FAIRMOUNT

ANNUAL DISCLOSURE STATEMENT

OCTOBER 2025

THIS DISCLOSURE STATEMENT IS BEING DISTRIBUTED PURSUANT TO THE CONTINUING CARE PROVIDER REGISTRATION AND DISCLOSURE ACT OF JUNE 18, 1984 (P.L. 391, NO. 82). THE ISSUANCE OF A CERTIFICATE OF AUTHORITY BY THE INSURANCE DEPARTMENT OF THE COMMONWEALTH OF PENNSYLVANIA DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT OF THE FAIRMOUNT HOMES CONTINUING CARE FACILITY BY THE INSURANCE DEPARTMENT, NOR IS IT EVIDENCE OF, NOR DOES IT ATTEST TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET OUT IN THE DISCLOSURE STATEMENT.

An index is included on page 2.

FAIRMOUNT
ANNUAL DISCLOSURE STATEMENT

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SUMMARY OF DISCLOSURE STATEMENT

The following is a summary of information presented in this Disclosure Statement:

1. The Facility: Fairmount Homes, 333 Wheat Ridge Drive, Ephrata, PA 17522-8558
2. The Provider: Fairmount Homes, 333 Wheat Ridge Drive, Ephrata, PA 17522-8558
3. Person to be contacted to discuss admissions:
   Marketing Department, Fairmount, 333 Wheat Ridge Drive, Ephrata, PA 17522-8558;Telephone: 717.354.1800; Fax: 717.354.6665; Email: mitchellh@FairmountHomes.org
4. Description of Facility:
   Fifty-two cottage units, in single, duplex, triplex and quad plex residences; 103 one- and two-bedroom apartments. Seventy-four licensed personal care beds and 114 licensed health care beds are also located on the 56-acre campus in rural West Earl Township, near Ephrata, Pennsylvania.
5. Age Requirements:
   Individuals must be 55 years of age or older for cottage/apartment living. There is no age limit for health care and personal care.
6. Affiliations:
   The members of the Board of Directors are all laymen of the Weaverland Conference of the Mennonite Church. There is no other formal affiliation with the Conference of the Church.
7. Current Resident Population:
   There are currently approximately 400 residents at Fairmount.
8. Fees:
   The following is a listing of the entrance fees and the monthly fees for cottages and apartments occupied by one and two persons.

ENTRANCE FEES

1-bedroom cottage	2-bedroom cottage	3-bedroom cottage	1-bedroom apartment	2-bedroom apartment
$105,252-107,918	$140,227-414,118	$206,148-385,143	$69,675-160,559	$151,890-237,053

MONTHLY FEE

Single occupancy:				
$1,026	$1,049-1,570	$1,083-1,479	$1,237-1,701	$1,710-2,261
Double occupancy:				
$1,076	$1,099-1,620	$1,133-1,529	$1,342-1,806	$1,815-2,366

FAIRMOUNT
DISCLOSURE STATEMENT

INTRODUCTION

Fairmount Homes is a continuing care retirement community located on Cats Back Road near Ephrata, Lancaster County, PA. Its mailing address is 333 Wheat Ridge Drive, Ephrata, PA 17522-8558. The Home was chartered as a non-profit corporation on Feb. 17, 1967, under the Commonwealth of Pennsylvania laws. While Fairmount does not have a formal affiliation with the Weaverland Conference of the Mennonite Church, all members of the Board of Directors are laymen of the Conference. However, the Weaverland Conference is not responsible for the debts, contracts or obligations of Fairmount Homes.

The Home is exempt from the payment of Federal Income Tax under Internal Revenue Code Section 501(c) (3). A copy of the determination letter from the Internal Revenue Service is attached as Exhibit A.

The Fairmount Board of Directors determines Fairmount's policies. The President/CEO and staff are expected to carry out those policies. The officers and directors of Fairmount serve on a voluntary basis and receive no remuneration for their activities related to the Home. The names and business addresses of each officer and director are attached as Exhibit B. The President/CEO of Fairmount has full time, on-site operational and management responsibility. The President/CEO has assigned the Vice-President of Operations the responsibility for managing the cottage and apartment units. A description of the background and experience of Kent Richard, Vice-President of Operations, is attached as Exhibit C.

DESCRIPTION

Fairmount Homes Retirement Community occupies approximately 72 acres of land near Ephrata, PA. There are two campuses, one on the west side of Cats Back Road (Wheat Ridge) and one on the east (Farm Crest). Fifty-two cottage and 103 apartment units are part of Fairmount, located on both the Wheat Ridge and Farm Crest campuses. There are five single units, 13 duplexes, three triplexes and three quadplex cottages. There are nine apartment units located within the Farm Crest building. The Crest View Apartment building includes 49 apartments. The Wheat Ridge apartment building houses 45 apartment units located on the Wheat Ridge campus. All of the cottages and apartments contain a living room; one, two or three bedrooms; one to two full baths; kitchen; range; refrigerator; washer; dryer; heating units; and air conditioning. Eleven cottage units currently have basements. There is wall-to-wall carpeting or vinyl available through audited financial statements for the twoout the living area. Fairmount plans to build 16 additional 2-bedroom cottages on the Farm Crest campus with construction tentatively beginning in 2025.

Short- and long-term health care is available in the Fairmount health care facility (Wheat Ridge campus) which contains 114 licensed health care beds. A total of 74 licensed personal care beds are located in: a) a separate wing attached to the health care facility on the Wheat Ridge campus; and b) in our Farm Crest facility. The health care and personal care facilities contain areas such as activity rooms, dining facilities, gathering rooms and chapels.

SERVICES

Services are provided to Fairmount's cottage and apartment residents in accordance with the terms of the Resident Agreement. These services include the following:

A. Water and sewer service
B. Garbage and trash removal
C. Lawn and grounds maintenance and snow removal;
D. Cottage or apartment maintenance/repair and repair of all Fairmount-supplied appliances, except for repairs required as the result of the negligence or intentional act of the resident
E. Insurance on building and appliances furnished by Fairmount
F. Property taxes
G. Use of all common areas and facilities
H. Installation and maintenance of mailbox

I. Routine, scheduled transportation

J. FOR APARTMENTS ONLY: Utilities (except telephone and cable TV).

Fairmount cottage and apartment residents may purchase meals in Fairmount's Wheat Ridge or Farm Crest dining facilities. Details concerning meal purchases are included in Point #5 of the Resident Agreement.

Residents who require temporary health care may contact Fairmount's health care facility for assistance. Residents who require health care on an ongoing basis are entitled to become residents of the Fairmount health care facility as beds are available. Fairmount cottage and apartment residents are entitled to priority admission over applicants on the wait list who are not Fairmount residents. Upon vacating their cottage or apartment, the resident may be entitled to a refund of the Entrance Fee, in accordance with Point #1 of the Resident Agreement.

FEES

Individuals interested in the cottage and apartment facilities at Fairmount pay a onetime Entrance Fee and a recurring Monthly Fee. Five (for an existing unit) or ten percent (for a unit to be built) of the Entrance Fee is payable as a deposit at the time the unit is reserved. For existing units, the remainder of the Entrance Fee is payable at the time of move-in. For all units, five percent is non-refundable. For new construction, installments are paid as construction progresses. Any alternate arrangements must be approved by the President/CEO.

A current schedule of Entrance Fees and Monthly Fees is attached and marked Exhibit D. It is expected that the Monthly Fee will be increased periodically to cover increases in the cost of providing services to residents as well as for other reasons specified in Point #9 of the Resident Agreement, a copy of which is included as Exhibit E (see page 25). Residents will be given at least 30 days advance notice of any increase in monthly fees, in accordance with

Point #9 of the Agreement. Exhibit F is a table that shows the frequency and average dollar amount of the increases in the Monthly Fees for the previous five years.

ESCROW AND RESERVE FUNDS.

In compliance with Section 9 of the Commonwealth of Pennsylvania's Continuing Care Provider Registration and Disclosure Act ("Act 82"), the Board has designated that a portion of assets whose use is limited be "reserved" to meet the requirements of Act 82. These designated funds amounted to approximately $1,404,100 at June 30, 2025 and are based on the allowable calculation methodology using 10% of Fairmount's budgeted 2025-2026 operating expenses, excluding depreciation and amortization.

FINANCIAL STATEMENTS.

