



Leisure Estates Tenancy Criteria

1. The prospective tenant's physician must submit a copy of the tenant's health history and physician orders prior to move-in (admission).
2. The prospective tenant or tenants must meet the following criteria:
 - A. Age
 - 55 years of age or older, or;
 - Disabled within the criteria for being a tenant or residing in an assisted living facility (unless otherwise authorized)
 - B. Financial
 - Must have the financial resources to pay the rent, security deposit or other fees for services (agreed upon or otherwise provided)
 - C. Mobility
 - Able to walk independently with or without the assist of a device OR be willing to accept assistance from staff *
 - Able to self-propel wheelchair OR be willing to accept assistance from staff *
 - Able to bear weight and transfer from wheelchair, to toilet, and/or bed OR be willing to accept assistance from staff *
 - D. Activities of Daily Living
 - Able to care for self regarding toileting, bathing, or dressing OR be willing to accept assistance from staff *
 - Able to manage incontinence per self through the use of incontinence products or other medically approved methods OR be willing to accept assistance from staff *
 - E. Medication
 - Able to manage own medications OR be willing to accept assistance from staff *
 - Able to monitor own oxygen if oxygen dependent OR be willing to accept assistance from staff *
 - F. Meals
 - Able to feed self
 - G. Housekeeping
 - Able to maintain the Apartment in a orderly fashion between weekly cleanings by Management
 - Additional housekeeping may be contracted through the Management **



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- H. Laundry
 - This service may be contracted through the Management **
 - I. Self Preservation
 - Able to exit the building with cueing and/or minimal direction in case of an emergency
 - J. Smoking
 - No smoking is allowed in the Apartment or commons areas of the facility
 - K. Appliance Safety
 - Able to use all appliances brought in by the Tenant safely. All appliances brought in by the Tenant MUST be in good condition or appropriately repaired and/or replaced by the Tenant. Appliances MUST only be used for their designed purpose.
 - Management reserves the right to shut off power to stove or any other electrical appliances as assessment deems necessary in regards to safety of Tenant and others
 - L. Socialization/Behavior
 - Able to function adequately within their Apartment and commons areas without threat of harm to self and others
 - Does not disrupt Leisure Estates normal operations or stability
 - Able to relate appropriately to other Tenants and staff
 - Able to communicate needs to staff
 - Cannot exhibit verbally or physically abusive behavior to other Tenants, staff, or visitors
 - Cannot wander out of Apartment and become lost
 - If forgetful or slightly confused MUST accept and respond to redirection
3. Final Determination regarding eligibility rests with Leisure Estates Management in collaboration with the Personal Care Staff.
 4. If a prospective tenant or a tenant has difficulty with any of the above criteria, a service plan to meet his/her needs will be developed with the personal care staff, the tenant, and/or the tenant's family. If the needs cannot be met with the services available, the prospective tenant would not qualify for tenancy nor the tenant for continued tenancy.



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5. When a tenant no longer qualifies for tenancy, Leisure Estates Management, will discuss with the tenant and/or family the need to change living arrangements. Although consultation with family members, the physician, and other health care providers will be utilized in assessing the tenant's ability to meet the above criteria, final determination rests with the Management.
6. Probationary tenancy can be utilized when there is some expectation of reversing the identified concerns.
7. Leisure Estates is non-discriminatory. Tenancy will not be denied to any individual because of sex, race, religion, or national origin.

* A fee is charged for staff assistance to meet this requirement.

** See Ala Carte Services for description and fee schedule.