



MAKING SENSE OF THE FINANCIALS

BHI Senior Living Guide Book

Choosing a Life Plan Community is one of the most important decisions you'll make—both personally and financially. At BHI Senior Living, we believe understanding how senior living costs work empowers you to plan with confidence, clarity, and peace of mind.

This guide is designed to help you understand entrance fees, monthly service fees, contract types, and care planning—so you can focus on what truly matters: living well today and feeling secure about tomorrow.

WHY FINANCIAL LITERACY MATTERS

A Life Plan Community is both a lifestyle choice and a long-term financial plan.

Understanding how fees are structured allows you to:

- Compare options confidently
- Align your financial plan with your personal goals
- Prepare for future health needs
- Reduce uncertainty for yourself and your family

Transparency is central to our nonprofit mission, and this guide is a starting point for informed, meaningful conversations.

UNDERSTANDING THE COSTS

Entrance Fees, Refundability & Monthly Service Fees

What Is an Entrance Fee?

An entrance fee is a one-time, upfront payment that secures your residence in a Life Plan Community and supports long-term services and care.

Entrance fees help fund:

- Community operations and maintenance
- Campus improvements and long-term planning
- Access to future care, if needed

Most importantly, entrance fees provide peace of mind—knowing your future needs can be met in a familiar setting.

Entrance fees typically include:

- The right to live in your selected residence
- Priority access to higher levels of care (based on contract type)
- Community amenities such as dining venues, fitness centers, and programs
- Ongoing upkeep and capital improvements

Entrance fees vary by campus, residence type, and contract selected.

Refundable vs. Non-Refundable Entrance Fees

Refundable Entrance Fees

- Typically higher due to built-in return value
- A portion may be returned to you or your estate
- Refund is often dependent on the residence being reoccupied
- Offers added flexibility for estate planning

Non-Refundable Entrance Fees

- Lower upfront cost
- No refund upon departure or passing
- May be paired with lower monthly service fees
- Often attractive to residents planning long-term residency

Your sales counselor can help determine which option best aligns with your financial goals.

Monthly Service Fees: What's Included?

In addition to the entrance fee, residents pay a monthly service fee that covers the day-to-day costs of living in the community.

Monthly service fees vary based on:

- Residence size
- Contract type
- Level of care
- Included services

Common inclusions:

- Utilities (electricity, water, cable, etc.)
- Maintenance and repairs
- Laundry services
- Emergency response systems
- Access to wellness, social, and life enrichment programs

LIFE PLAN CONTRACTS

What Are You Really Paying For?

Life Plan contracts determine how care is accessed and paid for if your health needs change over time. While details vary by campus, the following provides a general overview. ***Always review contract specifics carefully and discuss questions with an admissions coordinator or sales director.***

Life Plan Contract Type A: Life Care

A Type A (Life Care) Contract offers the highest level of predictability and long-term protection.

Key Features:

- Unlimited access to assisted living, memory care, or skilled nursing
- Minimal or no increase in monthly fees when care needs change
- Maximum cost stability over time

Cost Profile:

- Higher entrance fee
- Higher monthly service fee
- Strong long-term financial protection

Best For:

Individuals who want to lock in care costs early and value long-term certainty.

Life Plan Contract Type B: Flexible Care

A Type B (Flexible Care) Contract balances upfront savings with future planning.

Key Features:

- A set number of included or discounted care days
- Lower entrance and monthly fees than Type A
- Continued access to care with more flexibility

Once included care days are used, residents may pay for additional services, depending on insurance coverage and care needs.

Cost Profile:

- Moderate entrance fee
- Moderate monthly fee
- Partial future care coverage

Best For:

Individuals in good health who want flexibility and lower upfront costs.

Contract Comparison Overview

Contract Type	Entrance Fee	Monthly Fee	Future Care Cost	Best For
Life Plan A	High	High	Included	Long-term planners / Risk averse
Life Plan B	Medium	Medium	Partially Included	Balanced risk takers

ADVANCED DIRECTIVES

Planning Ahead with Confidence

An advanced directive is a legal document that outlines your medical care preferences if you are unable to speak for yourself.

Providing advanced directives upon entering a community is strongly encouraged and supports:

- Preserving personal autonomy
- Reducing the burden on family members
- Ensuring continuity of care
- Supporting your care team in honoring your wishes

Two Common Components

Living Will

- Specifies medical treatments you do or do not want
- Includes preferences related to resuscitation, ventilators, medications, and more

Healthcare Power of Attorney

- Appoints a trusted individual to make medical decisions on your behalf
- Works alongside your care team to advocate for your wishes

LEVELS OF CARE AT BHI SENIOR LIVING

Independent Living

Independent Living is designed for active adults who want freedom from home maintenance while enjoying social engagement and peace of mind.

Includes:

- Private residences
- Housekeeping, lawn care, and maintenance
- Dining plans and community activities
- Wellness programs and amenities

Transitions Between Levels of Care

Care transitions are guided by routine assessments, changes in health, or resident and family requests.

BHI care teams work collaboratively with residents and families to ensure transitions:

- Support health and safety
- Respect personal preferences
- Maintain dignity and continuity

Care teams may include nursing staff, social workers, medical directors, dining teams, and family members.

Questions to ask your care team

- How will my fees change?
- What support is available during transitions?
- Can a transition be delayed or appealed?
- How are family members involved and informed?

At BHI Senior Living, financial clarity is part of our commitment to trust, transparency, and long-term care. Our nonprofit mission ensures every decision is guided by what's best for residents—today and for the years ahead.

