

**Aase Haugen**  
Senior Services

A History of Family

# Vennehjem

Translates to  
Home of Friends

**Freedom • Security • Convenience**



Enjoy the lifestyle of your dreams in  
Decorah's Active 55+ Community

1102 Nordic Drive, Decorah, IA 52101  
[www.aasehaugen.com/active-55-senior-living](http://www.aasehaugen.com/active-55-senior-living)  
**563-382-3603** • Decorah, IA 52101

# Welcome to the lifestyle of your dreams...

**Nestled in the beautiful bluffs of Decorah**

**Joined by walking trails to Luther College and area parks**

**A community of friends your own age just down the hall**

Vennehjem is a community of friends where you can enjoy a carefree, convenient lifestyle. We offer 10 different floor plans, ranging from 634 square feet to 1589 square feet. Our numerous community spaces offer generous rooms for entertaining, working, playing or as a quiet retreat.

Located on 40 acres of rural paradise, just a stone's throw from the walking and biking trails that weave throughout Decorah and the surrounding areas, Vennehjem is a sanctuary for active seniors who value their freedom and admire comfort, convenience and community.

Built as a subsidiary of Aase Haugen Senior Services, part of a Continuing Care Retirement Community (CCRC)— Vennehjem's purpose is to provide a convenient community that allows its members to thoroughly enjoy their retirement years, free of all the headaches of maintaining a house and yard.



## Entry fees and Return on Investment

No need to gamble on a volatile real estate market, pay thousands in property taxes and insurances each year, or endure the hassle of selling a home again. Your return of equity is

guaranteed at Vennehjem (See separate schedule below.)

**Based on your Return of Equity Schedule, the portion returned to you within 90 days of vacancy of your unit. No hassle, no selling, just your equity back to you!\***

<u>Length of stay</u>	<u>% returned to you</u>
Up to 1 year.....	90% of your entry fee
Up to 2 years .....	85% of your entry fee
Up to 3 years .....	80% of your entry fee
Up to 4 years .....	75% of your entry fee
Up to 5 years+ ...	70% of your entry fee

### Your Costs:

Based on your floor plan.

- One Time Entry Fee
  - Refundable based on your Return of Equity Schedule
- Base Monthly Fee
- Renter's Insurance on your Personal Property
- Optional Fees
  - Indoor Garage Stall \$50 (based on availability)
  - Carport \$25
  - Guest Room Usage (fee per use)
  - Meals (fee per use)

**\*Rental options may be available (higher monthly fee with no entry fee due.) Call for availability. Prices subject to change.**

# The Vennehjem Lifestyle

You'll enjoy all these comforts and conveniences.

## Interior:

- All utilities included in your monthly fees, except telephone
- Maintenance, repair or replace appliances, systems and fixtures provided by Vennehjem
- Maintenance and repair of all community spaces
- Indoor car wash
- Indoor mailbox
- Several large common areas

## Appliances include:

- Refrigerator
- Glass top stove
- Microwave oven
- Dishwasher
- Garbage disposal
- Washer
- Dryer

## Utilities:

- Electric
- Natural Gas
- Water
- Garbage/Sewer

## Mechanicals include:

- High-efficiency furnace
- Central air conditioning
- Soft water & water heater
- Cable TV
- Wireless internet
- LED lighting
- High-rise comfort toilet
- Handicap-accessible shower
- All repairs to the above due to faulty systems or parts

## Exterior:

- Large community back deck
- Public gardening area
- Private patio or balcony off your home
- Lawn mowing
- General grounds maintenance
- Snow removal
- Exterior maintenance and repairs as needed
- Exterior window washing annually

**Exercise room**, equipped with treadmills, a Nordic Track, recumbent bikes, a weight center and the Wii game system. Use your favorite fitness tape or do relaxing yoga in this spacious area.

**Workshop**, filled with equipment, tools and workbenches, just waiting for your next project.

**Family Room**, a great place to hold a meeting, play cards or host your favorite club for an afternoon! Plenty of tables and chairs are available for your use. Our puzzle enthusiasts love the natural light here as well!

**Living Room**, with plenty of comfortable seating for catching up with friends and family. A full entertainment center is also a great place for movie night!

**Community Room**, upstairs is another wonderful space for meetings and gatherings equipped with a pull-down screen and projector for presentations as well as home movies.

**Craft Room and Library**, contains numerous cupboards, a sink and many tables so you can spread out and get your projects done!

The alternate library is also located here. Re-pot your plants, piece your quilts and just spread out your projects.

**Personal Storage**, here's a place just for your things. Generously sized lockable climate-controlled spaces can hold all those items you don't need everyday.

**Great Room**, a fantastic space for events—up to 70 people. Also used for meals offered weekly, morning coffee hours and events hosted by the community. The adjacent commercial kitchen is available for member use upon request.

**Guest Rooms**, two rooms available for a nominal fee per night. Each has 2 twin beds and full bath. You don't even have to clean up after company leaves!

