



**Lanier Village Estates**

*Where Loving-Kindness Lives*

WELCOME TO RETIREMENT LIVING **at its best.**





## **This active and welcoming community is so close to so much.**

Heart-warming southern charm and breath-taking mountain views, four gorgeous seasons and an abundance of culture—it's all here at Lanier Village Estates in Gainesville. Visit the Georgia History Center or Quinlan Visual Arts Center. Enjoy live theater at your choice of local venues. Try a lifelong learning course at either of two area universities. Take a hike through woods and rolling hills or a stroll through Gainesville's quaint Holly Square.



# Every day, you're free to do everything you love.

At Lanier Village Estates, people love the beauty of our campus. They appreciate the freedom to choose the location and finishes for their residence to suit their tastes. And they enjoy the active spirit of this community. Walk our lovely path down to the shores of Lake Lanier, where you can fish, kayak or just daydream. Join a game of bridge or tennis, a yoga class or water aerobics group. Connect with fellow gardeners, golfers or model railroaders. Then connect with friends over a delicious, chef-prepared meal.





## AMENITIES, ACTIVITIES, AND SERVICES

### COMFORT

- Art & Music Appreciation Classes
- Art Studio
- Auditorium
- Card Room
- Craft Room
- Game Room/Billiard Room
- Gardening Areas
- Gazebo/Picnic Area
- Housekeeping Services Available
- Outdoor Dining
- Pet Friendly
- Wood Workshop

### CONVENIENCE

- Banking
- Beauty Salon
- Bocce Ball Court
- Buildings Connected by Enclosed Walkways
- Cable TV Included or Available
- Chapel & Spiritual Services
- Computer Room
- Convenient Parking
- Day & Overnight Trips Available
- Fishing Lake
- Fitness Center
- Fitness Classes
- Fitness Trainer on Staff
- Formal & Casual Dining Available
- Full-Time Life Engagement Coordinator (Activities)
- Gated Community

- Gift Shop
- Groundskeeping/Maintenance
- Guest Apartments Available
- Horseshoe Court
- Indoor Swimming Pool
- In-Home Laundry Facilities
- In-House, Resident-Run TV Station
- Library with Reading Room
- Lifelong Learning Opportunities
- Live Entertainment & Lectures
- Nutritious Meals Prepared by Professionally Trained Chefs
- Private Dining Room for Parties & Family Functions
- Putting Green
- Resident Storage Areas
- Tennis Courts
- Walking Trails
- Wi-Fi Hotspot Access

### CARE

- Full-Time, Non-Denominational Chaplain
- Home Health Services
- Hospice
- Massage Therapy Available
- OakBridge Terrace Assisted Living
- Palliative Care
- Transportation to Doctors & Shopping
- WillowBrooke Court Skilled Care

# ACTS LIFE CARE® INCREASES YOUR PEACE OF MIND.

**Your long-term care is prearranged.** With Acts Life Care, your entrance fee and monthly fees cover your long-term care, for as long as you may need it.\* We provide for your care, and your expenses are predictable.

**You pay for tomorrow's care with today's dollars.** The average stay in a private nursing home room in the Atlanta metro area costs \$7,209 a month and is likely to rise significantly with inflation.\*\* At Lanier Village Estates, *your monthly fee will never increase based solely on a need for a higher level of care.* Locking in long-term care costs now could save you significantly in the future.

**You'll receive a seamless continuum of care.** If your health needs change, you will receive the finest possible care at our outstanding assisted living and skilled care centers. Care transitions are smooth and compassionate, and your spouse and friends will always be close by. Our on-site wellness, rehabilitation and home care services help you focus on feeling great!

**Your nest egg is protected from unexpected health care expenses.** At fee-for-service retirement communities, you pay more for higher levels of care. There is no ceiling on the rising cost of inflation and no predicting the amount of care you will need. This can exhaust your life savings very quickly. At Acts, your assets are preserved because your long-term care is prearranged and unlimited.

\* Minor exceptions apply, see resident contract.

\*\* NIC (National Investment Center), Q1 2017 Market Performance Report





## THE ACTS LIFESTYLE INCREASES YOUR JOY OF LIVING.

**You'll enjoy an exciting, independent lifestyle.** We've designed our communities to free you to stay active, remain engaged and be fulfilled. Choose from abundant social, cultural, spiritual, educational and recreational programs. Dining with friends, going to the theater, meditating, taking courses, practicing your faith, swimming laps—whatever you want to do, you'll find a club or a group of like-minded people with whom you can have fun, stay busy and be enriched.

**Your amenities are comprehensive; your days are easy and maintenance-free.** Say goodbye to home upkeep hassles and expenses. Say hello to our full-service lifestyle. From home and lawn maintenance to transportation and preparation of your evening meals—we do the chores, you do the living.

**Acts is a leader in continuing care retirement communities.** Since 1972, Acts has set the standard for active retirement living. In our family of communities in multiple states, more than 9,000 residents are living fully and joyfully.