Audited financial statements for the two most recent fiscal years are attached as Exhibit G. If you have any questions regarding the Financial Statements, please contact Fairmount's President/CEO or Vice-President of Finance, or your own financial advisor. The Pro Forma Income Statement for the upcoming fiscal year is attached as Exhibit H.

EXHIBIT A

EXEMPTION FROM FEDERAL INCOME TAXATION

U S TREASURY DEPARTMENT
INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P O BOX 12836
Philadelphia, Pa 19108

PHI-E0-67-115
in reply refer to
AU:R:P

75-01436-3 June 8, 1967

Fairmount Rest Home
R.D. #4, Cats Back Rd. West Earl Township
Ephrata, PA 17522

Purpose; Charitable
Address Inquiries & File R
Returns with District Director of Internal Revenue
Philadelphia, PA

Form 990-A Required-yes
Accounting period ending:
February 28

Gentleman:

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character or purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code, in which event you are required to file Form 990-T. Our determination as to your liability for filing the annual information return, Form 990-A, is set forth above. That return, if required, must be filed on or before the 15th day of the fifth month after the close of your annual accounting period indicated above.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to this office, as should any questions concerning excise, employment or other Federal taxes.

This is a determination letter.

Very truly yours,

Kenneth O. Hook
District Director

cc: Simon Lever, CPA

Form L-178 (6-64)

EXHIBIT B

FAIRMOUNT
BOARD OF DIRECTORS

FAIRMOUNT BOARD OF DIRECTORS

Kenneth N. Burkholder — Chairman

[redacted]

Ernest H. Hahn — Vice Chairman

[redacted]

Andrew B. Hoover

[redacted]

David H. Martin

[redacted]

Edwin N. Martin — Treasurer

[redacted]

Michael D. Martin

[redacted]

Harold J. Rutt

[redacted]

Carl G. Sensenig

[redacted]

James E. Witmer — Secretary

[redacted]

EXHIBIT C

SUMMARY OF BACKGROUND AND EXPERIENCE
KENT E. RICHARD, VICE-PRESIDENT OF OPERATIONS

SUMMARY OF BACKGROUND AND EXPERIENCE

KENT E. RICHARD

Kent E. Richard has been the Vice-President of Operations (earlier, the Assistant Administrator) of Fairmount since September of 1989. In 1990, he assumed the responsibility of managing Fairmount's Residential Living community. Prior to accepting the position at Fairmount, Mr. Richard served as Administrator of the Maple Lawn Homes Health Center in Eureka, Illinois.

Mr. Richard is a licensed Nursing Home Administrator in the state of Pennsylvania.
He received his Bachelor of Arts degree in social work/sociology at Eastern Mennonite University, Harrisonburg, Virginia. He graduated with a certificate in Long-Term Care Management from Illinois Central College, East Peoria, Illinois, and has partially completed requirements for a Master's degree in Health Services Administration from the College of St. Francis, Joliet, Illinois. Mr. Richard has had a variety of experiences in working with older adults. From 1982 to 1984 he directed a community program for older adults. He also served for a year as social service designee for Maple Lawn Health Center, Eureka, Illinois. Later, he managed a 100-unit HUD apartment complex and 66 cottage units at Maple Lawn Homes, Eureka, Illinois. Richard has been an accredited resident manager with the Institute of Real Estate Management of the National Association of Realtors. In 2002, Richard completed certification requirements for the Certified Aging Services Professional national certification program through the University of North Texas and the American Association of Homes and Services for the Aging.

EXHIBIT D

SCHEDULE OF ENTRANCE AND MONTHLY FEES

Fairmount

Dedicated to Faith, Family & Community

333 Wheat Ridge Drive

Ephrata, PA 17522-8558

www.FairmountHomes.org

Farm Crest Fee Schedule

Apartment	Square Feet	Entrance Fee	Monthly Fee: Single Occupancy	Monthly Fee: Double Occupancy
1222, 1224 Farm Crest Apt **1 BR, 1 Bath** North View	**630**	**$73,311**	**$1,137**	**$1,242**
1225, 1227 Farm Crest Apt **1 BR, 1 Bath** Courtyard View	**690**	**$71,160**	**$1,191**	**$1,296**
1226, 1230 Farm Crest Apt **1 BR, 1 Bath** North View	**690**	**$82,196**	**$1,250**	**$1,355**
1229 Farm Crest Apt **1 BR, 1 Bath** Courtyard View	**727**	**$69,675**	**$1,237**	**$1,342**
1228 Farm Crest Apt **1 BR, 1 Bath** North View	**900**	**$91,637**	**$1,377**	**$1,482**
1223 Farm Crest Apt **1 BR, 1 Bath** Courtyard View	**918**	**$89,075**	**$1,317**	**$1,422**

* Entrance fee based on fully declining 0% refund

Effective July 1, 2025

Fairmount

Dedicated to Faith, Family & Community

333 Wheat Ridge Drive | Ephrata PA 17522

Phone: 717.354.1800 | Fax 717.354.6665

www.FairmountHomes.org

Crest View Apartment Fee Schedule

Apartment	Square Feet	Entrance Fee	Monthly Fee: Single Occupancy	Monthly Fee: Double Occupancy
Ephrata Studio, 1 bath Three Units	**566**	**$70,428**	**$1,083**	**$1,188**
Weaverland – 1 BR, 1 bath Three Units	**729**	**$108,809**	**$1,441**	**$1,546**
Pequea – 1 BR, 1 bath One Unit	**752**	**$116,789**	**$1,507**	**$1,612**
Groffdale Studio, 1 bath One Unit at Grade Level	**864**	**$112,569**	**$1,589**	**$1,694**
Martindale – 1 BR, 1 bath, den Three Units	**883**	**$120,334**	**$1,406**	**$1,511**
Leacock – 2 BR, 1½ bath Eight Units	**950**	**$145,427**	**$1,695**	**$1,800**
Earl – 2 BR, 1½ bath 25 Units	**996**	**$151,890**	**$1,710**	**$1,815**
Lancaster – 1 BR, 1½ bath, den One Unit	**1,017**	**$80,036**	**$1,330**	**$1,435**
Groffdale "D" – 2 BR, 1½ bath One Unit at Grade Level	**1,088**	**$163,201**	**$1,790**	**$1,895**
Groffdale "C" – 1 BR, 1½ bath, den One Unit at Grade Level	**1,170**	**$150,964**	**$1,693**	**$1,798**
Groffdale "B" – 2 BR, 2 bath One Unit at Grade Level	**1,244**	**$185,598**	**$1,881**	**$1,986**
Groffdale "A" – 2 BR, 2 bath One Unit at Grade Level	**1,305**	**$191,197**	**$1,908**	**$2,013**

* Entrance fee based on fully declining 0% refund.

Effective July 1, 2025

Fairmount

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333 Wheat Ridge Drive | Ephrata PA 17522

Phone: 717.354.1800 | Fax 717.354.6665

www.FairmountHomes.org

Wheat Ridge Residential Living Apartment Fee Schedule

Apartment	Square Feet	Entrance Fee	Monthly Fee: Single Occupancy	Monthly Fee: Double Occupancy
Akron Studio, 1 Bath One Unit	**595**	**$83,088**	**$1,153**	**$1,258**
Bareville – 1 BR, 1 Bath Four Units	**597**	**$92,895**	**$1,226**	**$1,331**
Brownstown – 1 BR + Den, 1 ½ Baths Two Units	**828**	**$128,448**	**$1,528**	**$1,633**
Cocalico, 1 BR + Den, 1 ½ Baths Four Units	**865**	**$144,505**	**$1,587**	**$1,692**
Conestoga – 1 BR + Den, 1 ½ Baths One Unit	**875**	**$145,651**	**$1,601**	**$1,706**
Farmersville – 1 BR + Den, 1½ Baths Twelve Units	**880**	**$145,651**	**$1,601**	**$1,706**
Hahnstown – 1 BR + Den, 1½ Baths Four Units	**910**	**$149,091**	**$1,641**	**$1,746**
Hinkletown – 1 BR + Den, 1½ Baths Three Units	**955**	**$160,559**	**$1,701**	**$1,806**
Murrell – 2 BR, 2 Baths One Unit	**1,045**	**$177,137**	**$1,616**	**$1,721**
Murrell – 2 BR, 2 Baths Two Units	**1,045**	**$178,910**	**$1,728**	**$1,833**
Talmage – 2 BR, 2 Baths Eight Units	**1,045**	**$183,496**	**$1,766**	**$1,871**
Voganville – 2 BR, 2 Baths Three Units	**1,422**	**$237,053**	**$2,261**	**$2,366**

* Entrance fee based on fully declining 0% refund.

