



Luther Heights



Enriched Housing for Seniors

1802 Alexandra Ave. Saskatoon, Saskatchewan S7N 8A6

Phone: 664-0377 Fax: 664-0382

Website: www.luthercare.com

Call 664-0378 to register for a tour.

Tours are held the last Wednesday of the month at 10:30 a.m.

January to June and September to November

Qualifications

Luther Heights welcomes applications from anyone who **is at least 60 years old and is able to function independently.** Prior to being offered a suite, we will request a physician's report and ask that you allow us to assess your needs in order to ensure that we are able to adequately meet them.

In fairness to all concerned, we do not feel that it is proper for us to knowingly accept, as new residents, those persons who need services and/or care that we do not provide.

To help minimize the possibility of misunderstanding and disappointment, our policy regarding health requirements is summarized here:

Each apartment is a private residence for seniors who are in good physical and mental health. Residents must be able to live alone and tend to all their personal needs without assistance OR they must be prepared to allow us to help arrange support services sufficient to continue independent living.

Basic Service Program

One of the advantages of living at Luther Heights is that so many important services are located right on site. These services are provided on a universal basis and each resident pays a monthly fee for these services (\$140.00 single / \$280.00 couple (2017 rates). You may not wish to use these services all the time but, there is comfort in knowing they are available when needed. The Basic Services offered at Luther Heights are:

- **LifeAid™ personal emergency response system:** allows residents to contact MD Ambulance with the push of a button.
- A **tenant service coordinator** puts you in touch with personal care, homemaking and other community services.
- An **activity coordinator** ensures there are plenty of activities planned for your enjoyment.
- **Wellness Clinics** are held twice weekly by a qualified health care professional.
- A **chaplain** offers weekly worship service, bible studies and home and/or hospital visits.

Massage Therapy and **Foot Care** are available for a nominal fee. In addition, you will find a **hair salon**, weekly **banking** and recreation facilities...all just an elevator ride away!

Meal Program

Luther Heights Dining Room offers lunch and supper Monday – Friday. **Each Luther Heights resident is required to purchase a minimum of 12 suppers per month. Total cost of 12 suppers is \$162.00 per person.** You are welcome to have as many additional meals as you wish. Suppers are \$13.50 each and lunch is a la carte.

Amenities

All suites are wheelchair accessible and were designed specifically for seniors and feature a number of details to make your day-to-day living as convenient as possible:

- Specially designed, large bathrooms with safety grab bars.
- Extra wide doors and hallways for wheelchairs and walkers.
- Fire alarm and sprinkler system throughout all suites and common areas
- Concrete construction ensures exceptional sound proofing.

The common areas of Luther Heights include:

- Large dining area open for lunch and supper Monday - Friday
- Security entrances with electronic access doors
- Bright front lobby where the coffee is always on
- Library with a large selection of books and computer with internet access
- Sun room for doing puzzles, reading, visiting, or just relaxing
- Outdoor patio overlooking the beautiful South Saskatchewan river valley
- Friendly staff ready to assist you in any way they can

Financial Considerations

Rental: The rental suites are government subsidized. Applicants whose annual incomes are below \$40,300.00 will be prioritized for these units. Rent will be set at 30% of your gross monthly income.

Life Lease: Purchase prices range from \$109,315 to \$154,585 (2017 prices). We guarantee the buy back of your life lease so you don't need to worry about re-selling. A monthly occupancy fee (\$687 - \$1,005 (2017 rates) pays for property tax, utilities, restoration reserves, building upkeep, etc.

Additional Monthly Fees: In addition to your rent or occupancy fee, you will also be required to pay the monthly Basic Service Fee as well as the cost of the Meal Program as explained earlier. Parking, if required, is \$35 per month.