**Acts is not-for-profit, with nearly 50 years of operational and financial stability.** You can rest assured in the proven strength of Acts. Since we don't answer to stockholders, after we pay operating expenses we reinvest all excess revenue into our communities. Our chief priority is your happiness and well-being.

**Acts is mission-driven, and that mission makes all the difference.** Our organization was founded on a deep belief in honesty and respect, the dignity of each person, and the power of loving-kindness. While maintaining our Christian heritage, Acts communities open their doors to individuals of all beliefs.





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**FLOOR PLANS**

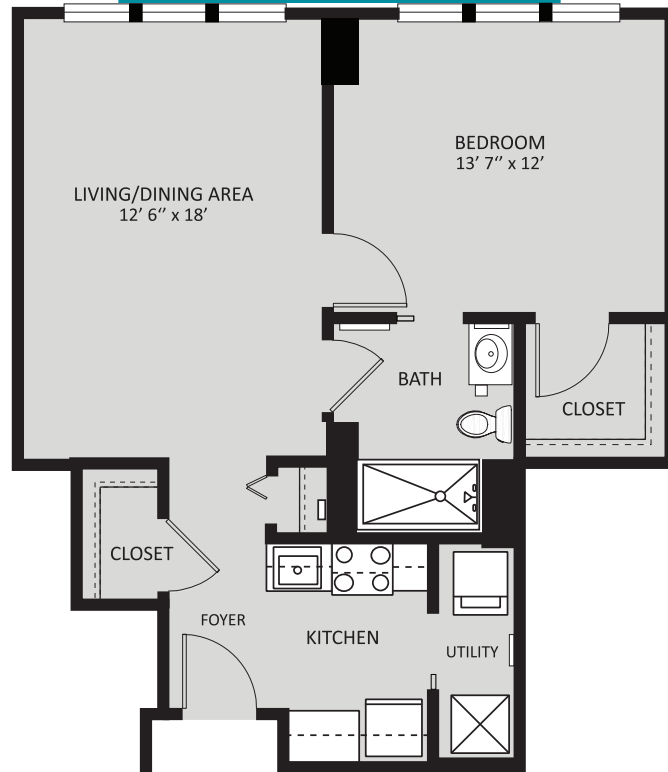


Your Acts residence is a portal to a whole new experience in retirement. Regardless of the size or features of your residence, a world of excitement and fulfillment awaits you when you become part of the Acts family.

THIS BOOKLET PROVIDES A SAMPLE OF THE RESIDENCES AVAILABLE TO YOU WITHIN THIS COMMUNITY. PLEASE CONTACT YOUR LIFE CARE CONSULTANT TO DETERMINE THE AVAILABILITY OF ANY PARTICULAR STYLE.