Effective July 1, 2025

Fairmount

Dedicated to Faith, Family & Community

333 Wheat Ridge Drive | Ephrata PA 17522

Phone: 717.354.1800 | Fax 717.354.6665

www.FairmountHomes.org

Cottage Fee Schedule

Residence	Square Footage Living/Gar/Bsmt	Address	Entrance Fee	Monthly Fee Sngl/Dbl Occupancy
1 BR, 1 bath, gar	778/264	105/117 FC DR	$105,252	$1,026/1,076
1 BR, 1 bath, gar	778/338	121/123 FC DR	$107,918	$1,026/1,076
2 BR, 1 bath, gar	896/290	111/115 FC DR	$140,227	$1,049/1,099
2 BR, 1.5 bath, gar	1,040/313	206/208 WR DR	$167,152	$1,049/1,099
2 BR, 1.5 bath, gar	1,023/364	34/36 Nolt DR	$177,384	$1,049/1,099
2 BR, 1.5 bath, gar, cov. patio	1,040/313	201/207/209 WR DR	$181,139	$1,057/1,107
2 BR, 1 bath, sunroom, gar	1,088/290	109/113 FC DR	$188,818	$1,075/1,125
2 BR, 2 bath, gar	1,114/282	108/110/112/114 FC DR	$189,640	$1,049/1,099
3 BR, 2 bath, gar	1,513/294	30 Nolt DR	$206,148	$1,083/1,133
2 BR, 1.5 bath, sunroom, gar	1,208/313	210/212/214 WR DR	$207,384	$1,075/1,125
2 BR, 1.5 bath, sunroom, gar	1,208/313	203/205/211/213/215/216/218 WR DR	$213,605	$1,075/1,125
2 BR, 2 bath, gar, bsmt	1,120/308/1,097	221 WR DR	$223,453	$1,148/1,198
2 BR, 1.5 bath, sunroom, gar	1,312/364	32/38 Nolt DR	$223,034	$1,075/1,125
2 BR, 2 bath, sunrm, gar, bsmt	1,288/308/1,097	217/219 WR DR	$254,915	$1,161/1,211
2 BR, 2 bath, sunrm, gar, bsmt	1,271/310/1,581	133/135/137/139 CV DR	$259,600	$1,215/1,265
2 BR, 2 bath, deck, gar	1,431/299	104 FC DR	$261,017	$1,161/1,211
2 BR, 2 bath, sunrm, patio, gar	1,394/320	100 FC DR	$263,857	$1,162/1,212
2 BR, 2 bath, sunrm, gar, patio	1,464/326	144 CV DR	$286,098	$1,329/1,379
2 BR, 2 bath, sunrm, dbl gar	1,565/636	98 FC DR	$314,159	$1,178/1,228
2 BR, 2 bath, sunrm, dbl gar, patio	1,464/678	142 CV DR	$305,536	$1,343/1,393
2 BR, 2 bath, sunrm, dbl gar	1,602/593	102 FC DR	$326,165	$1,212/1,262
2 BR, 2 bath, sunrm, deck, dbl gar	1,602/593	106 FC DR	$320,662	$1,216/1,266
2 BR, 2 bath, sunrm, deck, dbl gar	1,732/600	103 FC DR	$368,241	$1,332/1,382
3 BR, 2.5 bath, dbl gar, bsmt	1,987/525/1,737	101 FC DR.	$385,143	$1,479/1,529
2 BR, 2 bath, sunrm, gar, fin. bsmt, deck	1,692/378/650	143/145 CV DR	$345,784	$1,513/1,563
2 BR, 2.5 bath, sunrm, dbl gar, fin. bsmt, deck	1,692/758/1,380	147 CV DR	$390,098	$1,535/1,585
2 BR, 2.5 bath, sunrm, dbl gar, fin. bsmt, deck	1,692/758/1,380	141 CV DR	$414,118	$1,570/1,620

* Entrance fee based on fully declining 0% refund.

Effective July 1, 2025

EXHIBIT E

RESIDENT AGREEMENT

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RESIDENCE & CARE AGREEMENT

This AGREEMENT, entered into this **date word** day of **Month, 2025**, by and between FAIRMOUNT HOMES ("Fairmount"), a Continuing Care Retirement Community which is organized as a Pennsylvania not-for-profit corporation, and **Name**, called "Resident" (in the event that more than one person is designated).

Fairmount has available and desires to furnish housing and maintenance for the Resident in cottage or apartment facilities owned and operated by it at 333 Wheat Ridge Drive, Ephrata, 17522, West Earl Township, Lancaster County, Pennsylvania, for a stated compensation; and

Resident desires to take advantage of the cottage or apartment facilities operated at Fairmount under the terms and conditions of this Agreement governing the furnishing of such housing and maintenance, and Resident presently desires to occupy a cottage or apartment owned by Fairmount at 333 Wheat Ridge Drive, Ephrata, 17522, West Earl Township, Lancaster County, Pennsylvania.

Resident and Fairmount agree to the following:

1. Entrance Fee and Refund

Resident agrees to pay to Fairmount, its successors and assigns, the entrance fee sum of **$XXX,XXX .00**, which will upon payment become the absolute property of Fairmount ("Entrance Fee"). This Entrance Fee does not provide for any transfer of interest or ownership in real property. Except as provided below in Point #1, the amount of **$X,XXX.00**, representing five percent (5%) of the Entrance Fee, is non-refundable. The remaining amount of the Entrance Fee is refundable in accordance with the Entrance Fee Refund Schedule set forth below. Any portion of the Entrance Fee that is not refundable under the terms of this Agreement shall be deemed earned by Fairmount, and interest shall not accrue on any amounts refunded under this Agreement. If this Agreement is terminated, i.e., in the event of Resident's death; Resident's admission to the Fairmount Personal Care or Health Care Center; if Resident should leave of his or her own free will; or is requested to leave because he or she has failed to comply with the rules and regulations attached hereto, after subtracting the non-refundable five percent (5%) portion of the Entrance Fee, Fairmount will refund the remaining unamortized portion of the Entrance Fee as of the Date of Termination of this Agreement as follows:

Fairmount Representative Initials:	_____	_____	_____
Resident(s) Initials:	_____/_____	_____/_____	_____/_____
	0 Percent Refund Plan	35 Percent Refund Plan	65 Percent Refund Plan
Amortization Rate:	.0685% /day	.0685 % / day	.0685 % / day
Refund On or After "x" Days from Effective Date of Agreement:	1,460 days - 0%	949 days - 35%	511 days - 65%

(Less 5% non-refundable portion of Entrance Fee)

For purposes of determining the beginning date and the "Date of Termination" for calculating the amount of the refund owed to Resident, the following guidelines will be used:

a. The effective date of this Agreement is the date the Agreement is entered into. However, for purposes of calculating any refund owing under this Point #1, the beginning date for the calculation shall be the date established for the Resident to take occupancy of the living unit as described in the attached "Addendum to Residence & Care Agreement – Financial Consideration."

b. The Date of Termination shall be determined by:

   i. In the case of voluntary termination by Resident, the Date of Termination shall be the 15th of the month or the last day of the month, whichever shall first occur, following the expiration of the thirty (30) day notice of termination period as required under Point #12 of this Agreement or, if later, the 15th of the month or the last day of the month following the date on which Resident has surrendered the living unit. For the sake of example, if Resident provides Fairmount with notice of termination of the Agreement on March 4, the thirty-day advance notice period would expire as of April 3, and the Date of Termination of the Agreement would be April 15.

   ii. In the case of a Resident relocating to another level of care at Fairmount as described in Points #7 or #8 (below), the Date of Termination shall be the 15th of the month or the last day of the month, whichever shall first occur, following the date that Resident is admitted to such higher level of care. For the sake of example, if Resident is admitted to the Fairmount Health Care Facility on September 26, the Date of Termination of the Agreement would be September 30.

   iii. In the case of termination of the Agreement by Fairmount as described in Point 12 (below), the Date of Termination shall be the 15th of the month or the last day of the month, whichever shall first occur, following the expiration of the thirty (30) day notice of termination period as required under Point #12 of this Agreement.

   iv. In the case of termination on account of the death of the Resident, the Date of Termination

shall be the 15th of the month or the last day of the month, whichever shall first occur, following the date of death of the Resident.

