



WE GUARANTEE
YOU'LL LOVE
YOUR NEW PLACE!

OUR 90 - DAY GUARANTEE

If for any reason during your first 90 days you are dissatisfied with your new home, we'll allow you to terminate your lease agreement and we'll give you **\$500** to help you move!


THE
DORCHESTER
— & —
MANOR
INDEPENDENT SENIOR LIVING

TENANT'S RIGHT TO TERMINATE

WITHIN THE FIRST 90 DAYS OF LEASE TERM

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We are so confident you will love living at The Dorchester & Manor that we are willing to guarantee it. If you don't love living here, we are willing to let you cancel your lease without penalty. And we will even give you \$500 to help you move.

HERE IS HOW THE GUARANTY WORKS:

Tenant will have a one-time right, within the first ninety (90) days of the Lease Term, to terminate the Lease without penalty if Tenant notifies Landlord of Tenant's decision to terminate the Lease along with the reason for such decision in writing (the "Lease Termination Notice") prior to the ninetieth (90th) day of the Lease Term. The Lease Termination Notice will also include the date Tenant intends to terminate the Lease and vacate the Lease Premises. Such date (the "Lease Termination Date") shall not be less than thirty (30) nor more than sixty (60) days following the date of the Lease Termination Notice. Upon termination and Tenant having vacated the Premises, Landlord will give Tenant a moving allowance of Five Hundred Dollars (\$500.00). The Lease Termination will become effective on the Lease Termination Date provided the following conditions are met:

1. Tenant's termination right will only apply to Tenant's first lease term with The Dorchester & Manor. It will not apply to (i) a lease for a relocation within The Dorchester & Manor, (ii) to another independent living facility owned by Landlord or a Landlord affiliate, or (iii) to a repeat tenancy with The Dorchester & Manor.
2. Tenant's decision to terminate the Lease does not arise out of Tenant's need to relocate due to a change in Tenant's health condition, such as Tenant's need to move to assisted living or a continuing care facility or Tenant's inability to live independently.
3. Tenant hand delivers the Lease Termination Notice to a member of the management team at The Dorchester & Manor within the ninety (90) day period described above.
4. Tenant leaves the Lease Premises in the same condition as received at Lease commencement, ordinary wear and tear excepted.
5. Tenant will provide Landlord with a forwarding address so Landlord can return Tenant's security deposit following inspection of the unit after move-out.

Note: Landlord will have thirty (30) days from receipt of the Lease Termination Notice to correct or remedy the reason stated by Tenant for his/her decision to terminate the Lease. If Landlord is able to remedy Tenant's stated condition for the termination to Tenant's reasonable satisfaction, then Tenant's right to terminate shall become void and Tenant's Lease Term will continue.