Whether renting or purchasing, when considering the cost of living at Luther Heights, keep in mind that as well as your monthly fees you are responsible for your own:

- ✓ in-suite electricity
- ✓ telephone/internet
- ✓ tenant pack insurance
- ✓ cable TV*

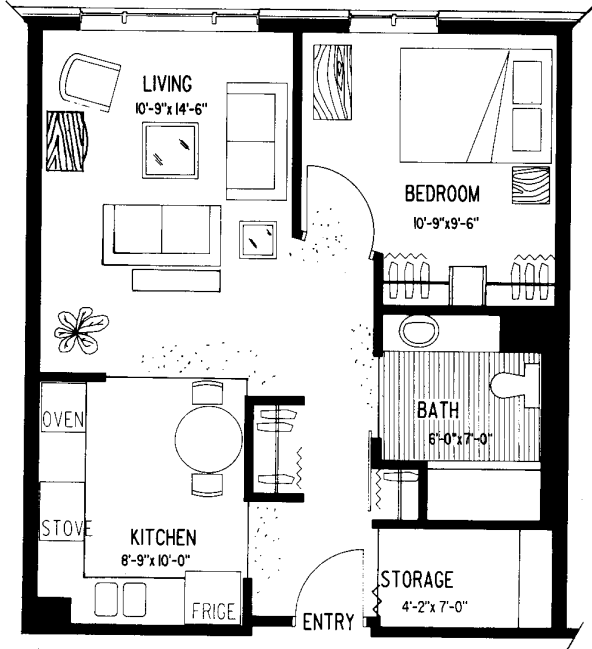
*We offer Classic Cable from Shaw Cable for \$38.50 per month (tax included – about 70 channels).

All prices mentioned in this brochure are based on 2017 rates and are subject to annual review.

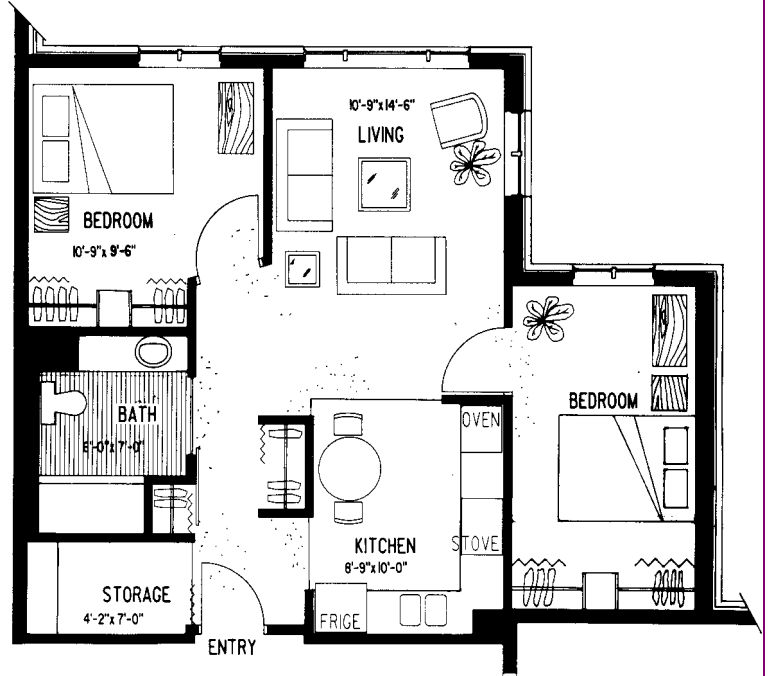
Please note that Luther Heights has a No Smoking/Pets policy. Smoking is not permitted anywhere in the building or on the grounds (this includes in suites and on balconies).

