

# TEXAS DEPARTMENT OF INSURANCE

MC 305-2C, P.O. Box 149104

Austin, TX 78714-9104

## CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

### Calculations Concerning Conditions

#### Condition 1.

- a. Number of lining units currently under executed continuing care contracts: \_\_\_\_\_
- b. Number of living units constructed or to be constructed: \_\_\_\_\_
- c. I(a) divided by I(b) [Ia/Ib]: \_\_\_\_\_
- d. If I (c) is .500 (50%) or more, Condition I is met.  
If 2(c) is less than .500 (50%), Condition I is not met.

#### Condition 2.

- a. Aggregate entrance fees received (or recievable under binding contracts):: \$ \_\_\_\_\_
- b. Anticipated proceeds or first mortgage or other long-term financing commitment: \$ \_\_\_\_\_
- c. Funds from other sources in the actual possession of the provider: \$ \_\_\_\_\_
- d. The sum of 2(a) through 2(c) [2(a)+2(b)+2(c)]: \_\_\_\_\_
- e. Aggrerate cost of constructing or purchasing, equipping, and furnishing the
- i. facility: \$ \_\_\_\_\_
- ii. 90% (ninety percent) of item 2(e)(1) x .90 \_\_\_\_\_
- f. i. Funds estimated as necessary to cover initial losses of facility: \$ \_\_\_\_\_
- ii. 90% (ninety percent) of item 2(f)(1): x .90 \_\_\_\_\_
- g. i. Reserve fund escrow required to be maintained under §246.077 \$ \_\_\_\_\_
- ii. 90% (ninety percent) of item 2(g)(1): x .90 \_\_\_\_\_
- h. The sum of 2(c) + 2(f)(ii) + 2(g)(ii): \_\_\_\_\_
- j. 2(d) divided by 2(h) [2d/2h]: \_\_\_\_\_
- k. If 2(j) is 1.00 (100%) or more, Condition 2 is met.  
If 2(j) is less than 1.00 (100%), Condition 2 is not met.

#### Condition 3.

- A. A commitment had been received for pemanent mortgage loan or long-term financing. Yes \_\_\_\_\_
- AND**
- B. Any conditions of the commitment before disbursement of funds has been substantially satisfied (other than completions of construction or closing on purchase of facility) Yes \_\_\_\_\_

#### Condition 4.

- A. If construction is NOT substantially complete Yes \_\_\_\_\_
- i. All necessary government permits or approvals have been obtained, AND Yes \_\_\_\_\_
- ii. A maximum price contract has been entered between provider and general contractor, AND Yes \_\_\_\_\_
- iii. A construction bond has been executed in favor of provider by a surety authorized in Texas, AND Yes \_\_\_\_\_

iv. Loan agreement has been entered into for interim construction loan which, when combined with entrance fees in escrow (THSC §§246-071-246.074), plus funds from other sources equals or exceeds estimated cost of construction, equipment, and furnishing, AND

Yes \_\_\_\_\_

v. No less than 10% of construction loan has been disbursed by lender, AND

Yes \_\_\_\_\_

vi. Orders at firm prices have been placed for not less than 50% of the value of items necessary for equipping and furnishing the facility.

Yes \_\_\_\_\_

**OR**

B. Construction or purchase has been substantially completed, AND

Yes \_\_\_\_\_

i. Occupancy permit has been issued, AND

Yes \_\_\_\_\_

ii. If entrance fee applies to a living unit which has been previously occupied, unit is available for occupancy by new resident.

Yes \_\_\_\_\_