# Azalea

## ONE BEDROOM

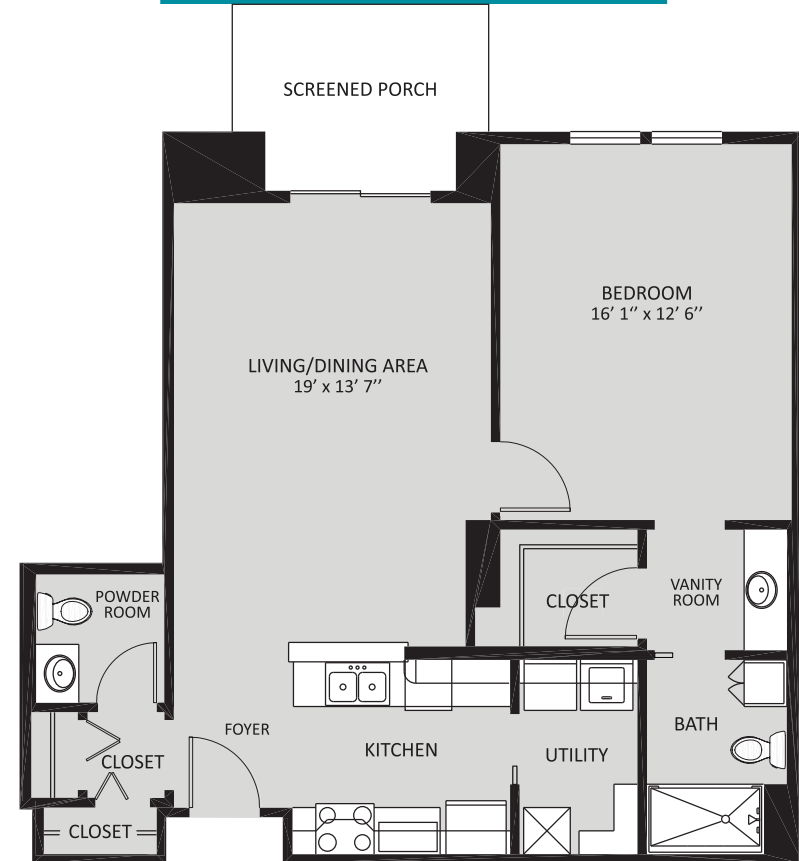


APPROXIMATE SQUARE FOOTAGE

**664 Sq. Ft.**

# Bluebell

## ONE BEDROOM



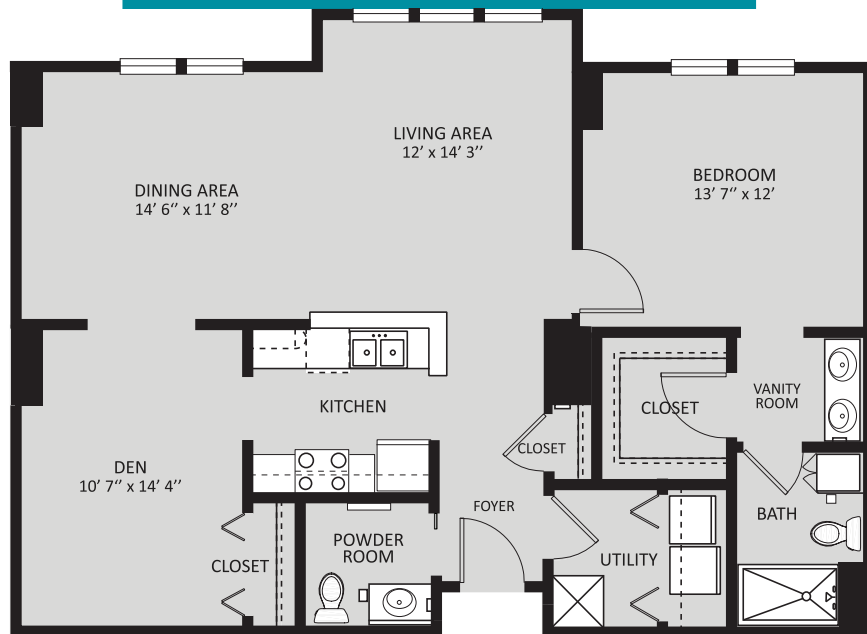
APPROXIMATE SQUARE FOOTAGE

**894 Sq. Ft.**

*Size may vary slightly based on residence location and building characteristics.*