Floor Plans

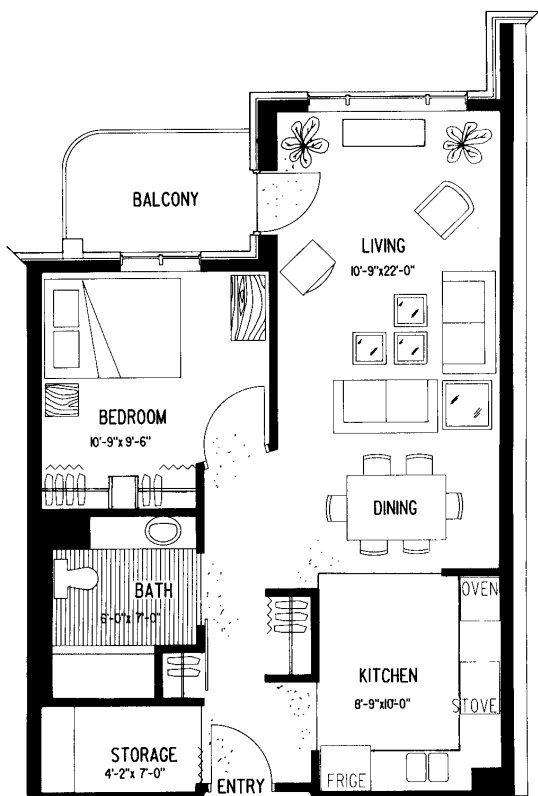
Model A
655 Square Feet – 1 Bedroom



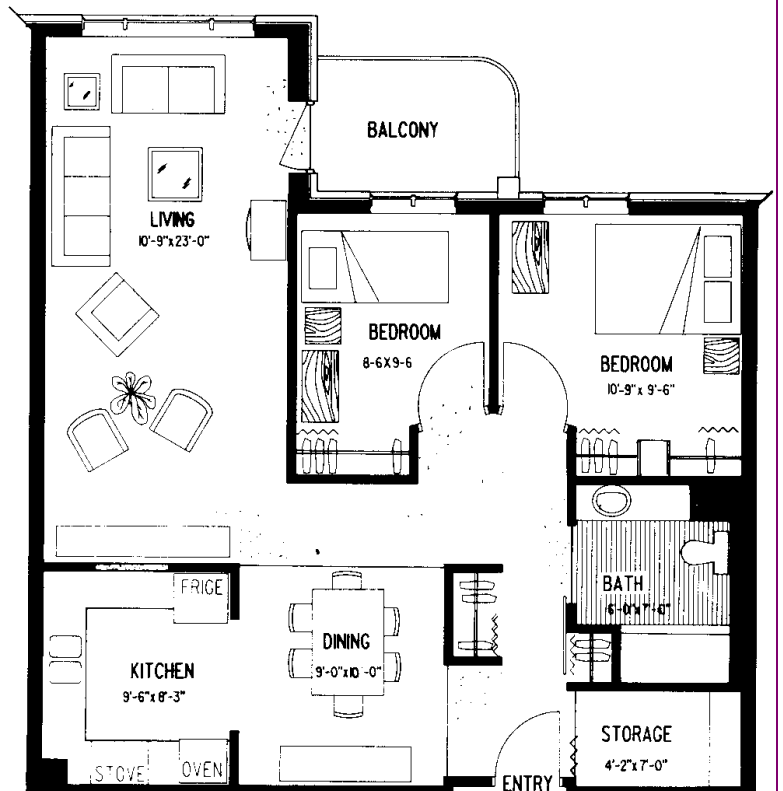
Model B
800 Square Feet – 2 Bedroom



Model C
730 Square Feet – 1 Bedroom



Model D
1000 Square Feet – 2 Bedroom



1802 ALEXANDRA AVE.
 SASKATOON, SK S7K 8A6
 PH: 664-0377
 Fax: 664-0382



Luther Heights Rental Application

Note: Luther Heights' rental units are government subsidized and are offered to persons 60 years of age or over, and persons with physical disabilities who are who are able to live independently. Preference is given to persons with lower incomes and persons who are living at risk. Residents pay a monthly rent based on a percentage of their total gross household income.

A. APPLICANT DETAILS			
NAME(s):		PHONE:	
ADDRESS:		POSTAL CODE:	
<i>MARITAL</i> STATUS:		YEARS OF RESIDENCY IN SASKATCHEWAN:	
DATE OF BIRTH (self):		ARE YOU CANADIAN CITIZEN(s)?	
DATE OF BIRTH (spouse if applicable):		LANDED IMMIGRANT(s)?	
B. PRESENT LIVING ACCOMMODATION			
I/WE OWN <input type="checkbox"/> RENT <input type="checkbox"/>	I/WE LIVE IN A HOUSE <input type="checkbox"/> APARTMENT <input type="checkbox"/> OTHER: _____	NUMBER OF BEDROOMS IN PRESENT ACCOMMODATION:	
1. COMPLETE THIS SECTION <u>ONLY IF YOU RENT</u> YOUR PRESENT DWELLING			
a)	Monthly rent:	\$	
b)	Total monthly cost of heat, water and electricity <u>if not</u> included in rent:	\$	
c)	Total payments (add a + b):	\$	
2. COMPLETE THIS SECTION <u>ONLY IF YOU OWN</u> YOUR PRESENT DWELLING			
a)	Monthly mortgage payments, if any:	\$	
b)	Monthly tax payments, <u>if not</u> included in mortgage payments:	\$	
c)	Total monthly cost of heat, water and electricity:	\$	
d)	Total payments (add a + b + c):	\$	
3. PLEASE LIST ANY FACTORS WHICH MAKE YOUR PRESENT ACCOMMODATION UNSUITABLE FOR YOU:			

