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Press Release

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Life Services Retirement Community (LSRC) vs. Continuing Care Retirement Community (CCRC). Which community fits your needs?

Denver, Colorado - April 28, 2011 - Navigating the ever-changing options in senior living can be exhausting. We all want the ability to live in a community surrounded by friends and the finer comforts of home. We all want an opportunity to live our life as independently as possible and to have choice and control over all the aspects of our life as we age.

So which type of retirement community gives you the most of what you are looking for- a Life Services Retirement Community (LSRC) or a Continuing care Retirement Community (CCRC)? Each one has similarities but each one also offers vastly different approaches to retirement living.

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Agreement

At a **CCRC** you are required to pay a substantial entrance fee after qualifying to live there. "Qualifying" usually involves meeting certain physical and financial standards. Upon acceptance to a CCRC, you sign a **lifetime lease** that explains the type of contract utilized by the CCRC, monthly fees, extra charges and what percentage of the entrance fee may or may not be returned to you upon termination conditions (releasing the unit).

The agreement is much different at an **LSRC** as there are **no** physical/medical standards to be met. You simply purchase your condominium home just as you purchased the home in which you currently live. There is a membership and homeowner's association in place to manage the community. Owners (you) maintain an asset (real property) that can become part of your legacy.

Lifestyle/Social

In both an LSRC and a CCRC all the amenities and services are typically available under one roof. Each day there are a variety of social, cultural, spiritual and physical activities from which to choose. You decide what inspires you and enriches your life. Transportation is provided and allows for groups to explore new places or share favorite destinations.

Dining and food equals socialization and friendship and both LSRC and CCRC communities offer various opportunities. Whether it is cooking a favorite recipe at home in your new kitchen and having your neighbors over, dining within the LSRC or CCRC community or dining at a local favorite restaurant, people will be there to share this with you.

Social activities that promote wellness and create balance in life are the key to longevity and both are available in either type community. You can share an activity you are passionate about or pursue something you have always wanted to do.

Understand what each community offers, the additional cost (if any), the frequency, and the rights you may or may not have concerning the activities and programs offered.

There are various building features and amenities within LSRC and CCRC communities. All of the community amenities are accessible by the owner's in an LSRC. Depending upon the contract signed, at some CCRC's there could be additional charges for amenity use. From libraries to fitness/wellness centers, these areas are great places to gather and share life experiences.

Healthcare support

Communities differ in their approach to support services and how and where they are handled. Almost everyone's preference is to "age in place" with the option for assistance when we need it. Although many communities profess to offer this, you must really read the fine print in contracts, rules and regulations as you may not be allowed to stay if you are unable to perform various personal cares or daily living chores.

The concept of a CCRC is to provide a continuum of care in a campus setting. As needs change, residents can be relocated to a different part of the campus away from family and the relationships that they have developed. These decisions are most often made by the provider (CCRC) and not the resident or their family. The resident could also be moved off campus as stipulated in their lifetime lease if there is no space available in their on-site assisted living or nursing home. Support is handled much differently in an LSRC. Decisions in regards to healthcare remain with the owner and their family. All support services can be brought into the owner's home in complete privacy. The owner has the option of having the LSRC provide for/coordinate the services or the owner can secure his own provider for services. Assisted living and nursing services can be provided in the person's home. There is "no bouncing" between different parts of the community due to any care or support that might be needed. Couples stay together and

individual owner's stay with the friends that they have developed relationships with. Most importantly, choice and control is maintained.

Ownership and tax benefits

In an LSRC, owner's can continue to take advantage of all the tax write-offs that they have enjoyed for years. Their residence is deeded to them which gives them the flexibility to have a mortgage or sell their home at any time. A reverse mortgage can also be utilized to stretch an owner's assets.

The structure of a CCRC is much different. In many instances, tenants of a CCRC believe they have ownership in the community due to the payment of a substantial entrance fee, however they do not have true deeded ownership; again, what they have is a life time lease. They are not eligible for any type of mortgage, nor can they sell the home and receive any potential profits from the sale. The return of the entrance fee is subject to the terms of the contract signed and the replacement of the tenant. Finally, there are many other aspects that go into deciding where to enjoy retirement. Visit the communities that best represent the lifestyle you envision for yourself.

Take the time to ask questions and to meet the people that are representing the life you are looking for. Do they make you feel

comfortable with their community or are you merely part of a quota? It's your life. Trust your judgment and continue living.

GrandView of Roxborough is a revolutionary concept in senior living. Set in the southwestern foothills this Life Service Retirement Community is the only one of its kind in Colorado. Full deeded ownership and individualized health support allow for owner's to truly age in place. GrandView is adjacent to the entrance of Roxborough State Park at 6265 Roxborough Park Road in Littleton, Colorado. For more information, please call 303-744-8000 or visit on-line at www.GrandViewLife.com.

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