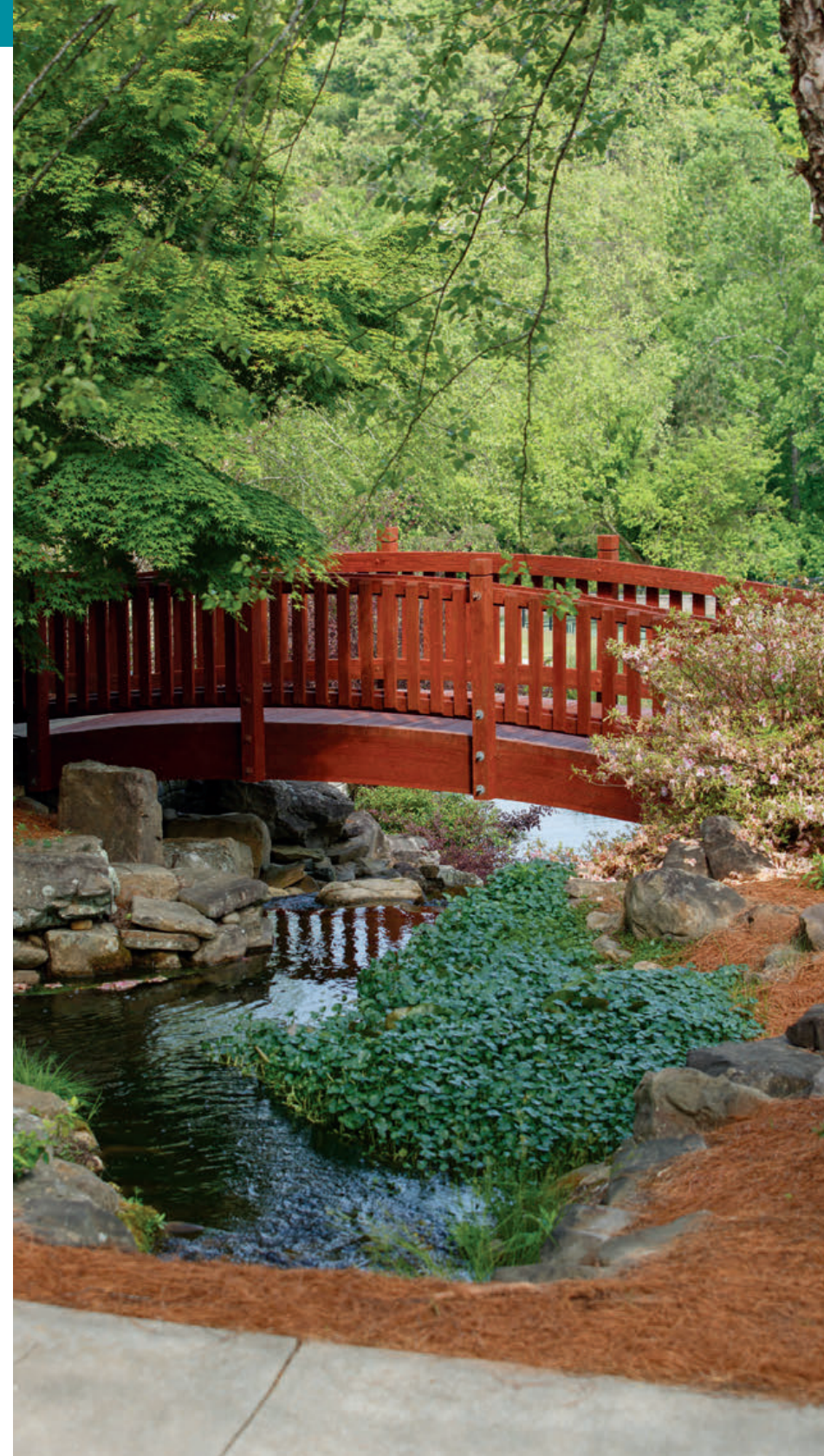
# Camellia

## ONE BEDROOM/DEN



APPROXIMATE SQUARE FOOTAGE

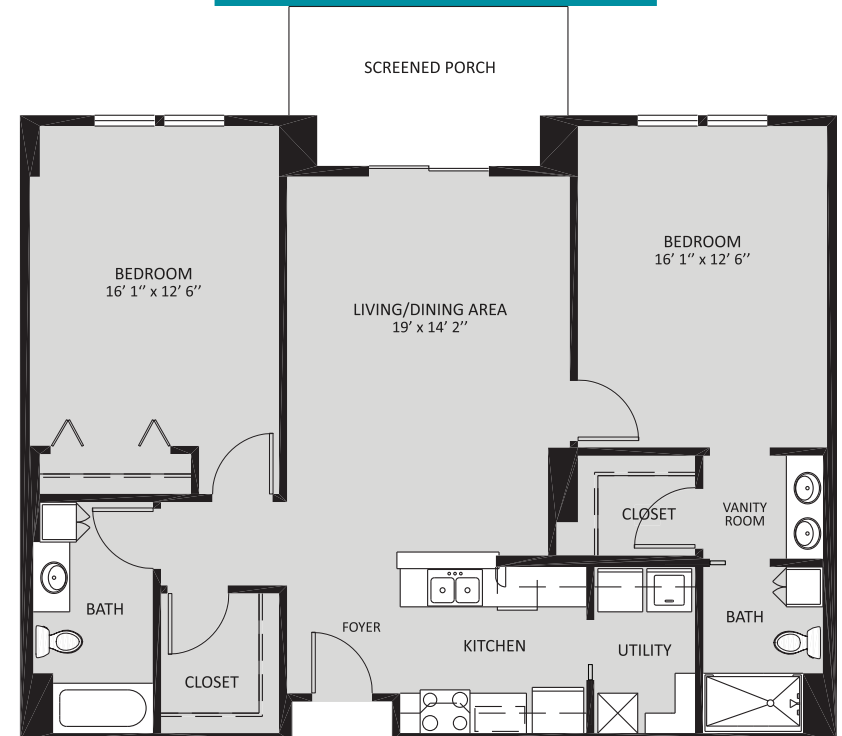
**1,115 Sq. Ft.**



# Lilac



## TWO BEDROOM



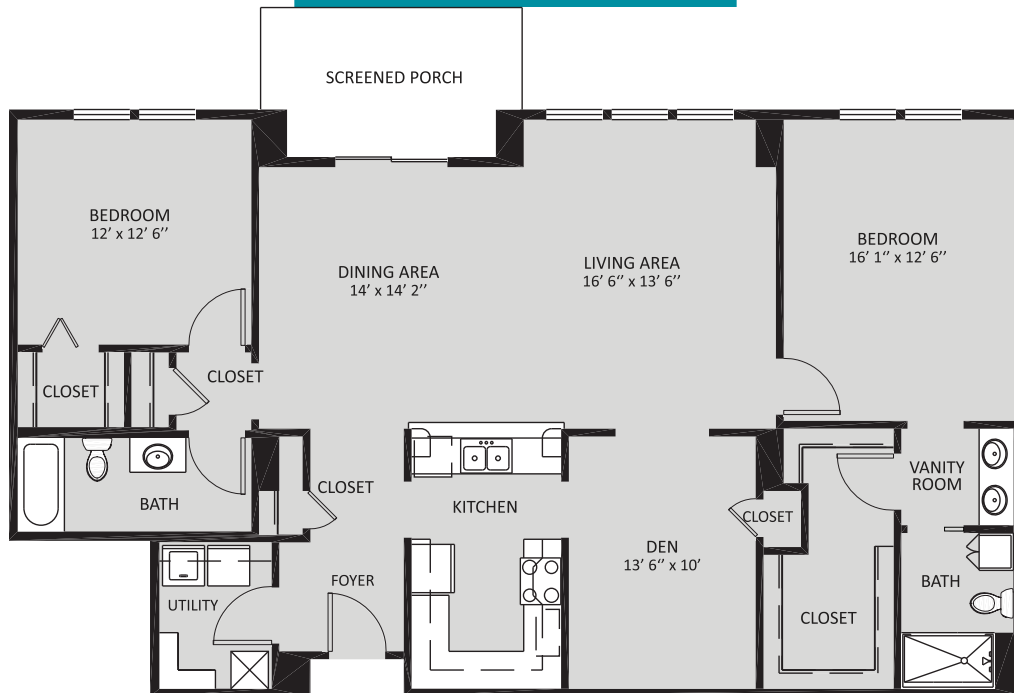
APPROXIMATE SQUARE FOOTAGE

**1,234 Sq. Ft.**

*Size may vary slightly based on residence location and building characteristics.*

