



Financial Options for the Masonic Home(s) of California

Partial Assignment of Assets

When residents elect to move into the home under the Partial Assignment of Assets Option, residents are required to assign 75% of all assets and 75% of all income to Masonic Homes of California. There are no minimum amounts for this option. **If an applicant has no assets, they can still move into the Masonic Homes.**

Giftng: For this option, it is important that you have not “gifted” or given away any assets three (3) years before the date of admission. If an asset were given away in this period, its full value would be deducted from the final 25% settlement.

Unsecured Debt: Applicants must not have more than \$2,000.00 in unsecured debt as of the date of admission. Any debt above \$2,000.00 needs to be paid off before residents can be admitted to the Home.

Liquidation of Assets Period

At the end of the initial 90-day period, we will start the process of assets liquidations. It is a policy of the Masonic Homes to liquidate your assets (house, motor vehicle, stocks, bonds, etc.) within six months from your admission date, but given the state of the economy liquidation may take much longer. Masonic Homes staff will work with you on the most efficient and effective way to liquidate your assets.

Expenses paid on your behalf with the Partial Assignment of Assets option

- Health Insurance Premiums
 - If paid by the Masonic Homes, Masonic Homes may request a change in insurances
 - Pension paid health insurance premiums will be reimbursed once per year
- Health related expenses and copays
- Prescription Medications
- Dental related expenses and copays (following Masonic Homes Criteria)
- Vision related expenses and copays (following Masonic Homes Criteria)
- Auditory (hearing) related expenses and copays (following Masonic Homes Criteria)
- Three meals a day, transportation to and from appointments and various activities

ALL residents admitted to the Masonic Home Skilled Nursing in Union City

If Medicare, or supplemental insurance will not approve payment as a qualifying stay, residents will then be billed the standard daily rate until applicants qualify for the Medi-Cal benefits (see last page).

******This applies to Assignment of Assets AND Fee for Service Options**

If this option does not work for you, please continue to the next page to review additional options



Masonic Home Union City Fee for Service Rates 2022 Single Residency (Studio Apartments only)

Independent Living

- Option One**
- Entrance Fee: \$126,801
 - Monthly Rent: \$2,827 - \$3,435 per month
 - Minimum Monthly Income \$4,949 - \$6,012 (proof of income is required)
 - Minimum Net Assets: \$204,621 (proof of assets are required)
 - Non Refundable Application fee \$500
- Option Two**
- No Entrance Fee
 - Monthly Rent \$5,230 - \$5,630 per month
 - Minimum Monthly Income \$8,108 - \$9,852 (proof of income is required)
 - No Minimum Asset Requirements
 - Non-Refundable Application fee \$500

Assisted Living

- Option One**
- Entrance Fee: \$58,458
 - Monthly Rent and Care: \$4,785 - \$5,659 per month
 - Minimum Monthly Income \$7,179 - \$8,491 (proof of income is required)
 - Minimum Net Assets: \$87,690 (proof of assets are required)
 - Non-Refundable Application fee \$500
- Option Two**
- No Entrance Fee
 - Monthly Rent and Care: \$6,294 - \$7,445 per month
 - Minimum Monthly Income \$9,441 - \$11,169 (proof of income is required)
 - No Minimum Asset Requirements
 - Non-Refundable Application fee \$500

Assisted Living at The Pavilion

- Option One**
- Entrance Fee: \$66,000
 - Monthly Rent and Care: \$4,600 - \$8,000 per month
 - Minimum Monthly Income \$7,200 - \$10,600 (proof of income is required)
 - Minimum Net Assets: \$89,000 (proof of assets are required)
 - Non-Refundable Application fee \$500
- Option Two**
- No Entrance Fee
 - Monthly Rent and Care: \$6,400 - \$9,800 per month
 - Minimum Monthly Income \$9,600 - \$13,000 (proof of income is required)
 - No Minimum Asset Requirements
 - Non-Refundable Application fee \$500



Masonic Home Union City Fee for Service Rates 2022 One Bedroom Apartments (couples only)

Independent Living

- Option One**
- Entrance Fee: \$210,467
 - Monthly Rent: \$4,210 - \$4,758 per month
 - Spouse: \$1,055 additional per month
 - Minimum Combined Monthly Income \$9,206 - \$10,160 (proof of income is required)
 - Minimum Net Assets: \$368,319 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Two**
- Entrance Fee: \$266,592
 - Monthly Rent: \$3,742 - \$4,228 per month
 - Spouse: \$1,055 additional per month
 - Minimum Combined Monthly Income \$8,387 - \$9,243 (proof of income is required)
 - Minimum Net Assets: \$466,587 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Three**
- No Entrance Fee
 - Monthly Rent \$7,718 - \$8,720
 - Spouse: \$1,055 additional per month
 - Minimum Combined Monthly Income \$15,348 - \$17,105 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500

