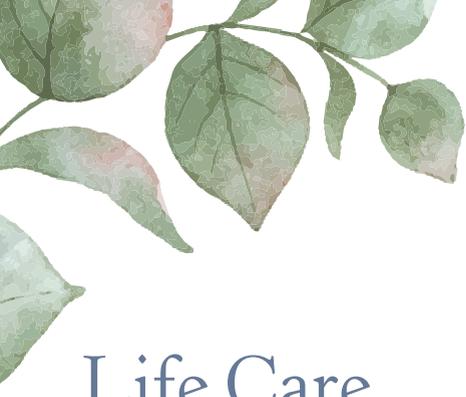




THE FACTS ABOUT
Life Care





Life Care

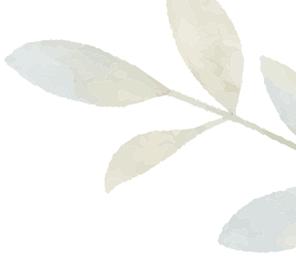
at The Woodlands at Furman is part of today's most innovative approach to retirement living. By choosing Life Care at The Woodlands, you achieve real financial protection through set monthly expenses for the rest of your life, with guaranteed priority access to a full continuum of care. This brochure explains the important benefits of Life Care, how it can work with your long-term care insurance policy, and why it empowers you to pursue a more fulfilling lifestyle.

What is Life Care?

Life Care is a relatively simple concept. Through the payment of a one-time, upfront entrance fee and a monthly service fee, residents are guaranteed priority access to on-site Assisted Living, Memory Support or Skilled Nursing, if they ever need such care. Access to these health care services is guaranteed for life, for as long as you need them, as long as you're a resident at The Woodlands, and is offered at a discounted rate.

One of the most important aspects of this contract is that your monthly service fee will remain relatively unchanged, even if you need to access the community's health care services. In such an instance, your monthly service fee converts to the monthly service fee for a two-bedroom, two-bath mid-range Independent Living residence plus the cost of two meals daily. As a result, you're free to plan and live your life without concern about the rising costs of health care. With Life Care at The Woodlands, if you ever need health care, you know where you'll get it, who will provide it, and what it will cost.





What is an entrance fee?

Your entrance fee at The Woodlands is a one-time payment based on the size of the residence you choose.

What is the monthly service fee?

The Independent Living monthly service fee is a comprehensive charge that varies depending upon the size of your residence and the number of occupants (a second person pays a significantly lower second-person monthly fee). The monthly service fee covers a variety of services, including your meal plan, interior and exterior maintenance, all utilities (except telephone), housekeeping, scheduled transportation, concierge services, fitness center, activities and events, and more, as well as the Life Care benefits, if health care services are ever needed.

What if I run out of money?

The Woodlands is a nonprofit organization. Therefore, if you outlive your resources for reasons outside your control, you're still entitled to guaranteed priority access to on-site health care, and a discount on fees associated with higher levels of care.

Are there tax benefits associated with Life Care at The Woodlands?

Several IRS rulings have established that a portion of a Life Care community entrance fee and monthly service fees are deductible as a medical expense. As always, you should discuss your individual tax situation with your personal tax advisor.





How can Life Care and long-term care insurance work together?

If you have a long-term care insurance policy, you may be eligible to receive benefits from that policy if you need Assisted Living, Memory Support or Skilled Nursing. In all likelihood, your policy will work hand in hand with Life Care and pay earned benefits directly to you. As with all insurance issues, you should consult with your insurance carrier or agent for specific answers regarding your individual policy.



The key benefits that make Life Care at The Woodlands at Furman so valuable.

