The Homestead at Rochester—
A Senior Living and Care Community

The Homestead at Rochester is a community filled with possibilities. Here you'll find a rural ease and sensibility, combined with the convenience and inspiration of a thriving, vibrant neighborhood.

At The Homestead at Rochester, you can take comfort in knowing your needs can be met today, and tomorrow, through an exciting array of thoughtfully planned living choices and amenities.

Living and Care Choices
• Spacious, well-appointed independent living apartments
• Thoughtfully designed assisted living apartments
• Private, nurturing memory-support residences
• State-of-the-art care center offering short-term rehabilitation, long-term care and specialized memory support

At The Homestead at Rochester, your home includes more than your individual residence and extends well beyond your front door.

Community Attractions
• Café
• Market
• Fitness center
• Rehabilitation clinic
• Library, computer and fax
• Complimentary Wi-Fi
• Restaurant-style dining
• Beauty and barber shop
• Clubroom
• Card and billiard parlor
• Guest suite
• Chapel and community room
• Workshop
• Garden plots
• Walking trail

For more information about The Homestead at Rochester or to schedule a tour, please call 507.535.2000 or visit www.thehomesteadatrochester.org.

The Homestead at Rochester
A Senior Living and Care Community
1900 Ballington Boulevard NW
Rochester, MN 55901
507.535.2000
www.thehomesteadatrochester.org

The Homestead at Rochester is a Volunteers of America community.

Founded in 1896, Volunteers of America is a national, nonprofit, faith-based organization dedicated to helping those in need live healthy, safe and productive lives. Through hundreds of human service programs, including housing and health care, Volunteers of America touches the lives of more than 2 million people each year.
The sheer freedom of independent living, designed with your future in mind. Bridgemoor at The Homestead at Rochester accommodates whatever your day brings – including more time spent enjoying your active lifestyle, the Bridgemoor community or simply a rejuvenating day at home.

**Select Home Details**
- Bright, open floor plans and spacious rooms with nine-foot ceilings
- Fully equipped kitchens, including refrigerator, stove with self-cleaning oven, dishwasher microwave and disposal
- Convenient in-home laundry with full-size washer and dryer
- Individually controlled heat and air conditioning
- Blinds on all windows
- Balcony or patio
- Private entrance on all main floor homes

**Added Conveniences**
(Included in monthly fee)
- Continental breakfast
- Underground, climate controlled parking space
- Storage unit
- Personal pendant emergency call system
- Basic Wi-Fi

**Extra Services**
(Available for additional fee)
- Restaurant-style dining
- Guest meals
- Guest suite
- Housekeeping
- Select personal in-home services
- Emergency response
- Beauty and barber services
- Additional underground parking
- Second occupant fee

**Rental Rates**

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>1 BR, 1.5 bath, sunroom</td>
<td>1,062</td>
<td>$2,235</td>
<td>$53,250</td>
</tr>
<tr>
<td>2 BR, 2 bath, sunroom</td>
<td>1,422 – 1,466</td>
<td>$3,075</td>
<td>$72,250</td>
</tr>
<tr>
<td>2 BR, 2 bath, sunroom</td>
<td>1,596 – 1,700</td>
<td>$3,325 – $3,550</td>
<td>$80,000 - $84,650</td>
</tr>
<tr>
<td>2 BR, 2 bath, sunroom</td>
<td>1,840</td>
<td>$3,895</td>
<td>$92,350</td>
</tr>
</tbody>
</table>

The entrance fee essentially reduces the monthly fee and is 100 percent refundable. Pricing subject to change.
Lawn care and snow removal
Scheduled transportation
All utilities (heat, electric, central air, telephone, internet)
Life enrichment activities and transportation to local malls and restaurants
Complimentary Wi-Fi
Personal pendant emergency call system
Monthly health and wellness program
Continental breakfast
(Included in monthly fee)

Added Conveniences
Beautiful balcony on most homes
Blinds on all windows
Individually controlled heat and central air conditioning
Convenient in-home laundry with full-size washer and dryer
Oak cabinetry and millwork throughout
Fully equipped kitchens, including refrigerator, microwave and disposal
Nine-foot ceilings
Bright, open floor plans and spacious rooms with nine-foot ceilings

Select Home Details
At The Homestead at Rochester, delightfully spacious, sensibly planned apartment homes are designed to accommodate whatever your day may bring. Whether you're entertaining family and friends or enjoying a quiet afternoon, your home is ideal for any occasion.

Independent Living
The Homestead at Rochester is a smoke-free community.

Floor Plans
Arches: #8
1 Bedroom with Sunroom
1,062 sq. ft.
Rent: $2,235
Entrance Deposit: $53,250

Eden: #24
2 Bedrooms with Sunroom
1,422-1,466 sq. ft.
Rent: $3,075
Entrance Deposit: $72,250

Floor plans shown depict a sampling of apartment styles; stated dimensions and square footage are approximate. Please ask about availability. Floor plans, features and amenities subject to change without notice.
Hartland: #4
2 Bedrooms with Sunroom
1596 sq. ft.
Rent: $3,325
Entrance Deposit: $80,000

Hanover: #2
2 Bedrooms with Sunroom
1566 – 1607 sq. ft.
Rent: $3,325
Entrance Deposit: $80,000
Kern: #2

2 Bedrooms with Sunroom & Den
1,700 sq. ft.
Rent: $3,550
Entrance Deposit: $84,650
Split Rock: #4

2 Bedrooms with Sunroom
1,840 sq. ft.
Rent: $3,895
Entrance Deposit: $92,350
Independent Living
At The Homestead at Rochester, delightfully spacious, sensibly planned apartment homes are designed to accommodate whatever your day may bring. Whether you’re entertaining family and friends or enjoying a quiet afternoon, your home is ideal for any occasion.

Select Home Details
• Bright, open floor plans and spacious rooms with nine-foot ceilings
• Fully equipped kitchens, including refrigerator, stove with self-cleaning oven, dishwasher, microwave and disposal
• Oak cabinetry and millwork throughout
• Convenient in-home laundry with full-size washer and dryer
• Individually controlled heat and central air conditioning
• Blinds on all windows
• Beautiful balcony on most homes

Added Conveniences (Included in monthly fee)
• Continental breakfast
• Monthly health and wellness program
• Personal pendant emergency call system
• Complimentary Wi-Fi
• Life enrichment activities and educational programs
• Scheduled transportation
• All utilities (heat, electric, central air, telephone, expanded cable television, water and trash)
• Lawn care and snow removal
• Apartment and building maintenance
• Property tax and building insurance
• Priority access to other Homestead at Rochester living and care options based on availability
• Professional management by Volunteers of America
• Month-to-month residency agreement

Extra Services (Available for additional fee)
• Second occupant fee
• Restaurant-style dining
• Guest meals
• Guest suite
• Housekeeping
• Heated underground parking and car-wash bay
• Storage
• Select personal in-home care services
• On-site emergency response
• Beauty and barber services

The Homestead at Rochester is a smoke-free community.

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**DeSota: #4**

2 Bedrooms with Sunroom
1857 sq. ft.
Rent: $3,895
Entrance Deposit: $92,350
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