



Senior Living Community Comparison

Five communities side by side with more room to write. Confirm key details in writing.

COMPARISON ITEM	COMMUNITY 1	COMMUNITY 2	COMMUNITY 3	COMMUNITY 4	COMMUNITY 5
CONTACT AND AVAILABILITY					
Tour date					
Contact name and direct phone					
Address, distance and drive time					
Availability now, waitlist and deposit hold					
Earliest move-in date					
ROOMS AND UPFRONT COSTS					
Available room type or floor plan					
Room size in square feet					
Private bath, kitchenette and storage					
Monthly room rate					
Upfront fees, deposits and what is refundable					
Utilities, cable, Wi-Fi, second-person, pet and parking costs					
LEVELS OF CARE AND TRUE MONTHLY COST					
Care tiers, included help with daily activities and triggers for higher charges					
Current care level and monthly cost					
Next care level and monthly cost					
Post-assessment written all-in quote and expiration date					
Who reassesses care, how often and notice before a price change					
Medication management monthly cost					
Meal plan or dining surcharge					
Housekeeping or laundry surcharge					
Other recurring monthly charges					
ESTIMATED ALL-IN MONTHLY COST					
Base-rate increases for each of the last 3 years (\$ and %)					
Next scheduled base-rate increase (\$ and %) and effective date					
Care-level price increases and written notice period					



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COMPARISON ITEM	COMMUNITY 1	COMMUNITY 2	COMMUNITY 3	COMMUNITY 4	COMMUNITY 5
MEALS AND DAILY SERVICES					
Meals per day or monthly meal allowance included					
Sampled meal, menu quality, dining hours and guest meal cost					
Room delivery fee and missed-meal policy					
Dietary accommodations, snacks and hydration					
Housekeeping frequency and exact scope					
Personal laundry, linens and frequency					
Transportation included, limits and extra fees					
CARE AND STAFFING					
Licensed nurse on-site and on-call coverage					
Direct-care count, census and ratio by shift; roles included					
Overnight/weekend coverage, agency staff use and call response time					
Staff turnover, average tenure, background checks and training					
Bathing, dressing, toileting, transfers and escorts actually included					
Outside home health, hospice, private aides and pharmacy choice					
Needs the community cannot safely manage					
Falls with injury, ambulance transfers and hospitalizations: past 12 months					
SECURITY, QUALITY AND CONTRACT RISK					
Controlled entry, visitor process and overnight security					
Call system, wearable alert and observed response time					
Fire, severe-weather and evacuation plan with generator coverage					
North Carolina star rating, recent inspections and 36-month penalties					
Resident/family satisfaction score and recurring complaints					
Transfer or discharge triggers, notice and appeal rights					
Hospital bed-hold, refund and resident move-out terms					
Options if the resident can no longer afford the private-pay rate					
FINAL DECISION					
Best reason to choose this community					
Biggest concern or red flag					
Overall confidence: 1 to 5					
NEXT STEPS AND REQUIRED MOVE-IN PAPERWORK					
Dates: assessment, deposit deadline and move-in					
Agreement: contract, fees and disclosures					
Health: physician forms, medications and clearances					
Documents: ID, insurance, legal papers, keys and move-in contact					