Bdrm: 800 sq ft**
* **2 Bdrm: 1125 sq ft**
 | **$ 2100****$ 2800** | **$ 1975****$ 2675** | **$ 1600****$ 2300** | **$ 1225****$ 1925** |