

# Frequently Asked Questions

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We know you have many questions as you consider whether retirement community living is right for you. For more than eleven years, our marketing staff has been a resource to others in the same position, and we are eager to share our experiences to help you make the best decision – one that suits you now and in the future.

To start, we thought we'd share short responses to the questions we hear most frequently, as you might have these questions as well. Please let us know more about what you are seeking – we're here to help you in any way we can!

## **Q: What is Lambeth House?**

Lambeth House is a not-for-profit residential community for persons ages 62 and above. With lovely common areas and 118 homes in independent living, Lambeth House offers an active, burden-free lifestyle, the camaraderie of neighbors and friends, plus a wide array of services and amenities that promote independence and wellness.

Two major benefits Lambeth House provides in contrast to traditional neighborhood living are LIFESTYLE and LIFECARE. We'll explore both of these in more detail below.

## **Q: What are the advantages of community living at Lambeth House?**

Home ownership brings with it the burdens of upkeep and maintenance, which many are ready to relinquish in exchange for the joys of *more free time, more fun, and greater independence!* Lambeth House is **maintenance-free**, so you'll find that living here allows you to focus time and energy on the things you enjoy most. And, the Lambeth House lifestyle is **more engaging**. Each day, you can choose among programs and activities planned specifically around *your* interests such as enriching lectures, off-site excursions, exercise classes and evening receptions, yet how you spend your time is always your choice.

As important, Lambeth House can give you, and your family, more peace of mind. Like other premier *continuing care communities* across the U.S., Lambeth House offers LifeCare. For residents in independent living, **LifeCare guarantees priority access to on-site assisted living and nursing care, if ever needed, at little or no increase in**

**expense.** LifeCare is effectively like insurance – it protects your assets by reducing risk associated with rising costs of long-term care.

We know moving can be difficult, especially if you are moving from a home you've lived in for many years. However, it is a short-term challenge for long-term gain. The rewards are many, and we often hear from new residents, "I wish I had moved here sooner!" On your visits, we encourage you to talk to our residents to hear firsthand about their experiences, and let us know if there is anything we can do to make your transition an easy one.

### **Q: Do I “buy” my home at Lambeth House?**

No. Moving to Lambeth House involves an entrance fee, which is **90% refundable to you or your estate** regardless of the tenure of your residence, but there is no “purchase” or property transfer. **The entrance fee makes LifeCare possible**, and monthly fees provide for use of your residence and common areas, maintenance and basic utilities, plus a wide array of services, programs and amenities. Since there is no home purchase, there are also **no property taxes!**

### **Q: How much does Lambeth House cost and what is included?**

Considering all the amenities and benefits that Lambeth House provides, you'll see that it is a great value. One simple monthly fee covers regular living expenses and MUCH more:

- Your private residence: choose from a variety of appealing home styles, all of which feature a full kitchen, sprinkler system, washer and dryer, and spacious closets
- 15,000 square feet of beautifully maintained common areas including parlors, library, fitness center, card/game room, auditorium, penthouse, courtyard, office and private dining room
- A flexible meal plan: bistro breakfast daily, plus restaurant-style dining at your choice of lunch or dinner
- A full schedule of cultural, educational, social and wellness programs – including concerts and lectures here at Lambeth House, plus frequent outings to New Orleans' best restaurants and destinations
- Weekly housekeeping and flat laundry service
- Private, scheduled transportation
- All utilities except telephone
- Emergency call-and-response system and 24-hour staffing
- Interior maintenance (including appliances)
- Maintenance of building, common areas, and exterior landscaping
- Assisted living and nursing care, if needed
- Convenient access to the medical clinic at Lambeth House, which is available for occasional visits or primary care

Fees vary depending on the size of residence you choose. Our entrance fees begin at \$238,000 – again, 90% refundable – and monthly fees begin at \$2,494. For couples, the second-person monthly fee is \$1,160, and if one spouse moves to supportive living while the other remains in independent living, the only added expense is for additional meals.<sup>1</sup>

LifeCare at Lambeth House benefits all residents of independent living, but one must qualify as being in “good health” at the time of move in. Too often, we hear from prospective residents who “always planned to move to Lambeth House” but waited, then experienced an unexpected change in health. While one can move directly into assisted living or nursing care at Lambeth House, monthly fees are higher than our LifeCare rates, and availability cannot be assured.

Considering the savings that LifeCare can provide over the long-term, the entrance fee is a very sensible investment. On your next visit, let us know if you would like to discuss this in detail, and please feel free to bring your financial advisor along.

In January, fees are subject to standard inflationary increases, which have historically been at or below 4% each year. Lambeth House’s fees are highly competitive in comparison to similar communities in the U.S., and since we are a not-for-profit 501(c)(3), you can rest assured that our “bottom-line” commitment is simply to ensure the highest quality of life for all of our residents.

### **Q: How do I reserve my home at Lambeth House?**

Visit Lambeth House, select your home, and reserve it with a 10% deposit of the entrance fee. It’s an easy and exciting process. Our residents are eager to welcome you and we are here to assist you every step of the way!

**Call Tanya Becnel or Cathy Maddox today  
at (504) 865-1960.**

***We hope to hear from you soon!***

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<sup>1</sup> Rates above are effective through October 31, 2012.