

GRANDVIEW RETIREMENT HOME, INC.

1711 North Merrill Avenue
Glendive, MT 59330
Telephone: (406) 377-3575

RULES AND TENANT POLICY

1.00 MEDICAL ISSUES, INDEPENDENT LIVING

- 1.1 Grandview Retirement Home is an independent living facility for seniors age 60 and older. No health care services, medication monitoring, hygiene assistance, or like services are provided by or available from Grandview.
- 1.2 If, in Grandview management's sole discretion, a tenant becomes incapable of safely living independently at its facility, i.e., should tenant become incapable of performing daily living functions without substantial supervision or assistance greater than can be provided by home health services, hospice, or the like, or if tenant becomes a danger to him/herself or others for any reason, Grandview shall be entitled to give tenant thirty (30) days notice of the termination of tenant's lease.
- 1.3 In case of tenant's illness, his/her noon meal shall be served in tenant's apartment for a period of up to 3 days. If after 5 days, the tenant is still unable to come to the dining room for the noon meal, Grandview management will notify the primary or a secondary contact person identified in the tenant's Application for Tenancy, in descending order, of tenant's illness so that appropriate action can be taken.
- 1.4 In case of tenant's medical emergency while at Grandview, an ambulance will be called and tenant's primary or a secondary contact identified in tenant's Application for Tenancy, shall be the responsibility of and shall be paid by tenant.
- 1.5 Tenant is responsible to promptly notify Grandview in writing of any change of name, address, or phone number of his/her primary or secondary contact persons identified on his/her Application for Tenancy.

2.00 RENT POLICY

- 2.1 Tenant's lease with Grandview is a month-to-month lease terminable with or without just cause on thirty (30) days written notice by either party to the other, any provision herein

apparently to the contrary notwithstanding. Non-payment of rent shall be grounds for termination of a tenant's month- on three (3) days written notice.

2.2 All apartments are rented unfurnished save for a refrigerator which is the property of Grandview. Tenants may install air conditioners in their apartments at their own expense. Any air conditioning system installed by a tenant, who becomes affixed to the premises and cannot be removed without damage to Grandview's property, shall become the property of Grandview upon termination of tenant's lease. A portable window air conditioner which is not permanently affixed to Grandview's property shall remain the property of the tenant.

2.3 The monthly rent amount as shown on tenant's Application for Tenancy includes lights and heat. Rent is due in advance on the first day of each month. Rent shall not abate or be discounted due to tenant's temporary absences from the premises of any duration or frequency.

3.00 MEAL POLICY

3.1 Grandview provides tenants with the noon meal, 7 days per week served in the facility's community dining room at no extra charge. Rent shall not abate or be discounted if tenant elects not to take the noon meal either part of the time or all of the time. Any change in Grandview's meal provision policy shall be preceded by a thirty (30) day written notice to tenants.

4.00 FEES & DEPOSITS

- 4.1 There is a one-time cleaning fee of **\$ 200.00** due and payable to Grandview with Tenant's first month's rent. If tenant moves from one Grandview unit to another, an additional cleaning fee in the same amount shall be immediately due and payable to Grandview. **In no event is a cleaning fee refundable to tenant.**
- 4.2 Installation charges and other charges for cable TV, telephone, and like services are the responsibility of tenant.
- 4.3 Each tenant will be provided with one (1) key to his/her apartment. Tenant shall be charged a fee of \$5.00 by Grandview to replace a lost apartment key.
- 4.4 A tenant who chooses to receive his/her mail at the Grandview facility will be provided with one (1) mailbox key. Tenant will be charged \$5.00 by Grandview to replace a lost mailbox key.

5.00 ACCESS – SECURITY

- 5.1 Tenants' apartment keys will unlock his/her interior apartment door, exterior apartment door, and the main entrance doors to the Grandview facility. The main entrance doors to the premises must not be duplicated by tenants.

6.00 CLEANLINESS

- 6.1 Tenants are obligated to keep their apartment clean and tidy at all times and the exterior premises adjoining their apartments free from debris and clutter. Any cleaning assistance hired by tenant shall be at the tenant's own expense.
- 6.2 For the health and comfort of all tenants. Good personal hygiene shall be maintained by tenants at all times to include weekly bathing and at least weekly changes of clothes.

7.00 PETS

- 7.1 Tenants are not permitted to have pets. Pets may visit, however, in the facility's interior common areas.

8.00 SMOKING POLICY

- 8.1 For health and safety reasons, Grandview is a smoke free facility. Smoking is not permitted in either the interior common areas or in tenants' apartments. Ash cans will be situated at outdoor locations on the Grandview premises for the convenience of tenants and visitors who smoke. This smoke free facility policy stated herein shall be effective as to all persons who become tenants at Grandview.

8.2 9:00 LIABILITY

- 9.1 Grandview is not responsible for injury to persons or property occurring on the Grandview premises except that which is proximately caused by the intentional or negligent acts or omissions of Grandview, its agents, employees, directors or officers in breach of a legal duty of care. Tenant agrees to indemnify and hold harmless Grandview, its agents, employees, directors and officers from any claims, demands, defense costs including reasonable attorneys fees, and damages relating to injuries to persons or property for which the tenant may be legally liable.
- 9.2 Tenants may (but need not) obtain renter's insurance at their own expense covering loss or casualty to their personal property. Grandview is not responsible for lost or stolen property.

**SIGNATURE TO THIS DOCUMENT CONSTITUTES
ACCEPTANCE BY THE APPLICANT/TENANT OF THE
TERMS AND CONDITIONS SET OUT ABOVE.**

DATE

APPLICANT

DATE

CO-APPLICANT

GRANDVIEW RETIREMENT HOME, INC.
(Sign ONLY if Application Accepted)

DATE

By: _____

Its: _____