# Dogwood

## TWO BEDROOM



APPROXIMATE SQUARE FOOTAGE  
**1,595 Sq. Ft.**



# Magnolia

## TWO BEDROOM/DEN



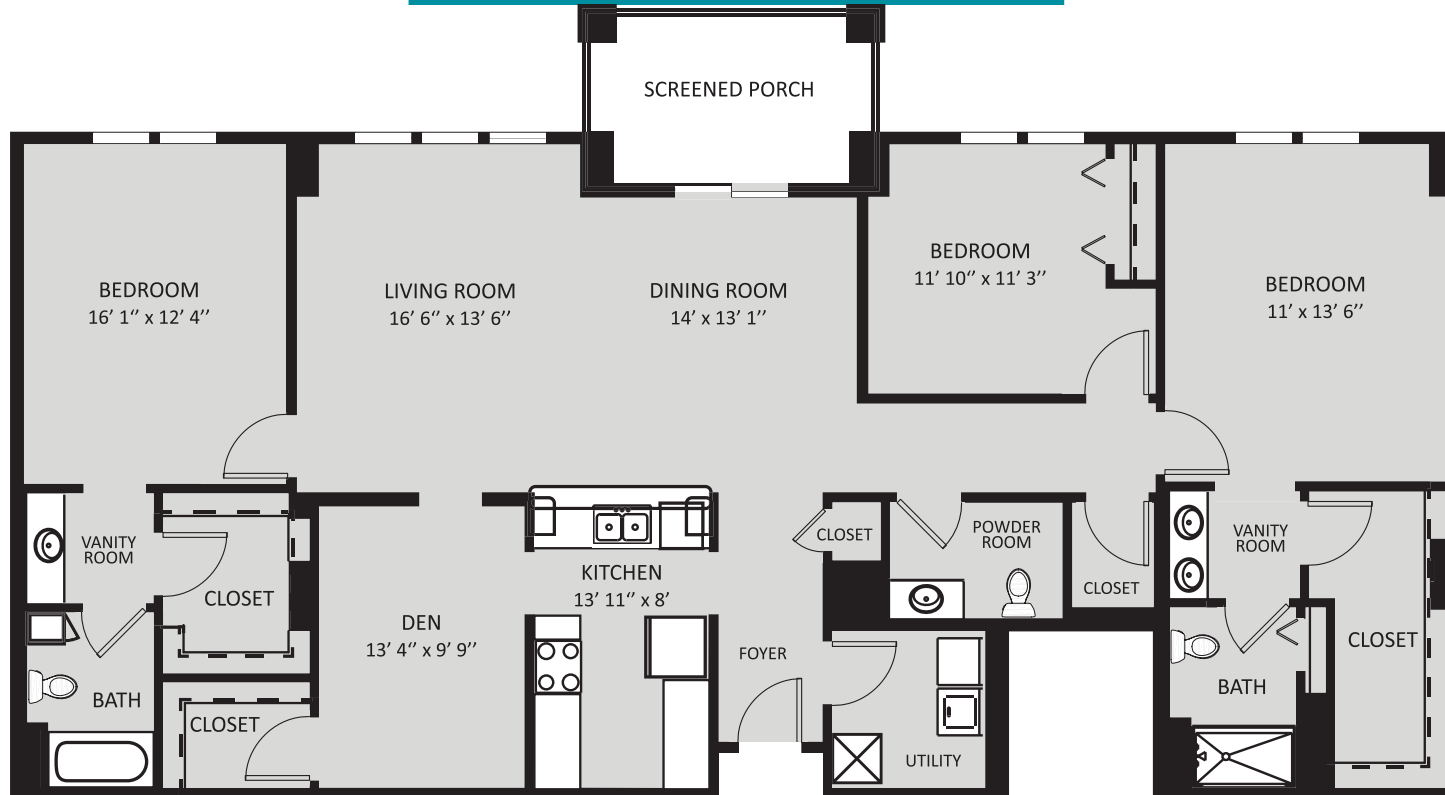
APPROXIMATE SQUARE FOOTAGE

**1,817 Sq. Ft.**

*Size may vary slightly based on residence location and building characteristics.*

