

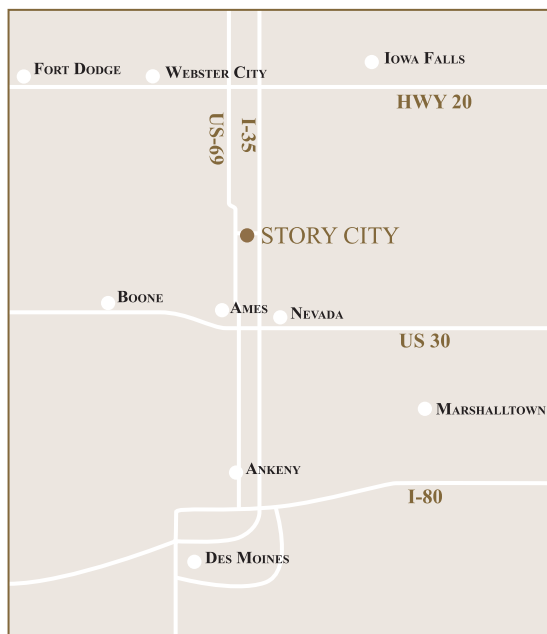


Twin  
Homes  
at  
**Timberland  
Village**

*A community of*  **Bethany Life**

# Story City, Iowa

Only a few short minutes from Ames, Story City is a lively and thriving community offering a quality mix of retailers, restaurants, industries, and service businesses, as well as a variety of year-round festivals and events. Families, volunteers, businesses, and community organizations work together to complement the exceptional school system, dynamic employment market, beautiful surroundings, diverse recreational opportunities, and friendly people. Story City offers a full calendar of activities that highlight assets of the community and enhance the quality of life for its residents and visitors. Distinctive features like the 1936 Swinging Bridge, 1913 Story Theatre/Grand Opera House, 1903 Bartlett Museum and Carriage House, and the 1913 Herschell-Spillman Antique Carousel offer a unique glimpse into Story City's history and preservation of small town life.



# Home...

is a place where you're surrounded by people who care about your well-being.

A place you can live life to the fullest.

A place where your day-to-day life is more manageable.

A place that meets your spiritual, emotional and physical needs along with a touch of healthcare.

A place where you may maintain your independence, but have fewer responsibilities.

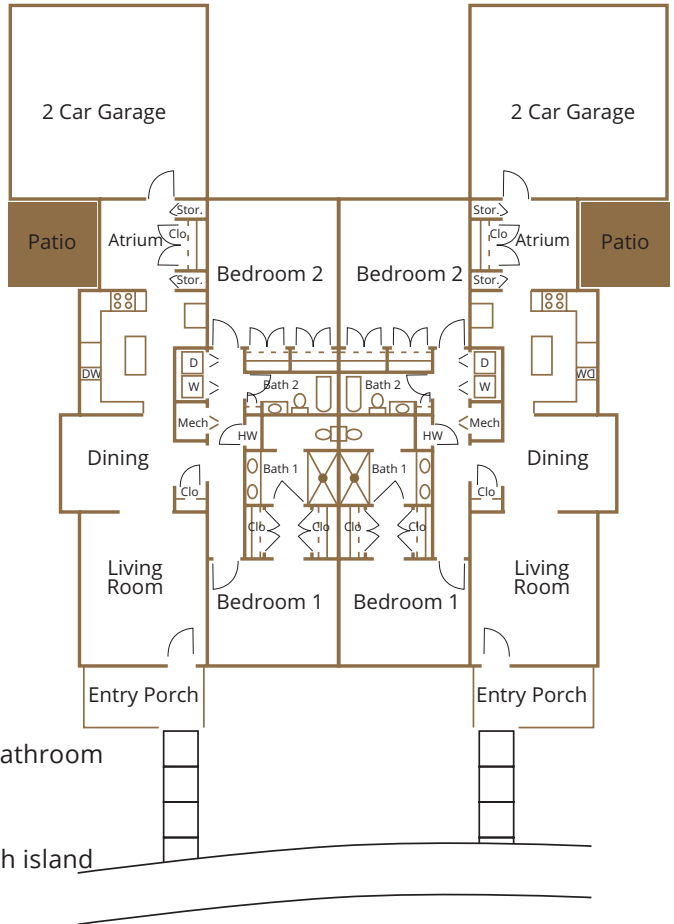


# Twin Homes

## Requirements

- Must be able to live independently.
- Must be at least fifty-five (55) years of age.
- Must meet minimum financial requirements.





- ✿ Approximately 1,500 square feet
- ✿ Two bedrooms, two bathrooms
- ✿ Wide bedroom and bathroom doors
- ✿ Covered entry porch
- ✿ Generous kitchen with island
- ✿ 2 car garage
- ✿ All appliances included (washer, dryer, range, refrigerator, dishwasher, disposal)
- ✿ Pella windows
- ✿ Lawn care/snow removal provided
- ✿ Connections for telephone, internet and cable television



# General Information

## Cost

- The current entrance deposit before adjustments is subject to change. Contact Cindi for details.
- A deposit is required upon completions of the agreement.
- Balance of the entrance deposit is due 15 days prior to occupancy.
- Optional modifications are available for an additional charge.

## Included in Association Fee

- Twin Home appliances including: range with oven, microwave, dishwasher, washer/dryer, refrigerator/freezer, telephone and cable outlets.
- Use of the common facilities: dining rooms, lobbies, social and recreational rooms.
- Social activities and transportation to and from activities.
- Smoke detectors.
- Maintenance for wear and tear of property and equipment owned by Bethany Life.
- Snow removal, lawn mowing, trash removal, and grounds maintenance.
- Property tax.
- Priority access to current or future housing options, subject to availability.



## Tenant Responsibilities

- Utility fees: gas, electricity, cable TV, water, sewer, telephone and internet.
- Maintaining insurance against loss or damage of personal property.
- Maintaining the interior of the Twin Home, keeping it in a clean and in habitable condition.
- All furnishings, meals, sundries and personal items.
- Maintaining Medicare Part A & B coverage if eligible. If not eligible, maintaining other health insurance coverage is required.
- Costs for any medical, nursing or person care services.

## Release of Twin Home

- 85% of the entrance deposit, after adjustments, is refundable upon re-sale of the Twin Home.
- Re-Sale is the responsibility of Bethany Life.



*Disclaimer: This document is an overview of the actual Purchase Agreement. The Purchase Agreement should be referenced for further detail of Twin Home Residency.*

**For additional information please contact  
Cindi Martin, Senior Housing Manager  
515-733-6500**

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# Timberland Village



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725 Timberland Drive  
Story City, Iowa 50248  
515.733.6500

**[www.timberlandvillage.org](http://www.timberlandvillage.org)**

