



OPUS NEWTON PRIORITY PROGRAM ENROLLMENT DISCLOSURE STATEMENT (As of November 1, 2021)

Thank you for your interest in the **Opus Newton Priority Program!** By choosing to make a \$500 fully refundable deposit now, you are offered the opportunity to reserve a residence in **Opus Newton** on a priority basis at a later date by making an additional reservation deposit. The development of **Opus Newton** is just beginning. When completed, it will offer a whole new kind of community for older adults, age 62 and better, within the financial reach of those “in the financial middle” to live a full life of connection and purpose in a dynamic, supportive environment.

Opus Newton is an innovative approach to senior living based on the concept of a continuing care retirement community. We are pleased to provide you this disclosure statement in advance of your enrollment in the Opus Newton Priority Program as required by M.G.L. chapter 93, §76.

Who is Opus Newton?

Opus Newton is a concept of 2Life Communities Inc. (“2Life”), a Massachusetts charitable corporation whose offices are located at 30 Wallingford Road, Brighton, MA 02135. 2Life’s **Opus Newton** representatives can be reached at 617-718-5672. At this early stage, the development of **Opus Newton** is carried out by 2Life Holdings LLC, a Massachusetts limited liability company whose sole controlling member is 2Life. You can learn more about 2Life, including the current leadership and view the list of the Board of Directors of 2Life on our website here: <https://www.2lifecommunities.org/about-us>.

2Life is designated as a non-profit corporation exempt from taxation under Section 501(c)(3) of the Internal Revenue Code. As development of **Opus Newton** proceeds, 2Life will create a new Massachusetts charitable, Section 501(c)(3) corporation to own and operate **Opus Newton** and serve as the provider. Until that time, 2Life will be responsible for administering the **Opus Newton** Priority Program. The financial and contract obligations of **Opus Newton** will become the responsibility of the new provider when it receives Section 501(c)(3) designation from the Internal Revenue Service.

Our Experience in Housing for Older Adults

2Life was founded in 1965. Over nearly sixty years, 2Life sponsored, and now owns and manages 1,378 apartments for residents ages 62 and older at five campuses in Boston, Brookline, Newton, Framingham, and Shirley. 2Life is actively developing another 428 apartments for older adults at its campuses in Boston and Newton, and in Lynn and Waltham. The apartments primarily serve low- and moderate-income older adults. 2Life welcomes seniors from all backgrounds and enables aging in communities of engagement, connection, and purpose by providing high-quality housing that is broadly affordable, continually evolving support services to meet the needs of our diverse residents as they age, building connections and community within our walls and in our surrounding neighborhoods, and promoting aging in community as a first choice.

What is Opus Newton?

Opus Newton will be built in a wooded area located at Winchester and Nahanton Streets in Newton, sharing a campus with the Leventhal Sidman Jewish Community Center of Greater Boston and 2Life's Coleman House rental community. The site of **Opus Newton** is under a purchase and sale contract, and the project has received all its zoning and land use approvals from the City of Newton. When completed, **Opus Newton** will have 174 one-and two-bedroom apartments as well as extensive common area amenities and an enclosed parking garage. The completion date is not known as of the date of this disclosure. Construction is contingent on commitments of financing and the later payment of deposits by prospective residents seeking to obtain a specific apartment in the property. Once operational, **Opus Newton** will offer on-site care navigation for residents needing supportive services. It is expected that additional services will be arranged by care advocates for those residents desiring long term supports on a fee for service basis, with the services supplied by care partners.

As of the date of this disclosure, the anticipated sources and uses of the project funds to be used in the purchase or construction of the community have not been finalized. Construction of the community has not yet begun. 2Life Holdings LLC has not commenced financial operations and certified financial statements are not available.

Opus Newton Priority Program

The **Opus Newton Priority Program** allows you to express your early interest in living at **Opus Newton**. Your \$500 deposit is fully refundable to you at any time and will be returned to you in full in the unlikely event that **Opus Newton** is not carried out. The \$500 deposit secures for you the opportunity to reserve a residence in **Opus Newton** on a priority basis at a later date by making an additional reservation deposit. The \$500 deposit will be credited to your reservation deposit if you choose to move forward. The amount of the reservation deposit is not known at this time.

The **Opus Newton** provider will make available additional and more comprehensive disclosures at the time of the reservation deposit, which are not available at this early stage of this development timeline.



PRIORITY PROGRAM MEMBER ENROLLMENT AGREEMENT

We and the undersigned ("You") acknowledge that You have made a FULLY REFUNDABLE deposit of Five Hundred Dollars (\$500.00 USD) (the "Priority Deposit") in exchange for which We have enrolled You in the Priority Program, Your enrollment in the Priority Program (the "Enrollment") grants You the opportunity to reserve a residence available for selection before other potential residents who enroll in the Priority Program after You. If You reserve a residence, You will be required to pay a second deposit amount in accordance with the Opus Newton Reservation Agreement and Residency Agreement, the "Reservation Deposit". Both documents are forthcoming and will be filed with the Massachusetts Executive Office of Elder Affairs and will be available to review.

You agree that the purpose of this Enrollment is only to give You priority in the reservation of an available residence. It is not a reservation of a unit, and it does not guarantee the availability of a specific residence or your admission to residency at Opus Newton. You may cancel Your Enrollment at any time. Upon Your cancellation, Opus Newton will return to you at the address below Your full \$500.00 Priority Deposit.

All deposits will be held in a federally insured bank. You may obtain a full refund of the deposit AT ANY TIME. If a refund is requested, however, you will forfeit your Priority Number.

We acknowledge receipt of and have read the Disclosure Statement attached to this Enrollment Agreement, the contents of which are incorporated in the Enrollment Agreement by reference. We agree to the terms of enrollment as described above.