C. INCOME DECLARATION			
MONTHLY INCOME SOURCE	APPLICANT'S INCOME	SPOUSE'S INCOME	
1. Old Age Pension & Supplement			
2. Canada Pension Plan			
3. Veteran's Pension and/or Allowance:			
4. Private Pension			
5. Disability Allowance			
6. Annuity Income			
7. Social Assistance			
8. Alimony			
9. Spouse Allowance			
10. Interest Income: (see D. below)			
TOTALS:			
TOTAL COMBINED:			
D. ASSETS			
ASSET	VALUE OF ASSET	ENCUMBRANCES	MONTHLY INTEREST
Bank Accounts			
Real Estate (houses, properties)			
Term Deposits			
Savings Bonds			
Stocks			
Other:			
TOTAL ASSETS:		TOTAL MONTHLY INTEREST: (list under #10 above)	
PLEASE ENCLOSE A COPY OF YOUR MOST RECENT BANK STATEMENT(S) AND A COMPLETE COPY OF YOUR MOST RECENT TAX RETURN. WE CANNOT PROCESS YOUR APPLICATION WITHOUT THESE DOCUMENTS.			

E. ADDITIONAL INFORMATION
1. Please list any medical conditions you have:
2. Please list any further details which might help consideration of your application:
To help minimize the possibility of misunderstanding and disappointment, our policy for residency at Luther Heights is summarized here: <i>Each apartment is a fully accessible, private residence for seniors who are in good physical and mental health. They must be able to live alone and tend to all their personal needs without assistance or they must be prepared to allow us to help arrange support services sufficient to continue independent living.</i> When your name comes up on the waiting list you will be asked to provide us with a doctor's report indicating any health issues. We will also ask that you allow us to assess your needs prior to offering you a unit in order to ensure that we are able to adequately meet your needs. Please note that Luther Heights is a non-smoking policy. This includes in suites and on balconies and grounds.

I understand that this application does not constitute an agreement by LutherCare Communities or its representatives to provide me with accommodation.

I hereby authorize LutherCare Communities to investigate any or all of the statements made herein, being fully aware that discovery of any false statement may cancel any further consideration of my application.

I acknowledge that this application becomes the property of the LutherCare Communities upon delivery by me to it or its agent.

THIS APPLICATION IS VALID FOR 12 MONTHS FROM DATE OF APPLICATION

DATE: _____

SIGNATURE(S): _____



Priority	
Date	
Deposit Amount	
Preferred Move in Date	

Luther Heights

Life Lease Waiting Application & Deposit Form

Luther Heights Life Lease waiting list is maintained on a “first come, first served” basis and when suites become available they are offered to those on the waiting list in order of sequence.

A \$100.00, non-interest bearing, refundable deposit is required to confirm the transaction.

Balance of the purchase price is payable prior to possession date. An Offer to Purchase will be required when a unit of your choice is available. The actual sales price will be determined at the point of purchase.

NAME:	
ADDRESS:	
CITY/TOWN/POSTAL CODE:	
PHONE:	
DATE OF BIRTH:	
DATE OF BIRTH (SPOUSE):	
ALTERNATE CONTACT NAME & PHONE:	
SUITE PREFERENCE:	

PLEASE LIST ANY MEDICAL CONDITIONS YOU HAVE (if more space is needed please use the back of this page):

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When your name comes up on the waiting list you will be asked to provide us with a doctor’s report indicating any health issues. We will also ask that you allow us to assess your needs prior to offering you a unit in order to ensure that we are able to adequately meet your needs.

Please note that Luther Heights is a non-smoking facility – this includes in suites and on balconies and grounds. As well, Luther Heights has a “No Pets” policy.

SIGNATURE OF DEPOSITOR(S):	
DATE:	