



MARANATHA  
VILLAGE

CONTINUING CARE RETIREMENT COMMUNITY

# ABOUT US...

Started in 1973, Maranatha Village is a not-for-profit Continuing Care Retirement Community founded by the General Council of the Assemblies of God. We are recognized as Southwest Missouri's largest and most affordable retirement community. The Village offers the most comprehensive in health care services and lifestyle choices for your peace of mind.

The Village is set on 100 acres in the beautiful rolling Ozark hills of Southwest Missouri. With its rich history and scenic setting, it's clear to see why we are the first choice for active retirees. The Village residents come from all walks of life and different stages of retirement representing nearly forty states and several countries. They enjoy a carefree lifestyle with many amenities and optional services.

As a Continuing Care Retirement Community, Maranatha Village is unique in the region as we provide Independent Living, Assisted Living, Long-term Skilled Nursing and Short Term Rehabilitation services all on one campus. Come see why over 500 seniors have chosen to call Maranatha Village home!

## **Our Mission:**

**Maranatha Village is a continuing care community embracing Christian values, honoring the uniqueness of each person, providing compassionate care, and enriching the lives of all we touch.**

# INDEPENDENT LIVING

At Maranatha Village, whether you are taking a walk and enjoying nature, having lunch with friends in the Community Center, curling up with a good book from the library, or watching our grounds staff maintain your lawn, our many services and amenities are included to enrich your everyday life and take the stress out of property maintenance while promoting your independent lifestyle.

## **SERVICES AND AMENITIES**

Protected Community Setting  
General Maintenance  
Lawn Maintenance  
Snow Removal  
Emergency Nursing Response  
Cable Television  
Water & Sewer  
Weekly Trash Service  
Property Taxes and Insurance  
Community Center  
Scheduled Activities  
Worship Services & Bible Studies  
Lake  
Paved Walking Trails  
Library  
Internet\*  
Meal Packages\*  
Housekeeping Services\*  
Laundry Services\*

**\*These services are available for a nominal fee**

# INDEPENDENT LIVING FOUNDERS PLAN

When you become a resident of Maranatha Village under the Founders Plan, you are securing a “qualified lifetime tenancy.” You are entitled to live in the unit as long as you are able to do so safely. The living unit does not become a part of your estate as you are purchasing tenancy of a living unit and not the living unit itself.

## **OPTION 1**

### **PAYMENT OF THE FOUNDERS FEE IN FULL**

Under this option, the resident pays the Founders Fee in full upon admission. Monies would be refunded to resident or resident’s estate based upon a declining scale, if the resident occupies the unit less than 8 years. Following 8 years of occupancy, the resident or estate of the resident is guaranteed a 10% refund of the original entrance fee at the time the living unit is vacated. This refund is only available to those residents that pay the entry fee in FULL upon admission.

## **OPTION 2**

### **25% DOWN PAYMENT OF THE FOUNDERS FEE**

Under this option, the resident pays 25% of the Founders Fee upon admission. Maranatha Village then provides financing for the remaining 75%. Financing can be arranged over a 10-15 year period at a rate of 6.5% interest.

**With each option of the Founders Plan a monthly Community Fee of \$512 will be incurred. The monthly Community Fee helps provide the amenities listed in this information packet.**

Funds paid to Maranatha Village under the Founders Plan become the property of Maranatha Village subject to the terms of the respective contracts.



# INDEPENDENT LIVING RENTAL PLAN

Maranatha Village has many varied styles of independent living units available for lease for the term of one year. Thereafter the lease may be renewed on a yearly basis. These units may be secured through the Rental Plan with a security deposit equal to one month's rent. The deposit secures the residence you have selected and provides security for the performance of the agreement. A (60) day written notice is required should a resident select to vacate the living unit.

## **MONTHLY RENTAL RATES**

One Bedroom without garage.....	\$627 - \$853
Two Bedroom without garage.....	\$780 - \$1,222
Two Bedroom Four or Five-plex with garage.....	\$1,011
Two Bedroom Duplex with garage.....	\$1,377 - \$1,941
Three Bedroom House with garage.....	\$2,650 - \$3,374

## **NORTHWOOD APARTMENTS MONTHLY RENTAL RATES**

One Bedroom Efficiency.....	\$712
One Bedroom Deluxe.....	\$853
Two Bedroom /Two Bath.....	\$1,222

**No monthly Community Fee is required for Rental Plan**

**LISTED RATES EFFECTIVE MARCH 2023 ARE SUBJECT TO CHANGE**

# ASSISTED LIVING

Assisted Living is designed for people who no longer feel comfortable living independently in their own home. For those who qualify, Assisted Living proves to be a desirable alternative to nursing home placement. It provides assistance with daily living as well as health supervision while encouraging each resident to maintain their independence.

## MONTHLY ROOM RATES

Private one room suite - small.....	\$2,450
Private one room suite - large.....	\$2,850
Private two room suite - small.....	\$3,250
Private two room suite - large.....	\$3,650
(living room, bedroom, & bathroom)	
Private deluxe two room suite.....	\$3,750
(living room, bedroom, & bathroom)	
Second Occupant.....	\$2,500

## SERVICES AND AMENITIES

all meals	basic cable
housekeeping (weekly)	planned recreational activities
laundry & linens (upon request)	emergency call lights
one free medical appointment transport (monthly)	

**Assisted Living suites are licensed by the State of Missouri**

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# LONG TERM CARE

Maranatha Village Long Term Care facility is licensed to provide 24-hour skilled nursing care through private pay, Medicare and Medicaid. Long Term Care is designed to assist residents from living independently to receiving round-the-clock care in a friendly and safe environment. As a resident of the Village in Long Term Care, you can expect to find a nurturing staff who are dedicated to providing comfort and quality of life.

## DAILY ROOM RATES

Semi-Private room.....	\$231
Private room with shared bath.....	\$243
Private room with private bath.....	\$249

## SERVICES AND AMENITIES

meals and snacks  
call light monitoring system  
personal laundry service  
routine equipment  
routine nursing/personal supplies  
rehabilitation services  
planned recreational activities  
basic cable  
chapel services  
enclosed courtyard  
beauty and barber shop  
transportation services\*

\*Transportation Services are available to outside medical appointments.  
Additional fees may apply.

**Hospice care is provided by contracts with local hospitals/agencies as needed**

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# PREMIER REHAB

Premier Rehabilitation has a proven rehabilitation process that provides fast recovery through an intensive therapy program coupled with excellent nursing care. While recovering, you will stay in our beautifully remodeled facility and experience the highest level of comfort and care.

## **DINING & SNACKS**

Meals are delicious and nutritious. Choices of entree items, side dishes and desserts are offered at each meal. Snacks and a Coffee Bar are added delights.

## **ENVIRONMENT**

We are pleased to provide an environment of comfort and peace conducive to healing. From the soothing ambiance of the guest rooms to the charm and cheerfulness of the dining room, your comfort is our highest priority. You will also enjoy complimentary Wi-Fi and Alexa.

## **THERAPY**

Our professional and experienced staff provide comprehensive therapy programs and services to help meet the specific needs of each individual.

Physical Therapy

Occupational Therapy

Speech Therapy

Outpatient Therapy

Restorative Therapy