Ecclesiastes 8:15

So I commended enjoyment because there is nothing better for a person under the sun than to eat, drink, and enjoy, for this will accompany you in your labor during the days of your life that God gives you under the sun.

# Reserving Your Place at Vennehjem

1. Choose your favorite from our available floor plans.
2. Put down your \$5,000 occupancy deposit to secure first right of refusal on that unit style once available.
  - Your \$5,000 deposit gives you first right of refusal on your favorite unit. If you pass on occupancy when first contacted, you will be contacted again the next time that unit style becomes available. This deposit will be fully applied to your entry fee upon closing.
3. Sign your Residential Agreement to take occupancy and close the deal! At this time, the balance of the one time entrance fee is due. Monthly payments begin on the scheduled occupancy date or at day 90 after the Residential Agreement is signed, whichever is first.



## The Decorah Community

The rich heritage and history of Decorah is filled with opportunities to explore. It truly is a small-town atmosphere with metropolitan opportunities as a regional medical, shopping and business hub. Attend the many galleries, classes, and studio groups or simply enjoy the many concerts, performances and festivals.

Decorah is also home to Luther College, Vesterheim Norwegian-American Museum, Seed Savers Exchange, Mayo Clinic Health System Clinic, and the Raptor Resource Project (Decorah Eagle Cam.)



Within Winneshiek County there are several museums, antique stores, Northeast Iowa Community College, four golf courses, shooting ranges and trails for hiking, biking and cross country skiing. Plus, you'll have access to the Upper Iowa River and several area trout streams. All this and we're only 1 ½ hours from La Crosse, WI, Rochester, MN and Waterloo, IA!

## Contact us to learn more!

A leader in senior care, Aase Haugen Senior Services encompasses a full continuum of care for our friends and neighbors in the community since 1915. Vennehjem was built in 1999, and is another example of our commitment to providing a wide variety of aging services to seniors.

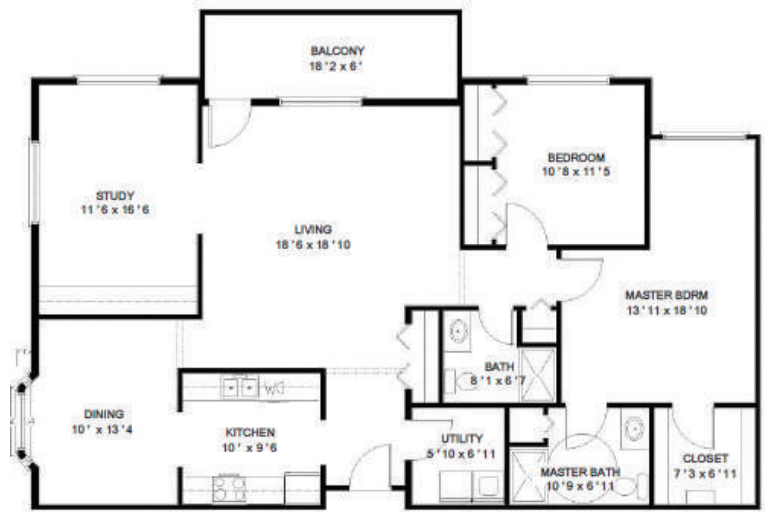
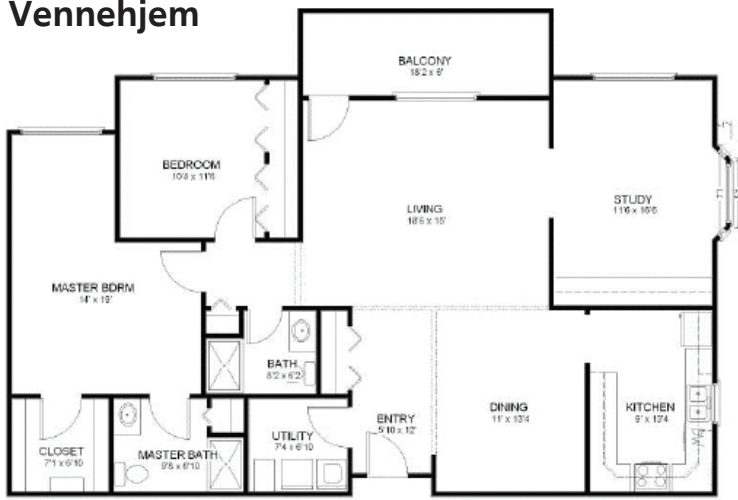
**Phone (563)382-6521 or (563)382-3603  
or email us at [info@aasehaugen.com](mailto:info@aasehaugen.com).**

Community Members of Vennehjem gain priority access to all other services provided under Aase Haugen Senior Services; including: assisted living, rehabilitation and restorative care, long-term care, respite care, and CCDI Memory Care Services.