No refund will be payable unless the termination of the Agreement results in the cottage or apartment being vacated. No refund will be payable until the unit occupied by Resident has been re-occupied or until at least six months after the official Date of Termination of the Agreement, whichever event first occurs.

If one Resident signs this Agreement, any refund owed will be made to the Resident or the personal representative of the Resident's estate. If two Residents sign this Agreement, any refund owed will be paid by a check made payable jointly to both Residents if both are living at the time the refund becomes due, to the surviving co-Resident if only one is living at the time the refund becomes due, or one-half to the personal representative of the estate of each co-Resident if both Residents die simultaneously.

Notwithstanding all of the above, if Resident dies before occupying the cottage or apartment or through documented illness, injury or incapacity is kept from becoming a Resident, any fees paid, less any costs incurred by Fairmount for improvements to the cottage or apartment requested by Resident, shall be refunded to Resident or his estate. The amount of the Entrance Fee, once paid, will not be increased during the duration of this Agreement, except that an additional fee will be due if Resident transfers to a cottage or apartment with a higher Entrance Fee.

If the Resident has agreed, at the time of the execution of this Agreement, to be responsible for any changes to a cottage or apartment, the cost and description of such changes will be included in an attached Addendum and are non-refundable.

2. Monthly Fee

Resident agrees to pay a monthly fee of **$X,XXX.00 (as of Month & date , 2025)**, which covers the following items to be performed or supplied by Fairmount. It is payable on the first day each month.

a. Water and sewer service
b. Garbage and trash removal
c. Lawn and grounds maintenance and snow removal
d. Cottage or apartment maintenance/repair and repair of all appliances supplied by Fairmount except for repairs required as the result of the negligence or intentional act of Resident.
e. Insurance on building and appliances furnished by Fairmount. (Does not include personal property of the Resident.)
f. Property taxes
g. Use of all common facilities
h. Installation and maintenance of mailbox
i. Routine, scheduled transportation
j. **FOR APARTMENTS ONLY:** Utilities (except telephone and cable TV)

Residents sharing cottages or apartments are jointly and severally liable for the payment of the monthly fee. If more than one resident shares a cottage or apartment, and one vacates, the Agreement for the

other resident(s) will continue in effect. The obligation to pay the monthly fee shall continue until the living accommodation has been surrendered by Resident, or in the case of death, by the estate or family of Resident. This obligation shall survive the termination of this Agreement. In situations of multiple occupancy where a resident transfers to the Health Care Facility, this provision shall not be construed as a third-party guarantee nor shall it impair such resident's eligibility for Medicare or Medical Assistance benefits.

The average annual cost of care per cottage or apartment residence is **$XX,XXX.00** as of **Month & date, 2025**. This estimate is based on operating expenses for a year, divided by the average number of residents.

3. Responsibilities of Resident

Resident acknowledges that he or she is responsible for and/or will pay for the following charges as they come due:

a. **FOR COTTAGE RESIDENTS ONLY:** Fuel and electricity
b. Laundry service
c. Telephone and cable television service
d. Cleaning
e. Food
f. Cost of physicians, medications, special therapies and health care
g. Clothing
h. Cost of periodicals
i. Any other charges not reflected in Point #2

4. Failure to Pay Monthly Fee

Failure to pay the monthly fee provided for above in Point #2 will be considered as noncompliance with the rules and regulations as outlined in this agreement and would constitute a breach of this agreement by Resident. Any charges which are unpaid after thirty (30) days of the date of the statement, shall be subject to a late charge of one and one-half percent (1.5%) per month (or annual rate of eighteen percent (18%)), and Resident is obligated to pay any late charges.

5. Meals

So long as Resident occupies the cottage or apartment, with prior clearance from the Fairmount Administration, Resident shall have the privilege of purchasing meals at the Wheat Ridge or Farm Crest Dining Rooms, at the standard Fairmount rate. The Wheat Ridge or Farm Crest Dining Services Office should be notified at least two (2) hours in advance if a meal is desired in the dining room.

6. Health Care or Personal Care

In the event Resident requires temporary Health Care while a cottage or apartment resident, Resident shall be entitled to contact the Fairmount Health Care Facility (Tel: 717.354.1800) for assistance. Fairmount does not provide Emergency Medical Services (EMS) or Emergency Medical Technicians (EMT). In the event of a medical emergency the resident should first contact 911 to obtain medical

assistance. Continued Health Care will not be provided in the cottage or apartment residence. In the event Resident requires continued care and is transferred to the Personal Care or Health Care Facility on either a temporary or on-going basis, Resident shall be charged the Fairmount Personal Care or Health Care Facility rates (based on the level of care needed) the same as other Fairmount residents residing in the Personal Care or Health Care Facility. Should one of the Residents continue to occupy the cottage or apartment while the other is in the Personal Care or Health Care Facility, the Residents shall be obligated to pay both the monthly cottage or apartment fee and the charge for the Personal Care or Health Care Facility. If a temporary transfer lasts more than three months, Fairmount Homes may, but is not required to, hold the cottage or apartment open.

7. Transfer to Health Care or Personal Care Facility

Residents who are no longer able to occupy the cottage or apartment unit on an on-going basis shall be entitled to become residents at the Fairmount Personal Care or Health Care Facility (in the first available bed, if one is not immediately available), as appropriate. If the resident was the sole remaining occupant of the cottage or apartment unit, his or her responsibility for the monthly fee for the unit shall cease when the unit is vacated.

Fairmount cottage or apartment residents requiring treatment for such conditions for which the Personal Care or Health Care Facility is not equipped to provide necessary care and treatment will not be admitted to the Personal Care or Health Care Facility; however, Fairmount administrative staff will assist in making alternate arrangements for such treatment. The cost of the alternate treatment shall be Resident's responsibility.

8. Inability to Remain in Cottage or Apartment

In the event it is determined that Resident's health, either physical or mental, precludes continued occupancy of the cottage or apartment facilities, Resident agrees to vacate the cottage or apartment and move into the Fairmount Health Care or Personal Care, as appropriate. A decision by the President to move Resident to the Health Care or Personal Care Facility will only be made after consultation with Resident's physician, or in the event said physician is unavailable, then with Fairmount's physician. Resident will also be entitled to enter Fairmount's Health Care Facility, Personal Care Facility when it is determined by the Resident, with the consent and approval of the President (or designee), that the Resident is unable to maintain the cottage or apartment and take care of himself or herself. The daily rate in the facility to which Resident is transferred will be payable by Resident. This Agreement shall terminate and Resident shall execute the then-current agreement for the level of care to which Resident transfers.

9. Modification of Fees

The amount of the monthly fee and the per diem rate for the Personal Care and Health Care Facilities may be modified from time to time by the Board of Directors. Residents will receive thirty (30) days advance written notice of any adjustment in fees and/or changes in services except for adjustments resulting from changes in Federal or State assistance programs.

10. Furnishing of Facilities

While the cottage or apartment unit is occupied by Resident, the responsibility of furnishing the unit shall be that of the Resident. The main appliances (kitchen stove, refrigerator, microwave, washer/dryer, air conditioning unit and heating unit) and a standard floor covering (carpeting and/or vinyl in the main floor living room, bedroom(s), kitchen, bath(s), hallway and laundry room) will be furnished by Fairmount. Residents, at the discretion of the Administration, may be permitted to bring articles of furniture from the cottage or apartment into the Health Care or Personal Care Facility.

11. Consent of Residents

Resident agrees that Fairmount shall have the right of removing or causing Resident to be moved to a proper or safe place in the event Resident becomes a danger to himself or to others.

12. Rules and Regulations; Termination of Agreement

Resident agrees to abide by the rules and regulations relating to the occupants of Fairmount Cottages/Apartments as they now exist (a copy is attached and marked Exhibit A) or as they may be changed and amended from time to time by Fairmount. The rules and regulations shall not be construed as imposing any contractual obligations on Fairmount or granting any contractual rights to Resident.

Fairmount reserves the right to terminate this agreement by providing thirty (30) days advance written notice to Resident. Fairmount will not terminate the Agreement without just cause, which includes but is not limited to violation by Resident of any of the said rules and regulations; the making of any false or fraudulent statements on the application form; a default in payment as reflected in Point #4; the breach of any of the other terms of this Agreement; or a good faith determination in writing, signed by the Medical Director and the President (or designee), that Resident is a danger to himself or others. If this Agreement is terminated because there has been a good faith determination in writing, signed by the Medical Director and the President (or designee), that Resident is a danger to himself or to others, only such notice as is reasonable under the circumstances will be given. If Fairmount terminates the Agreement for just cause, Resident will be entitled to any refund available under Section 1.