- Guaranteed lifetime priority access, at a discount, to on-site Assisted Living, Memory Support and Skilled Nursing, once you've been approved for Life Care and have paid the entrance fee
- Predictable monthly service fee, giving you protection from concern about increasing future out-of-pocket costs of care
- The potential for substantial tax benefits

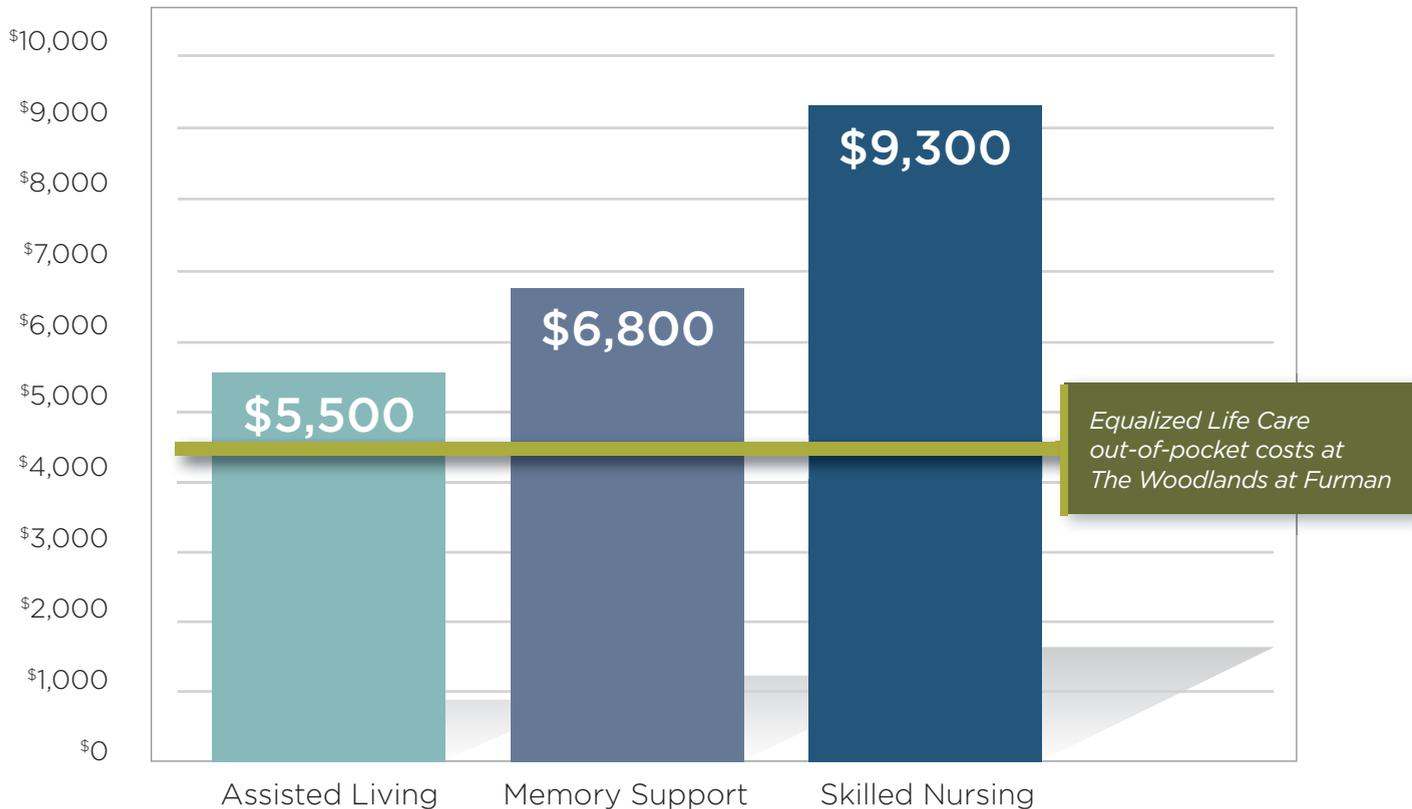




Life Care vs. Fee-for-Service

Compare the out-of-pocket costs of a Life Care plan versus a fee-for-service senior living community. With The Woodlands' Life Care plan, your costs are equalized if you move to higher levels of Assisted Living, Memory Support or Skilled Nursing.

Monthly Service Fee Comparison*



*Based on the 2020 average monthly service fees of four area retirement communities.





THE Woodlands AT FURMAN

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The Woodlands at Furman is the Upstate's only locally owned, not-for-profit Life Care retirement community.

