



PRIORITY LIST AGREEMENT

Lakewood Manor Baptist Retirement Community
(A Ministry of Virginia Baptist Homes, Inc.)
1900 Lauderdale Dr., Richmond, VA 23238 • 804/521-9100

This Priority List Agreement ("Agreement") is made this _____ day of _____, 20____, by and between Lakewood Manor, a subsidiary corporation of Virginia Baptist Homes, Inc. ("the Community"), and _____ ("Future Resident").

WHEREAS, Virginia Baptist Homes, Inc. operates a Continuing Care Retirement Community, Lakewood Manor, located on 1900 Lauderdale Drive, Richmond, Virginia, which provides independent apartment and cottage residences and a community center with a host of amenities, as well as assisted living, memory support, and a health care center; and

WHEREAS, Future Resident desires to reserve and move to an Apartment or Cottage at the Community at some date in the future; and

NOW THEREFORE, Future Resident and the Community agree as follows:

I. PRIORITY, APARTMENT TYPE, AND PROJECTED DATE OF OCCUPANCY

- A. Place on the Priority List.** Future Residents are placed on the Priority List based on the date of their Agreement and payment of the Priority List Deposit and Application fee. This preference establishes the order in which all Future Residents will be given the opportunity to choose various types of residences in the Community.
- B. Residence Type Preference.** Future Resident prefers to occupy a _____ type of residence (or residences) in the Community.
- C. Projected Date of Occupancy.** Future Resident estimates readiness for residency in _____ (month) of _____ (year). It is understood this estimate for readiness may vary based on your interest and timing of residency in the Community and the actual availability of the residence may differ.

II. PRIVILEGES

Future Residents may enjoy the following benefits by being a Priority List Member:

- A. **Use of Common Areas and Amenities.** The use of the common areas within Lakewood including the Library, Game/Card Room, Arts/Crafts, Chapel, Beauty/Barber Shop, Bank, Billiards Room, Exercise Room, other recreational areas, common areas, and amenities from time to time.
- B. **Participation in Planned Activities.** Participation in present and future planned social, recreational, educational, cultural, spiritual, arts and crafts, exercise, and other programs provided by the Community at established rates, if any.

III. ADMISSION PROCEDURES

- A. **Notification of Availability of Residence.** The Community will notify the Future Resident of the availability of the type of residence selected on or near the approximate date of readiness specified by Future Resident.

Future Resident may accept or reject the offer to reserve the residence within three (3) working days from the date of notification.

- B. **Residence and Services Agreement.** Should Future Resident accept the offer to reserve the residence, the application process to qualify for entrance to the Community will commence.

IV. CONSIDERATION FROM FUTURE RESIDENT

- A. **Priority List Deposit and Application Fee.** In consideration for the rights and privileges as outlined in this Agreement, Future Resident agrees to pay a Priority List Deposit of One Thousand Dollars (\$1,000.00). The Priority List Deposit is a fully refundable non-interest bearing deposit associated with this Priority List Agreement and will be credited toward the Entrance Fee due by Future Resident at the time of occupancy of the residence as outlined in the Residence and Services Agreement. There is also a \$50 per person non-refundable application fee. This Future Residency Fee does not lock-in the Entrance Fee nor the Monthly Fee for a residence and does not guarantee entrance.

V. TERMINATION AND REFUND

- A. **Termination by the Future Resident.** Future Resident may terminate this Agreement for any reason prior to occupancy by giving written notice to the

Community. A total refund of the Future Residency Fee will be made to Future Resident within sixty (60) days of such notification of termination.

IN WITNESS WHEREOF, the Community and Future Resident have executed this Agreement and the Priority List Deposit and Application Fee have been paid as of the day and year first above written.

Future Resident

Future Resident

Current Address (Number and Street)

City, State, Zip Code

(_____)_____-_____
Telephone

LAKWOOD MANOR
A MINISTRY OF
VIRGINIA BAPTIST HOMES, INC.

Signature

Title

Date