This Agreement may be terminated by Resident by providing thirty (30) days advance written notice to Fairmount. The Termination shall be effective on the earlier of the 15th day of the month or the last day of the month following the expiration of the thirty (30) day advance notice period described above. For example, if a Resident provides written notice to Fairmount of the termination of the Agreement on March 5, the thirty (30) day advance notice period would expire as of April 4, and the Termination of the Agreement shall be effective as of April 15. A joint Agreement will continue to remain in effect for the remaining Resident if both Residents do not terminate.

Upon termination of this Agreement, Fairmount is released from any further obligations to Resident or Resident's estate except for the payment of any refund which may become due. Resident or Resident's estate is released from any further obligations to Fairmount except for the obligation to pay any sums due under the Agreement, including any indemnification obligations and payment of the monthly fee

up to the date of surrender of the living accommodation. The indemnification provision reflected in Point #21 survives the termination of this Agreement.

13. Agreement of Parties

This Agreement shall be binding upon the parties, their heirs, legal representatives, administrators and assigns; it is understood, however, that Resident may not transfer or assign his rights under this Agreement. No person other than Resident may occupy or use the residential unit covered by this Agreement unless approved in writing by Fairmount.

14. Death

Upon the decease of a Resident, the family/responsible party shall arrange for the funeral and pay the costs involved, unless other arrangements have been previously made in writing.

15. Resident's Resources

Resident (and anyone acting on Resident's behalf) will not intentionally or unnecessarily waste, misspend or disperse Resident's resources, or use them other than for Resident's needs. All financial information provided to Fairmount and governmental authorities has been true and correct.
Resident(s) Initials: _____/_____

16. Resident's Financial Resources

It is Fairmount's policy not to terminate this Agreement solely because of Resident's inability to pay the monthly fee and other charges, so long as Resident qualifies for and Fairmount is capable of providing financial assistance. The financial information provided in the application form, in documents subsequently requested by Fairmount, or with Resident's request for financial assistance, must not contain any material misrepresentations or omissions. It is Resident's responsibility to look to all other available sources of financial assistance such as family, church and other agencies, including the Pennsylvania Department of Human Services which administers the Medical Assistance Program (called "MA Program"), before requesting financial assistance from Fairmount. Fairmount may assist Resident in applying for such assistance, or make application on Resident's behalf. Resident may not transfer assets represented as available in the application form for less than fair market value unless the transfer does not impair Resident's ability to fulfill Resident's financial obligations to Fairmount including payment of the monthly fee and for future personal and health care services. If Resident impairs Resident's ability to pay Resident's financial obligations by transferring assets for less than fair market value, or takes such other actions that would disqualify Resident from benefits under the MA Program, then Resident shall not be considered for financial assistance and this Agreement may be terminated. Resident(s) Initials: _____/_____

Fairmount's ability to provide financial assistance is contingent upon a number of factors including the availability of charitable gifts and the financial condition of Fairmount. If Fairmount determines that Resident qualifies for financial assistance, then Fairmount may provide such assistance as is necessary to enable Resident to meet the monthly fee obligation or other charges, provided that such assistance

can be granted or continued without impairing the financial stability of Fairmount. If financial assistance is initially granted, there is no guarantee that such assistance can or will continue indefinitely or for any specific period of time.

17. Guests in the Cottage or Apartment Residences

Guests are permitted; however, residents wishing to have guests stay with them for more than one week cumulatively annually, must receive the permission of the President (or designee).

18. Marriage of Cottage or Apartment Resident

If Resident marries an individual who is not a resident the new spouse may only become a resident of Fairmount by satisfying the following conditions:

a. Submission and approval of an application form
b. Payment of a portion of the then current Entrance Fee for the Cottage or Apartment, calculated as follows. If the new spouse is:
   i. Age 65 and over - 50 percent
   ii. Age 55 to 64 - 50 percent plus a percentage for each year under age 65

   The new spouse shall be enrolled in the same Entrance Fee Refund plan (i.e., 0%, 35% or 65%) as the original Resident spouse. The beginning date for calculating the refund for the new spouse shall be the date that the new spouse has agreed to take occupancy of the living unit with the original Resident spouse (which shall be either the 15th of the month or the last day of the month, as Fairmount, original Resident spouse and new spouse may agree), and the Date of Termination (which shall also be the 15th of the month or the end of the month) shall be determined in accordance with Point #1 of this Agreement.
c. Execution of a Residence & Care Agreement

If the new spouse does not satisfy the above conditions, Resident or Fairmount may terminate this Agreement and all of the provisions of Point #1 will apply.

19. Multiple Occupancy

In accordance with the essential principles by which Fairmount is established and operated, multiple occupancy of an apartment or cottage unit (by up to 3 persons) is permitted only if the persons are husband and wife, or parent and child(ren), or siblings, or first cousins, or a combination of these relationships. The relationship (other than husband and wife) must be a blood relationship or on the basis of an adoption which occurred when the adopted person was a minor. Fairmount's prior written approval must be obtained and, as applicable, necessary fees must be paid in the event of a multiple occupancy.

20. Surrender of Living Unit

Upon termination of this Agreement, Resident shall vacate and surrender the living unit and leave it in the same condition as the date of occupancy except for reasonable wear and tear. Surrender of the living unit shall be complete when the Resident, personal representative or family of the Resident (as the case may be) has removed all possessions from the living unit and has returned all keys to Fairmount Homes. If the living unit is damaged beyond ordinary wear and tear, the costs of repair shall be the obligation of Resident and such costs shall be billed directly to Resident or Resident's estate, or alternatively, deducted from any refund that may be due. Any loss or damage to real or personal property caused by Resident or Resident's guests shall be paid for by Resident. In the event of Resident's death, Resident's estate shall be liable for any loss or damage to Fairmount property caused by Resident. The obligations under this Point #20 shall survive the termination of this Agreement.

21. Indemnification

Resident shall indemnify and hold Fairmount harmless from and against, and is responsible to pay for, any damages, including its attorneys' fees and reasonable costs, including those incident to establishing the right to indemnification, arising from any injury to or death of any person or other resident, or arising from any damage to or loss of the property of any person or resident, caused by Resident's acts or omissions, to the fullest extent permitted by law.

22. Miscellaneous

The term "Resident" in this Agreement shall include the plural. The use of masculine, feminine or neuter nouns or verbs shall be considered all-inclusive and the execution of this agreement by both of the parties constituting Resident shall be binding upon both, and/or either of them.

Where two persons have signed this Agreement as Resident, in the event one of those persons shall breach this Agreement, that breach shall constitute the breach of both parties. In the event the Resident breaches this Agreement, in addition to any other amounts that might be owing to Fairmount on account of such breach, Resident shall pay reasonable attorney's fees and costs incurred by Fairmount in collecting any amounts owing under this Agreement.

Residents of Fairmount have the right of self-organization. Cottage and apartment residents will receive annual Disclosure Statements.

Fairmount is a private, independent, non-profit organization whose policy is to serve all residents without regard to race, color, national origin, ancestry, age, sex, religious creed, handicap or disability, as required by applicable law.

Notices when required by the terms of this Agreement must be in writing and shall be mailed to Fairmount at 333 Wheat Ridge Drive, Ephrata, PA, 17522 and to Resident at his address of record. No amendment to this Agreement shall be effective unless it is in a written form and signed by all parties. Amendments to the rules and regulations are effective upon enactment.

If any provision of this Agreement is held to be invalid, void, or unenforceable, the remaining provisions shall continue in full force and effect without impairment.

Resident is not obligated to prepay for any future health care services. Fairmount is a fee-for-service continuing care/life plan provider and does not require Resident to prepay for health care services, nor does it accept any liability to pay for Resident's future health care services. In the event any other health care provider seeks payment from Resident for services offered under this Agreement, Fairmount shall not assume any liability for or make any payment for any such health care services because Resident was not required to prepay for any health care services. Resident is not liable to any Health Care provider for any of the services required to be provided by Fairmount Homes under this Agreement.

23. Responsible/Designated Person

Resident designates **First & last name**, **relationship** as Resident's responsible/designated person. Resident has/has not given that person power of attorney, and Fairmount has/has not received a copy of the power of attorney document. Fairmount may rely upon that power of attorney until notified in writing that it has been revoked.