# Rosewood

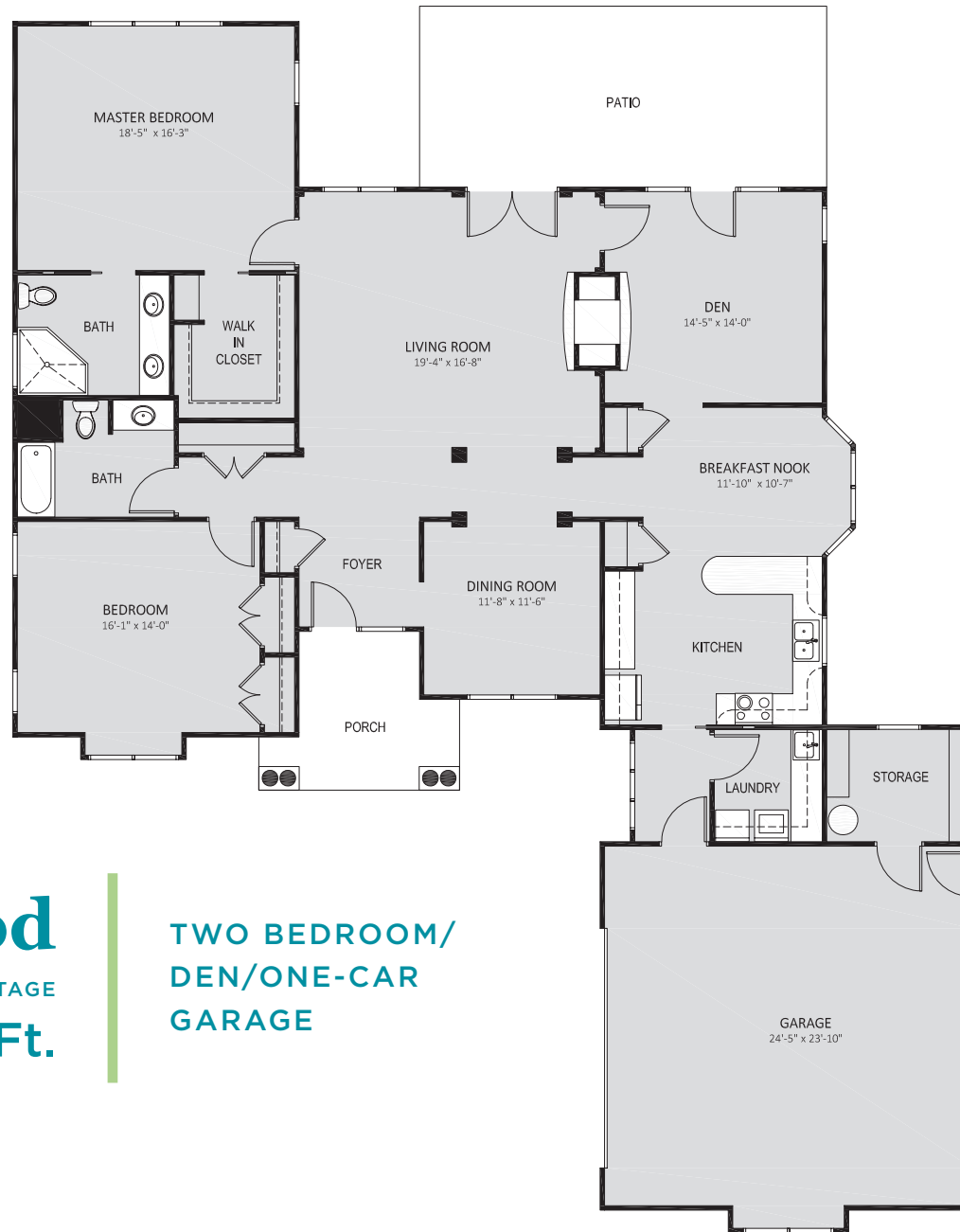
THREE BEDROOM/DEN



APPROXIMATE SQUARE FOOTAGE

**2,020 Sq. Ft.**

# CARRIAGE HOMES



**Cedarwood**  
APPROXIMATE SQUARE FOOTAGE  
**2,213 Sq. Ft.**

**TWO BEDROOM/  
DEN/ONE-CAR  
GARAGE**

*Size may vary slightly based on residence location and building characteristics.*





4462

# CARRIAGE HOMES



## Maplewood

APPROXIMATE SQUARE FOOTAGE

2,225 Sq. Ft.

TWO BEDROOM/DEN/  
ONE-CAR GARAGE

*Size may vary slightly based on residence location and building characteristics.*



# CARRIAGE HOMES



## Elmwood

APPROXIMATE SQUARE FOOTAGE

2,316 Sq. Ft.

TWO BEDROOM/DEN/  
ONE-CAR GARAGE

*Size may vary slightly based on residence location and building characteristics.*



3751



**Lanier Village Estates**

*Where Loving-Kindness Lives*

A woman with blonde hair, wearing a red blazer, is sitting at a table and pointing at a laptop screen. She is smiling and looking towards an elderly couple. The couple, a man in a light blue shirt and a woman in a blue jacket and patterned scarf, are also smiling and looking at the laptop. There are two glasses of water on the table in front of them. The background shows a bright, modern interior with a potted plant.