Assisted Living

- Option One**
- Entrance Fee: \$105,234
 - Monthly Rent and Care: \$5,872 - \$6,945 per month
 - Spouse: \$1,404 additional per month
 - Minimum Combined Monthly Income \$10,912 - \$12,521 (proof of income is required)
 - Minimum Net Assets: \$157,851 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Two**
- Entrance Fee: \$147,328
 - Monthly Rent and Care: \$5,219 - \$6,176 per month
 - Spouse: \$1,404 additional per month
 - Minimum Combined Monthly Income \$9,936 - \$11,365 (proof of income is required)
 - Minimum Net Assets: \$220,989 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Three**
- No Entrance Fee
 - Monthly Rent and Care: \$8,590 - \$10,161 per month
 - Spouse: \$1,404 additional per month
 - Minimum Combined Monthly Income \$14,990 - \$17,343 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500



Masonic Home Union City Fee for Service Rates 2022

Memory Care

(Secured Dementia and Alzheimer's Care in Traditions and at the Pavilion)

- Private Rooms**
- No Entrance Fee
 - Monthly Rent and Care: \$8,500 - \$11,500
 - Minimum Monthly Income \$13,823 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500

SKILLED NURSING COMMUNITY

- Semi Private Rooms**
- No Entrance Fee
 - Daily Rate \$424
 - Minimum Monthly Income for Semi Private Rooms \$15,347 - \$17,942 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500

- Private Rooms**
- No Entrance Fee
 - Daily Rate \$636
 - Minimum Monthly Income for Private Rooms \$15,347 - \$17,942 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500

A Masonic Homes adjustment will be applied for Masonic Homes residents

ALL residents admitted to the Masonic Home Skilled Nursing in Union City

If Medicare, or supplemental insurance will not approve payment as a qualifying stay. Residents will then be billed the standard daily rate until applicants qualify for the Medi-Cal benefits.

******This applies to Assignment of Assets AND Fee for Service Options******



Masonic Home Covina Fee for Service Rates 2022 Single Residency One Bedroom Apartments

Independent Living

- Option One**
- Entrance Fee: \$210,467
 - Monthly Rent: \$4,210 per month
 - Minimum Monthly Income \$7,365 (proof of income is required)
 - Minimum Net Assets: \$368,319 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Two**
- Entrance Fee: \$266,592
 - Monthly Rent: \$3,742 per month
 - Minimum Monthly Income \$6,553 (proof of income is required)
 - Minimum Net Assets: \$466,534 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Three**
- No Entrance Fee
 - Monthly Rent \$7,718 per month
 - Minimum Monthly Income \$13,507 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500

Assisted Living

- Option One**
- Entrance Fee: \$105,233
 - Monthly Rent and Care: \$6,313 per month
 - Minimum Monthly Income \$9,472 (proof of income is required)
 - Minimum Net Assets: \$157,852 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Two**
- Entrance Fee: \$147,293
 - Monthly Rent and Care: \$5,612 per month
 - Minimum Monthly Income \$8,418 (proof of income is required)
 - Minimum Net Assets: \$220,989 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Three**
- No Entrance Fee
 - Monthly Rent and Care: \$9,237 per month
 - Minimum Monthly Income \$13,861 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500



Masonic Home Covina Fee for Service Rates 2022 One Bedroom Apartments (dual residency)

Independent Living

- Option One**
- Entrance Fee: \$210,467
 - Monthly Rent: \$4,210 per month
 - Spouse: \$1,096 additional per month
 - Minimum Monthly Combined Income \$9,206 (proof of income is required)
 - Minimum Net Assets: \$368,319 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Two**
- Entrance Fee: \$266,592
 - Monthly Rent: \$3,742 per month
 - Spouse: \$1,096 additional per month
 - Minimum Monthly Combined Income \$8,387 (proof of income is required)
 - Minimum Net Assets: \$466,534 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Three**
- No Entrance Fee
 - Monthly Rent \$7,718 per month
 - Spouse: \$1,096 additional per month
 - Minimum Monthly Combined Income \$15,348 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500

Assisted Living

- Option One**
- Entrance Fee: \$105,233
 - Monthly Rent and Care: \$6,313 per month
 - Spouse: \$1,460 additional per month
 - Minimum Monthly Combined Income \$11,576 (proof of income is required)
 - Minimum Net Assets: \$157,852 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Two**
- Entrance Fee: \$147,293
 - Monthly Rent and Care: \$5,612 per month
 - Spouse: \$1,460 additional per month
 - Minimum Monthly Combined Income \$10,525 (proof of income is required)
 - Minimum Net Assets: \$220,989 (proof of assets are required)
 - Non Refundable Application fee \$500

- Option Three**
- No Entrance Fee
 - Monthly Rent and Care: \$9,237 per month
 - Spouse: \$1,460 additional per month
 - Minimum Monthly Combined Income \$15,964 (proof of income is required)
 - No Minimum Asset Requirements
 - Non Refundable Application fee \$500