This Agreement is the entire agreement between the parties, and supersedes all prior negotiations, correspondence and conversations.

No provision of this Agreement shall waive any provisions of the Continuing Care Provider Registration and Disclosure Act (Act 82). Resident will receive a signed copy of this Agreement.

Intending to be legally bound, the undersigned parties have carefully read this Agreement (including all exhibits and attachments), have agreed to the terms and conditions of this Agreement, and have signed on **Month & date, 2025**.

FAIRMOUNT

_____ By: _____

Resident

_____ Attest: _____

Resident

_____

Witness

07/25

EXHIBIT A

GENERAL RULES AND REGULATIONS

A. Fairmount is owned and operated by a non-profit corporation. The control and management is vested in a Board of Directors, and a President who is appointed by the Board of Directors.

B. The Administration is responsible for the general supervision of the cottages, apartments, Personal Care and Health Care Facilities. Full respect and cooperation shall be given by the Residents to the President and members of the staff. Residents will be expected to cooperate with the Administration. Residents not fully cooperating with the Administration, without due cause, may be asked to leave in accordance with the terms of this Agreement.

C. Residents shall be assured of the privacy of their residences, subject to such visits by the President (or designee) as may be deemed necessary, such as periodic cottage or apartment inspections. Visitors are welcome at reasonable hours.

D. The hours for meals in the Wheat Ridge and Farm Crest Dining Rooms are fixed and punctual attendance is required. When requested, Fairmount will attempt to provide Meals-on-Wheels to cottage or apartment residents on weekdays for a charge, providing that adequate notice is given to the Farm Crest Dining Services office.

E. The Fairmount kitchens, pantries, workshops and storage rooms are reserved for use by the Fairmount Staff. Residents may not help themselves to food, supplies, furnishings, etc. If entrance is desired in any of these areas it must be cleared in advance with Administration.

F. The planting of trees, shrubbery or flower beds other than those already provided by Fairmount can be done only upon clearance by the President (or designee).

G. Permission for and arrangements to make permanent changes and alterations such as wallpapering, putting nails into walls, additional telephone jacks, painting, etc. are made through the President (or designee).

H. It is the Resident's privilege to leave the premises as desired. For safety and security purposes, it is appreciated if Resident(s) contacts the Administrative Office before leaving for longer than a 24-hour period.

I. It is expected that Resident(s) will cooperate with Administration in maintaining the cottage or apartment in a sanitary and orderly manner. Good personal hygiene must be practiced.

J. The use of tobacco and/or vaping are not permitted in any area of any building or on any part of campus except in the private vehicles of Apartment, Cottage and Personal Care residents. Health Care residents are not permitted to use tobacco products. The use of alcohol and misuse of drugs is not permitted in the Health Care or Personal Care Facility, Apartments or Cottages.

K. Television is permitted but not provided in cottages or apartments. It is also permitted in the Farm Crest Personal Care rooms, except for the common areas. No television is permitted in the Wheat Ridge Health Care and Personal Care rooms. Outside TV aerials and flags are not permitted on the cottages or apartments.

L. Holiday decorations are limited to greens, wreaths or Moravian stars. Outside lights and other decorations are not permitted. Please avoid any window decorations except for electric candles in the windows.

M. Solicitation of any kind is not permitted in the cottages, apartments or on any part of the Fairmount campus.

N. Cottage residents are responsible for placing garbage and trash at the end of the cottage drive on pick-up dates. Apartment residents take their trash to a central location for disposal.

O. Pets are permitted in the cottages under certain conditions, but **not** in the apartments. Persons wishing to have pets must first meet certain criteria and complete a "Residential Living Pet Policy and Procedures" form before a pet will be permitted in the cottage.

P. Residents shall have the right to submit complaints in writing to the Board of Directors or the President. The complainant may be required to appear before the Board of Directors at the time the complaint is considered. The decision of the Board shall be conclusive on all parties.

Q. Residents are expected to comply with the Rules and Regulations as herein stated, as stated in Fairmount's Residential Living Resident Handbook, or as otherwise made by Fairmount.

07/25

NOTICE OF RIGHT TO RESCIND

Date Rescission Period Begins: **Month & date, 2025**

You may rescind and terminate your Residence & Care Agreement with Fairmount Homes without penalty or forfeiture, within seven (7) days of the above date. You are not required to move into the Fairmount continuing care retirement community before the expiration of the seven (7) day period. No other agreement or statement you sign shall constitute a waiver of your right to rescind your Agreement within the seven (7) day period.

To rescind your Residence & Care Agreement, mail or deliver a signed and dated copy of this notice, or any other dated written notice, letter or telegram, stating your desire to rescind to Fairmount, 333 Wheat Ridge Drive, Ephrata, PA 17522, no later than midnight of **Month & date, 2025**.

Pursuant to this notice, I hereby cancel my Residence & Care Agreement with Fairmount.

_____ _____

Resident Date

_____ _____

Resident Date

ADDENDUM TO RESIDENCE & CARE AGREEMENT

(FINANCIAL CONSIDERATION)

1. All parties who have signed the Residence & Care Agreement are required to make a deposit of either five (5) or ten (10) percent of the total entrance fee of the unit they have selected. (This deposit will be 5% for an existing unit; 10% for a unit which is to be built.) **Five percent of the total entrance fee of any cottage or apartment is <u>not</u> refundable.** The refundable portion of the entrance fee, therefore, is the remaining 95% of the purchase price.

   When payment of a deposit is made, the Fairmount staff person administratively responsible for the cottage or apartment will initiate the necessary paperwork, notify the utilities, etc. as to who will be the resident(s) of the particular unit.

2. The date set when the new resident will plan to take occupancy of the unit is **<u>Month & date, 2025</u>**, which shall also be the beginning date for calculating any refund that may be owing under Point #1 of the Residence & Care Agreement.

   (NOTE: THIS IS THE DATE WHEN PRORATING OF THE REFUNDABLE PORTION OF THE ENTRANCE FEE BEGINS.)

3. A thirty (30) day time period will be allowed before final settlement is required. This will permit the applicant to make settlement on a property or make financial arrangements to make final settlement. If an extension beyond this period is desired, this must have prior clearance with the administrative office.

Entrance Fee **$00.00**
Nonrefundable portion.....**$00.00**
Guaranteed Refund **$00.00**
Balance to be Amortized **$00.00**

5% Deposit: (**$00.00**, ck. #XXXX, dated **,2025**)

Balance Due: TOTAL: $**00.00**

Date: **Month & date, 2025** Residence Address: _____
Ephrata, PA 17522

Resident: _____ Witness: _____

Resident: _____ Fairmount: _____

Attest: _____

07/25

ADDENDUM FOR CHANGES TO A COTTAGE OR APARTMENT

Description of Change	Nonrefundable Additional Cost to Resident
None	

The undersigned parties have carefully read and agreed to the changes and costs described in this Addendum, and have signed on **Month & date, 2025**.

FAIRMOUNT

_____ BY: _____

RESIDENT

_____ ATTEST: _____

RESIDENT

_____

WITNESS

07/25

Fairmount Services Available to Residential Living Residents at Additional Cost

(Rates are subject to change at any time.)

Hair Care Services:

Hours for beauty/barber services:

- Farm Crest Campus – by appointment on Monday morning; all day Friday.
- Appointments and payments are handled directly with the provider.

Shampoo Only	$11.00
Men's Haircut	$19.00
Shampoo & Blow Dry/Set	$22.00
Shampoo, Haircut & Blow Dry/Set	$33.00
Color or Perm with Haircut	$85.00

IT Help Desk: (new equipment set up, transferring data to a new phone, recovering passwords, tech issue with electronic device, etc.)

Hourly rate (one-half hour minimum fee)	$50.00

Meals: Residents may call to make reservations to eat in the Farm Crest Dining Room. Monday through Friday, call the Residential Living Administrative Assistant (717-354-1893). During weekends, please call the Farm Crest Dining Services office (717-354-1696).