**Signature** PRICING



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## Lanier Village Estates Signature Pricing

To fit your individual goals, preferences, and budget, Acts offers a variety of affordable financial options. Pricing plans can be tailored to your individual income, asset and insurance situation. Each individual residence is priced to reflect the many attributes of that particular residence. Your Life Care Consultant will help you decide on the location and pricing plan that best suits your preferences. Pricing plans include:



### **Acts Life Care® Premier**

The most popular of the Acts financial options, Acts Life Care Premier features an entrance fee and monthly fee that secure your residency at an Acts community. With Acts Life Care, monthly fees will never increase solely as a result of needing a higher level of care. The entrance fee (less an administrative fee) amortizes over a 50-month period with the unamortized balance returned to you or your estate should you no longer reside at the community during that period.



### **Acts Life Care 50**

Acts Life Care 50 offers a refund of 50% of the net entrance fee for those who wish to provide a financial legacy. Under this plan, the entrance fee (less an administrative fee) amortizes over a 25-month period, with the balance being returned to you or your estate when your period of occupancy ends.



### **Acts Modified Life Care**

Acts Modified Life Care is a desirable plan for anyone who already carries comprehensive long-term care insurance and chooses to maintain it throughout their residency. You pay a lower entrance fee and lower monthly fee with this plan during your time in independent living. If you later require care, your long-term care insurance policy will be used toward the per diem care costs for a cumulative period of three years, after which time your fees revert to the Acts Modified Life Care monthly fee in effect at that time. The entrance fee (less an administrative fee) amortizes over a 50-month period with the balance returned to you or your estate should you no longer reside at the community during that period.



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## Acts Life Care Premier / Age 62 and up

LIVING ACCOMMODATION	APPROX. SQ. FT.	ENTRANCE FEE	MONTHLY FEE
<b>Azalea</b> 1 Bedroom	664	\$250,900-\$265,900	\$3,267
<b>Bluebell</b> 1 Bedroom	894	\$284,900-\$314,900	\$3,267
<b>Camellia</b> 1 Bedroom with Den	1,115	\$349,900-\$386,900	\$3,470
<b>Lilac</b> 2 Bedroom	1,234	\$381,900-\$421,900	\$3,676
<b>Applewood</b> 2 Bedroom with Den	1,570	\$449,900-\$472,900	\$4,290
<b>Dogwood</b> 2 Bedroom with Den	1,595	\$451,900-\$498,900	\$4,290
<b>Magnolia</b> 2 Bedroom with Den	1,817	\$510,900-\$563,900	\$4,290
<b>Rosewood</b> 3 Bedroom with Den	2,020	\$611,900-\$629,900	\$4,628
<b>Carriage Homes</b>			
<b>Cedarwood</b> 2 Bedroom with Den	2,213	\$635,900-\$661,900	\$4,632
<b>Maplewood</b> 2 Bedroom with Den	2,225	Starting at \$669,900	\$4,632
<b>Elmwood</b> 2 Bedroom with Den	2,316	\$667,900-\$694,900	\$4,632
<b>Second Person Fees</b>		\$30,000	\$1,925

*subject to change without notice*



## Monthly Fee

*The monthly fee includes:*

### Utilities/Taxes

Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

### Maintenance

Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service.

### Personal Services

One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, annual apartment inspection and cleaning, scheduled local transportation, bi-weekly light housekeeping, access to either personal or shared laundry facilities, additional storage.

## Acts Life Care Premier Details

- Acts Life Care Premier entrance fees effective November 1, 2021. Monthly fees effective January 1, 2022. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 120 days of occupancy, the entrance fee is 100% refundable for any reason.
- After the 120th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy. At the end of 50 months, the entrance fee is fully amortized and there will be no refund.
- Specific terms and conditions apply. Please refer to Resident Contract and Disclosure Statement.



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## Acts Life Care 50

LIVING ACCOMMODATION	APPROX. SQ. FT.	ENTRANCE FEE UP TO AGE 79	ENTRANCE FEE AGE 80-89	MONTHLY FEE
<b>Azalea</b> 1 Bedroom	664	\$363,900-\$385,900	\$398,900-\$422,900	\$3,594
<b>Bluebell</b> 1 Bedroom	894	\$413,900-\$456,900	\$452,900-\$500,900	\$3,594
<b>Camellia</b> 1 Bedroom with Den	1,115	\$506,900-\$560,900	\$555,900-\$614,900	\$3,817
<b>Lilac</b> 2 Bedroom	1,234	\$553,900-\$611,900	\$607,900-\$670,900	\$4,044
<b>Applewood</b> 2 Bedroom with Den	1,570	\$651,900-\$685,900	\$714,900-\$751,900	\$4,719
<b>Dogwood</b> 2 Bedroom with Den	1,595	\$654,900-\$723,900	\$717,900-\$792,900	\$4,719
<b>Magnolia</b> 2 Bedroom with Den	1,817	\$739,900-\$817,900	\$810,900-\$896,900	\$4,719
<b>Rosewood</b> 3 Bedroom with Den	2,020	\$887,900-\$913,900	\$972,900-\$1,001,900	\$5,091
<b>Carriage Homes</b>				
<b>Cedarwood</b> 2 Bedroom with Den	2,213	\$921,900-\$959,900	\$1,010,900-\$1,052,900	\$5,095
<b>Maplewood</b> 2 Bedroom with Den	2,225	Starting at \$971,900	Starting at \$1,065,900	\$5,095
<b>Elmwood</b> 2 Bedroom with Den	2,316	\$967,900-\$1,007,900	\$1,060,900-\$1,104,900	\$5,095
<b>Second Person Fees</b>		\$30,000	\$30,000	\$2,118

*subject to change without notice*

## Monthly Fee

*The monthly fee includes:*

### Utilities/Taxes

Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

### Maintenance

Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service.

