



SECOND ACT
FINANCIAL SERVICES

Guide to Independent Living



RETIREMENT BANKING, **UNDERSTOOD.**

www.secondact.com

What is Independent Living?

The term can refer to various living options.

According to the [American Seniors Housing Association](#), the term independent living covers a variety of housing options for seniors. There are age-restricted communities that offer housing only to those age 55+. Many of these are rental communities that don't offer care services. There are also Life Plan Communities (also known as Continuing Care Retirement Communities or CCRCs for short and for which we have a separate Guide) that have independent living options as well as assisted living, memory care and skilled nursing.

Typically, Independent Living communities offer an active lifestyle and freedom from the hassles of home maintenance. You'll find residence options like apartments, freestanding cottages or villas, duplexes, townhomes and condos, all in a variety of floor plans and sizes.

The Power of a Bank Dedicated to Seniors

Puts Financing at Your Fingertips.

At Second Act Financial Services, we offer seniors the opportunity to use your home equity to obtain the cash you need for your Independent Living monthly service fees – without having to sell your home first. Unlike many other resident bridge loan lenders, Second Act Financial Services is a Division of a federally chartered bank, Liberty Savings Bank.

Our focus is serving seniors every day with integrity and understanding. Our Home Equity Line of Credit (HELOC) can bridge you to the community of your choice!

Why **Independent Living?**

Independent living services and amenities are designed to make things easier and more convenient. Housekeeping, linen service, dining plans, transportation services and security are common.

Amenities often include a fitness center, pools, multiple dining venues, beauty and barber salons, woodworking shops, art studios or crafting rooms, and entertainment spaces such as auditoriums, game rooms or movie theaters.

Living with a focus on wellness.

- Fitness Classes from Yoga and Tai Chi to Water Aerobics, dancing, weight training, and more.
- Creative expression opportunities abound in art, music, writing, and other forms of creativity.
- These communities frequently invite guest lecturers, and may offer classes or seminars on numerous topics throughout the year,

The Benefits of Socialization.



Older adults who report the highest levels of well-being and happiness are the ones that are physically active, have opportunities to socialize, and exercise.

Being physically active reduces the risks of coronary heart disease, high blood pressure, stroke, some cancers, and can encourage higher levels of functional and cognitive health.

Independent Living communities can ensure your body, mind and spirits, stay active and engaged!



Costs

Independent Living Communities typically charge a base monthly service fee (some communities may refer to it as rent) and then offer a wide range of a la carte services for you to choose from. Together, these two buckets make for your total monthly service fee cost.

In addition, many communities charge a one-time non-refundable deposit frequently equal to one-month's rent or service fee.

Take your time calculating your costs. The staff at the communities you are considering can ensure you have all the facts you need to make the right decisions, for you.



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Health and Support
if needed

Is within arms reach.

Independent Living Communities are designed to ensure you thrive and grow with the peace of mind of knowing that should you need something, their friendly professionals are there to help. If as you get older you need some care services, many communities allow you to contract or may offer themselves, home care options to assist you.

Have you Done the Math? The costs of staying home.

	Home	Independent Living
Monthly Service Fees		\$
Property Taxes & Insurance	\$	Included
Groceries & Utilities (water, gas, etc.)	\$	Included
Phone, Internet, alarm system	\$	Included
Transportation	\$	Included
Lawn Care and Snow Removal	\$	Included
Interior Maintenance	\$	Included
Exterior Maintenance	\$	Included
Total	\$	

Table courtesy of the American Seniors Housing Association and their family website, www.wherelivematters.org.

We thank the Association for allowing us to share this information from their website and encourage you to visit the site as well.



We help Seniors Experience a Joyful Second Act – Sooner!

With Second Act, you can enjoy the best of both worlds! Use your home equity for a Line of Credit (HELOC) to obtain the cash you need for your Independent Living community and monthly service fees now. And take the time you need to prepare, list and sell your home at the best possible price for you!

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