Cottage or Apartment Resident/Visitor:	Adult (age 12 and over)	Child (under age 12)
Breakfast	$8.00	$4.00
Lunch	$15.00	$7.50
Supper	$10.00	$5.00

EXHIBIT F

SCHEDULE OF INCREASES IN MONTHLY MAINTENANCE FEES

FAIRMOUNT WHEAT RIDGE APARTMENTS
SCHEDULE OF INCREASES IN MONTHLY FEES
July 1, 2025

	Jul-20		Jul-21		Jul-22		Jul-23		Jul-24		Jul-25	
	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double
Akron Studio	$895	$990	$930	$1,025	$996	$1,091	$1,046	$1,141	$1,098	$1,198	$1,153	$1,258
Increase	$34	$34	$35	$35	$66	$66	$50	$50	$52	$57	$55	$60
Bareville	$951	$1,046	$989	$1,084	$1,059	$1,154	$1,112	$1,207	$1,168	$1,268	$1,226	$1,331
Increase	$36	$36	$38	$38	$70	$70	$53	$53	$56	$61	$58	$63
Brownstown	$1,186	$1,281	$1,233	$1,328	$1,320	$1,415	$1,386	$1,481	$1,455	$1,555	$1,528	$1,633
Increase	$45	$45	$47	$47	$87	$87	$66	$66	$69	$74	$73	$78
Cocalico	$1,231	$1,326	$1,280	$1,375	$1,370	$1,465	$1,439	$1,534	$1,511	$1,611	$1,587	$1,692
Increase	$47	$47	$49	$49	$90	$90	$69	$69	$72	$77	$76	$81
Conestoga	$1,242	$1,337	$1,291	$1,386	$1,382	$1,477	$1,452	$1,547	$1,525	$1,625	$1,601	$1,625
Increase	$47	$47	$49	$49	$91	$91	$70	$70	$73	$78	$76	$0
Farmersville	$1,242	$1,337	$1,291	$1,386	$1,382	$1,477	$1,452	$1,547	$1,525	$1,625	$1,601	$1,706
Increase	$47	$47	$49	$49	$91	$91	$70	$70	$73	$78	$76	$81
Hahnstown	$1,275	$1,370	$1,325	$1,420	$1,418	$1,513	$1,489	$1,584	$1,563	$1,663	$1,641	$1,746
Increase	$48	$48	$50	$50	$93	$93	$71	$71	$74	$79	$78	$83
Hinkletown	$1,320	$1,415	$1,372	$1,467	$1,469	$1,564	$1,543	$1,638	$1,620	$1,720	$1,701	$1,806
Increase	$50	$50	$52	$52	$97	$97	$74	$74	$77	$82	$81	$86
Murrell - 2nd fl	$1,291	$1,386	$1,304	$1,399	$1,396	$1,491	$1,466	$1,561	$1,539	$1,639	$1,616	$1,721
Increase	$0	$0	$13	$13	$92	$92	$70	$70	$73	$78	$77	$82
Murrell - 3rd/4th fl	$1,342	$1,437	$1,395	$1,490	$1,493	$1,588	$1,568	$1,663	$1,646	$1,746	$1,728	$1,833
Increase	$51	$51	$53	$53	$98	$98	$75	$75	$78	$83	$82	$87
Talmage	$1,371	$1,466	$1,425	$1,520	$1,525	$1,620	$1,602	$1,697	$1,682	$1,782	$1,766	$1,871
Increase	$52	$52	$54	$54	$100	$100	$77	$77	$80	$85	$84	$89
Voganville	$1,805	$1,900	$1,824	$1,919	$1,952	$2,047	$2,050	$2,145	$2,153	$2,253	$2,261	$2,366
Increase	$18	$18	$19	$19	$128	$128	$98	$98	$103	$108	$108	$113

FAIRMOUNT CREST VIEW APARTMENTS

SCHEDULE OF INCREASES IN MONTHLY FEES

July 1, 2025

	Jul-20		Jul-21		Jul-22		Jul-23		Jul-24		Jul-25	
	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double
Ephrata Studio	$828	$923	$845	$940	$935	$1,030	$982	$1,077	$1,031	$1,131	$1,083	$1,188
Increase	$17	$17	$17	$17	$90	$90	$47	$47	$49	$54	$52	$57
Weaverland	$1,091	$1,186	$1,134	$1,229	$1,244	$1,339	$1,307	$1,402	$1,372	$1,472	$1,441	$1,546
Increase	$41	$41	$43	$43	$110	$110	$63	$63	$65	$70	$69	$74
Pequea	$1,142	$1,237	$1,187	$1,282	$1,301	$1,396	$1,367	$1,462	$1,435	$1,535	$1,507	$1,612
Increase	$43	$43	$45	$45	$114	$114	$66	$66	$68	$73	$72	$77
Groffdale Studio	$1,206	$1,301	$1,254	$1,349	$1,372	$1,467	$1,441	$1,536	$1,513	$1,613	$1,589	$1,694
Increase	$46	$46	$48	$48	$118	$118	$69	$69	$72	$77	$76	$81
Lancaster	$1,034	$1,129	$1,045	$1,140	$1,149	$1,244	$1,207	$1,302	$1,267	$1,367	$1,330	$1,435
Increase	$11	$11	$11	$11	$104	$104	$58	$58	$60	$65	$63	$68
Martindale	$1,073	$1,168	$1,106	$1,201	$1,214	$1,309	$1,275	$1,370	$1,339	$1,439	$1,406	$1,511
Increase	$22	$22	$33	$33	$108	$108	$61	$61	$64	$69	$67	$72
Leacock	$1,288	$1,383	$1,339	$1,434	$1,463	$1,558	$1,537	$1,632	$1,614	$1,714	$1,695	$1,800
Increase	$49	$49	$51	$51	$124	$124	$74	$74	$77	$82	$81	$86
Earl	$1,301	$1,396	$1,352	$1,447	$1,477	$1,572	$1,551	$1,646	$1,629	$1,729	$1,710	$1,815
Increase	$49	$49	$51	$51	$125	$125	$74	$74	$78	$83	$81	$86
Groffdale "D"	$1,362	$1,457	$1,416	$1,511	$1,546	$1,641	$1,624	$1,719	$1,705	$1,805	$1,790	$1,895
Increase	$52	$52	$54	$54	$130	$130	$78	$78	$81	$86	$85	$90
Groffdale "C"	$1,310	$1,405	$1,337	$1,432	$1,461	$1,556	$1,535	$1,630	$1,612	$1,712	$1,693	$1,798
Increase	$13	$13	$27	$27	$124	$124	$74	$74	$77	$82	$81	$86
Groffdale "B"	$1,433	$1,528	$1,489	$1,584	$1,624	$1,719	$1,706	$1,801	$1,791	$1,891	$1,881	$1,986
Increase	$54	$54	$56	$56	$135	$135	$82	$82	$85	$90	$90	$95
Groffdale "A"	$1,454	$1,549	$1,511	$1,606	$1,647	$1,742	$1,730	$1,825	$1,817	$1,917	$1,908	$2,013
Increase	$55	$55	$57	$57	$136	$136	$83	$83	$87	$92	$91	$96

FAIRMOUNT FARM CREST APARTMENTS

SCHEDULE OF INCREASES IN MONTHLY FEES

July 1, 2025

	Jul-20		Jul-21		Jul-22		Jul-23		Jul-24		Jul-25	
	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double
1 BR, 630 Sq. Ft	$884	$979	$915	$1,010	$981	$1,076	$1,031	$1,126	$1,083	$1,183	$1,137	$1,242
Increase	$30	$30	$31	$31	$66	$66	$50	$50	$52	$57	$54	$59
1 BR, 690 Sq. Ft	$941	$1,036	$960	$1,055	$1,028	$1,123	$1,080	$1,175	$1,134	$1,234	$1,191	$1,296
Increase	$19	$19	$19	$19	$68	$68	$52	$52	$54	$59	$57	$62
1 BR, 690 Sq. Ft	$974	$1,069	$1,009	$1,104	$1,079	$1,174	$1,133	$1,228	$1,190	$1,290	$1,250	$1,355
Increase	$33	$33	$35	$35	$70	$70	$54	$54	$57	$62	$60	$65
1 BR, Lg, 727 Sq. Ft	$979	$1,074	$999	$1,094	$1,068	$1,163	$1,122	$1,217	$1,178	$1,278	$1,237	$1,342
Increase	$20	$20	$20	$20	$69	$69	$54	$54	$56	$61	$59	$64
1 BR, Deluxe, 900 Sq. Ft	$1,077	$1,172	$1,115	$1,210	$1,189	$1,284	$1,249	$1,344	$1,311	$1,411	$1,377	$1,482
Increase	$37	$37	$38	$38	$74	$74	$60	$60	$62	$67	$66	$71
1 BR, Deluxe, 918 Sq. Ft	$1,044	$1,139	$1,065	$1,160	$1,137	$1,232	$1,194	$1,289	$1,254	$1,354	$1,317	$1,422
Increase	$21	$21	$21	$21	$72	$72	$57	$57	$60	$65	$63	$68