### Personal Services

One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, annual apartment inspection and cleaning, scheduled local transportation, bi-weekly light housekeeping, access to either personal or shared laundry facilities, additional storage.

## Acts Life Care 50 Details

- Entrance fees effective November 1, 2021. Monthly fees effective January 1, 2022. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 120 days of occupancy the entrance fee is 100% refundable for any reason.
- After the 120th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy up to the first 25 months. The entrance fee will cease amortizing and becomes firm when it reaches 50% of the net entrance fee.
- Specific terms and conditions apply. Please refer to Resident Contract, 50% Refundable Plan addendum, and Disclosure Statement.



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## Acts Modified Life Care / Age 62 and up

LIVING ACCOMMODATION	APPROX. SQ. FT.	ENTRANCE FEE	MONTHLY FEE
<b>Azalea</b> 1 Bedroom	664	\$225,900-\$238,900	\$2,940
<b>Bluebell</b> 1 Bedroom	894	\$256,900-\$283,900	\$2,940
<b>Camellia</b> 1 Bedroom with Den	1,115	\$314,900-\$347,900	\$3,123
<b>Lilac</b> 2 Bedroom	1,234	\$343,900-\$379,900	\$3,308
<b>Applewood</b> 2 Bedroom with Den	1,570	\$404,900-\$425,900	\$3,861
<b>Dogwood</b> 2 Bedroom with Den	1,595	\$406,900-\$448,900	\$3,861
<b>Magnolia</b> 2 Bedroom with Den	1,817	\$464,900-\$513,900	\$3,861
<b>Rosewood</b> 3 Bedroom with Den	2,020	\$562,900-\$579,900	\$4,165
<b>Carriage Homes</b>			
<b>Cedarwood</b> 2 Bedroom with Den	2,213	\$590,900-\$615,900	\$4,169
<b>Maplewood</b> 2 Bedroom with Den	2,225	Starting at \$623,900	\$4,169
<b>Elmwood</b> 2 Bedroom with Den	2,316	\$620,900-\$646,900	\$4,169
<b>Second Person Fees</b>		\$30,000	\$1,925

*subject to change without notice*

## Monthly Fee

*The monthly fee includes:*

### Utilities/Taxes

Water, heat, electricity, air-conditioning, standard cable television, wireless internet, property taxes.

### Maintenance

Repairs, maintenance and replacement of equipment, exterior cleaning, groundskeeping including lawn service.

### Personal Services

One chef-prepared meal for each day of the month (additional meals available), recreation program catering to a wide spectrum of interests, 24-hour security, 24-hour access to a resident nurse, nurse practitioner, medical alert system, annual apartment inspection and cleaning, scheduled local transportation, bi-weekly light housekeeping, access to either personal or shared laundry facilities, additional storage.

## Acts Modified Life Care Details

The Modified Life Care Plan is designed for residents who have a long-term care insurance policy and wish to retain their policy after moving to an Acts community.

Under the terms of the Modified Life Care Plan, residents pay a lower entrance fee and lower monthly fee with this plan during their time in independent living. If they later require care, their long-term care insurance policy will be used toward their per diem care costs for a cumulative period of three (3) years, after which their fees revert to the then-current Acts Modified Life Care monthly fee.

- Entrance fees are effective November 1, 2021. Monthly fees are effective January 1, 2022. Pricing is subject to change without notice. Upon occupancy, the company provides 60-days notice prior to changes in the monthly fee or other ancillary charges.
- Entrance fee becomes firm upon payment of 10% of the current entrance fee and execution of the Resident Contract.
- During the first 120 days of occupancy, the entrance fee is 100% refundable for any reason.
- After the 120th day of occupancy, the refund will be calculated by amortizing the entrance fee (minus a 5% administrative fee) by 2% for each month of occupancy. At the end of 50 months, the entrance fee is fully amortized and there will be no refund.
- The maintenance of a long-term care insurance policy is required.
- Specific terms and conditions apply. Please refer to the Resident Contract, Modified Healthcare Plan addendum and Disclosure Statement for further details.



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## Lanier Village Estates

4000 VILLAGE VIEW DRIVE

GAINESVILLE, GA 30506

855-976-8738

[VISITACTS.COM/LANIERVILLAGE](http://VISITACTS.COM/LANIERVILLAGE)



Acts is a not-for-profit organization pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support programs in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

