

Special Value Programs

100% Resident Satisfaction Guarantee:

No other retirement community in the Jackson area guarantees your satisfaction like Vista Grande Villa. If, during your first six months of residency, you aren't completely satisfied with the quality of your lifestyle, we will refund your entrance fee to you in full, no questions asked. We don't just promise you'll enjoy life at Vista Grande Villa—we guarantee it! *

The Real Estate Assistance Program (R.E.A.P.):

Do you need to sell your house before making your move? If so, take advantage of our Real Estate Assistance Program at Vista Grande Villa. The R.E.A.P. was designed to assist our clients go through the process of selling a house or condominium in today's real estate market. We provide assistance with realtor selection, appraisal and home staging services. As long as you complete your move to Vista Grande Villa after your house has sold, this program is provided to you at no cost. *

Lease Options:

Would you like to move into a new Apartment Home or Carriage Home right away without having to wait for your house or condominium to sell first? If so ask about our temporary lease option which allows you to move in now and pay your entrance after your house has sold. In addition to the temporary lease option, Vista Grande Villa offers a standard lease program on a limited number of Apartment Homes and Carriage Homes. Please contact the Director of Marketing for current lease availability.

Smooth Move Program:

Making the move to Vista Grande Villa couldn't be easier! Our Smooth Move Program helps provide a stress-free transition by helping to pay for professional movers, providing a guest room for you while you're getting organized and preparing all your meals during your first day. *

The Smooth Move Program includes:

- Up to \$1,000 toward your moving expenses
- Three complimentary resident meals
- Four complimentary guest-meal tickets
- Two nights in our comfortable guest room
- A gift certificate redeemable at the Style Shop
- A gift certificate redeemable at the Corner Store
- And more!

(over)



Your complete lifecare retirement community

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www.vistagrandedevilla.com



Moving to Vista Grande Villa within 60 days of the approval of your residency agreement qualifies you for the Smooth Move Program. After you've made the move, our Hospitality Committee will greet you and make you feel at home. *

Flexible Lifestyle Program:

Do you prefer spending your winters in Florida, California or Arizona — or your summers traveling the world? Are you carrying the burden of maintaining a home in Michigan even though you spend several months each year out of state? Vista Grande Villa's Flexible Lifestyle Program provides you with substantial savings when you spend three months or more away by reducing your monthly service fees while you're out of town. You'll have the freedom to choose where you want to go and for how long, without the hassle of closing up your house or worrying about house security while you're away. With our Flexible Lifestyle Program, you can follow the sun— and save money, too. *

The Tax Deduction Advantage:

Because Vista Grande Villa is a State of Michigan Registered Lifecare** Retirement Community, there are certain tax deductions that may be available to you. IRS ruling 76-481 indicates that certain residents may be able to deduct a percentage of the original entrance fee as a medical expense in the year of initial move-in. A percentage of the monthly service fee may also be taken as a medical deduction each and every year of residency. In January of each year, Vista Grande Villa provides residents with the applicable percentage to be used in figuring their deductions. You may also be eligible for a Homestead Property Tax Credit and/or a Home Heating Credit. Of course, all deductions are subject to the limitations imposed by the Internal Revenue Service and we recommend consulting a tax professional. *

** Applicable to lifecare residency only*

***References to the term lifecare are fully explained in the Residency Agreement.*