FAIRMOUNT COTTAGES - SCHEDULE OF INCREASES IN MONTHLY FEES

SCHEDULE OF INCREASES IN MONTHLY FEES

July 1, 2025

		Jul-20		Jul-21		Jul-22		Jul-23		Jul-24		Jul-25	
		Single	Double	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double
105, 117, 121, 123	1 BR & gar	$769	$804	$799	$839	$885	$925	$930	$970	$977	$1,022	$1,026	$1,076
	Increase	$29	$29	$30	$35	$86	$86	$45	$45	$47	$52	$49	$54
34, 36, 206, 208	2 BR & gar	$786	$821	$817	$857	$905	$945	$951	$991	$999	$1,044	$1,049	$1,099
	Increase	$30	$30	$31	$36	$88	$88	$46	$46	$48	$53	$50	$55
111, 115, 108, 110, 112, 114	2 BR & gar	$786	$821	$817	$857	$905	$945	$951	$991	$999	$1,044	$1,049	$1,099
	Increase	$30	$30	$31	$36	$88	$88	$46	$46	$48	$53	$50	$55
201, 207, 209	2 BR & gar, cov porch	$794	$829	$825	$865	$913	$953	$959	$999	$1,007	$1,052	$1,057	$1,107
	Increase	$30	$30	$31	$36	$88	$88	$46	$46	$48	$53	$50	$55
109, 113, 203, 205, 210, 211, 212, 213, 214, 215, 216, 218, 32, 38	2 BR & gar, sunrm	$807	$842	$839	$879	$928	$968	$975	$1,015	$1,024	$1,069	$1,075	$1,125
	Increase	$30	$30	$32	$37	$89	$89	$47	$47	$49	$54	$51	$56
221	2 BR & gar, bsmt	$864	$899	$898	$938	$991	$1,031	$1,041	$1,081	$1,093	$1,138	$1,148	$1,198
	Increase	$32	$32	$34	$39	$93	$93	$50	$50	$52	$57	$55	$60
217, 219, 104	2 BR & gar, bsmt, sunrm	$873	$908	$908	$948	$1,002	$1,042	$1,053	$1,093	$1,106	$1,151	$1,161	$1,211
	Increase	$33	$33	$35	$40	$94	$94	$51	$51	$53	$58	$55	$60
100	2 BR & gar, sunrm	$874	$909	$909	$949	$1,003	$1,043	$1,054	$1,094	$1,107	$1,152	$1,162	$1,212
	Increase	$33	$33	$35	$40	$94	$94	$51	$51	$53	$58	$55	$60
98	2 BR & gar, sunrm	$888	$923	$923	$963	$1,018	$1,058	$1,069	$1,109	$1,122	$1,167	$1,178	$1,228
	Increase	$33	$33	$35	$40	$95	$95	$51	$51	$53	$58	$56	$61
102	2 BR & 2-gar, sunrm	$913	$948	$949	$989	$1,046	$1,086	$1,099	$1,139	$1,154	$1,199	$1,212	$1,262
	Increase	$35	$35	$36	$41	$97	$97	$53	$53	$55	$60	$58	$63

FAIRMOUNT COTTAGES - SCHEDULE OF INCREASES IN MONTHLY FEES

SCHEDULE OF INCREASES IN MONTHLY FEES

July 1, 2025

		Jul-20		Jul-21		Jul-22		Jul-23		Jul-24		Jul-25	
		Single	Double	Single	Double	Single	Double	Single	Double	Single	Double	Single	Double
133, 135, 137, 139	2 BR & gar, bsmt, sunrm	$916	$951	$952	$992	$1,049	$1,089	$1,102	$1,142	$1,157	$1,202	$1,215	$1,265
	Increase	$34	$34	$36	$41	$97	$97	$53	$53	$55	$60	$58	$63
106	2 BR & 2-gar, sunrm, dcl	$917	$952	$953	$993	$1,050	$1,090	$1,103	$1,143	$1,158	$1,203	$1,216	$1,266
	Increase	$34	$34	$36	$41	$97	$97	$53	$53	$55	$60	$58	$63
103	2 BR & 2-gar, sunrm, dcl	$1,007	$1,042	$1,047	$1,087	$1,151	$1,191	$1,209	$1,249	$1,269	$1,314	$1,332	$1,382
	Increase	$38	$38	$40	$45	$104	$104	$58	$58	$60	$65	$63	$68
30	3 BR & gar	$813	$848	$845	$885	$935	$975	$982	$1,022	$1,031	$1,076	$1,083	$1,133
	Increase	$31	$31	$32	$37	$90	$90	$47	$47	$49	$54	$52	$57
101	3 BR & gar, bsmt, sunrm	$1,122	$1,157	$1,166	$1,206	$1,278	$1,318	$1,342	$1,382	$1,409	$1,454	$1,479	$1,529
	Increase	$43	$43	$44	$49	$112	$112	$64	$64	$67	$72	$70	$75
144	2 BR & gar, sunrm	$1,004	$1,039	$1,044	$1,084	$1,148	$1,188	$1,206	$1,246	$1,266	$1,311	$1,329	$1,379
	Increase	$38	$38	$40	$45	$104	$104	$58	$58	$60	$65	$63	$68
142	2 BR & 2-gar, sunrm	$1,016	$1,051	$1,056	$1,096	$1,160	$1,200	$1,218	$1,258	$1,279	$1,324	$1,343	$1,393
	Increase	$39	$39	$40	$45	$104	$104	$58	$58	$61	$66	$64	$69
143, 145	2 BR & gar, sunrm, dck	$1,147	$1,182	$1,192	$1,232	$1,306	$1,346	$1,372	$1,412	$1,441	$1,486	$1,513	$1,563
	Increase	$44	$44	$45	$50	$114	$114	$66	$66	$69	$74	$72	$77
147	2 BR & 2-gar, sunrm, dcl	$1,164	$1,199	$1,210	$1,250	$1,325	$1,365	$1,392	$1,432	$1,462	$1,507	$1,535	$1,585
	Increase	$44	$44	$46	$51	$115	$115	$67	$67	$70	$75	$73	$78
141	2 BR & 2-gar, sunrm, dcl	$1,192	$1,227	$1,239	$1,279	$1,356	$1,396	$1,424	$1,464	$1,495	$1,540	$1,570	$1,620
	Increase	$45	$45	$47	$52	$117	$117	$68	$68	$71	$76	$75	$80
153, 157, 161	2 BR & gar, cov patio											$1,200	$1,245
	Increase											$0	$0
155, 159	2 BR & gar, cov patio											$1,210	$1,255
	Increase											$0	$0
151,165	2 BR & 2-car gar, cov patio											$1,250	$1,295
	Increase											$0	$0
163	2 BR & gar, cov patio											$1,260	$1,305
	Increase											$0	$0
150, 152, 162, 164	2 BR & 2-car gar, bsmt, cov patio											$1,440	$1,485
	Increase											$0	$0
154, 156, 158, 160	2 BR & gar, bsmt, cov patio											$1,420	$1,465
	Increase											$0	$0

EXHIBIT G

AUDITED FINANCIAL STATEMENTS

(See Insurance Report)

EXHIBIT H

PRO FORMA INCOME STATEMENT

FOR

UPCOMING FISCAL YEAR

EXHIBIT H

FAIRMOUNT HOMES
PROFORMA FOR FISCAL YEAR ENDED JUNE 30, 2026

REVENUES:	
Net resident service revenue and Other Support	25,127,615
Other Revenues	914,000
Investment income	-
Unrestricted contributions	60,000
Net assets released from restrictions	731,000
TOTAL REVENUE	**26,832,615**
EXPENSES:	
Personnel	18,213,866
Resident Expenses	2,261,271
Professional Fees	233,572
Advertising and Promotion	95,000
Charitable Contributions	8,000
Fundraising Expenses	78,200
Staff Education: Conferences and Travel	44,500
Depreciation	2,141,174
Dues, Licenses and Subscriptions	61,359
Facilities	405,727
Insurance	300,000
Interest Expenses	961,487
Other Expenses	110,761
Taxes	463,000
Utilities	895,986
Information Technology	367,803
Supplies	37,516
TOTAL EXPENSES	**26,679,222**
INCREASE (DECREASE) IN NET ASSETS	**153,393**