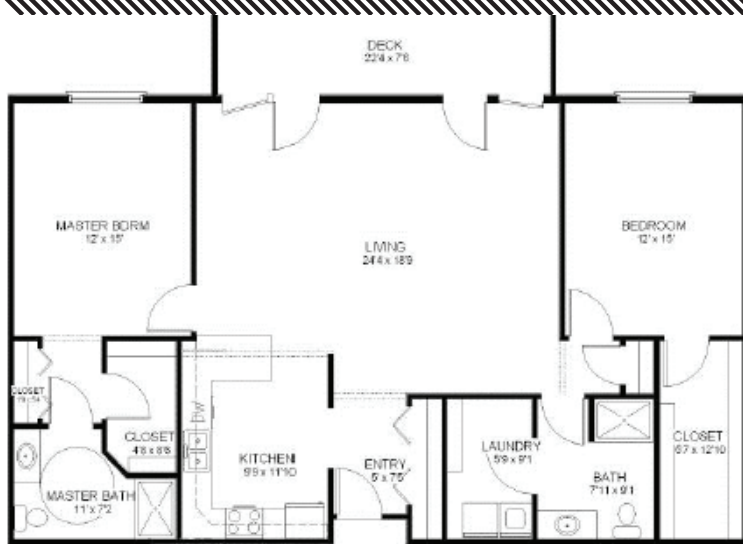
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## Vennehjem

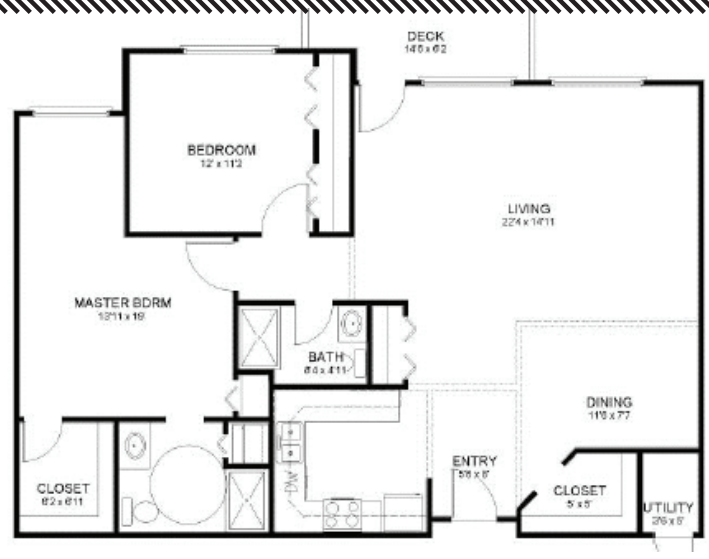
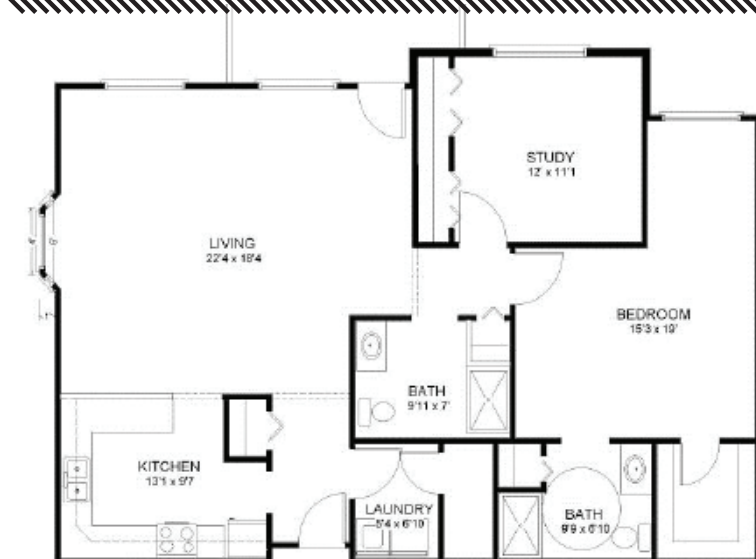


**Oslo North or South: 1589 sq. ft.** Entry fee: \$238,350 Monthly fee: \$1,590.29 Rent Add'l: \$993  
Unit #: 118, 218, 107, 207



**Voss: 1429 sq. ft.**  
Entry fee: \$214,350 Monthly fee: \$1,545.52  
Rent Add'l: \$893 Unit #: 115, 212, 215

**Aalesund: 1364 sq. ft.**  
Entry fee: \$204,600 Monthly fee: \$1,442.35  
Rent Add'l: \$853 Unit #: 17, 23, 117, 123, 217, 223



**Bergen: 1364 sq. ft.**  
Entry fee: \$204,600 Monthly fee: \$1,442.35  
Rent Add'l: \$853 Unit #: 24, 106, 124, 206, 224

**Telemark: 1345 sq. ft.**  
Entry fee: \$201,750 Monthly fee: \$1,426.38  
Rent Add'l: \$841 Unit #: 102, 104, 202, 204

## Vennehjem



### Stavanger: 1255 sq. ft.

Entry fee: \$188,250 Monthly fee: \$1,355.16  
Rent Add'l: \$784

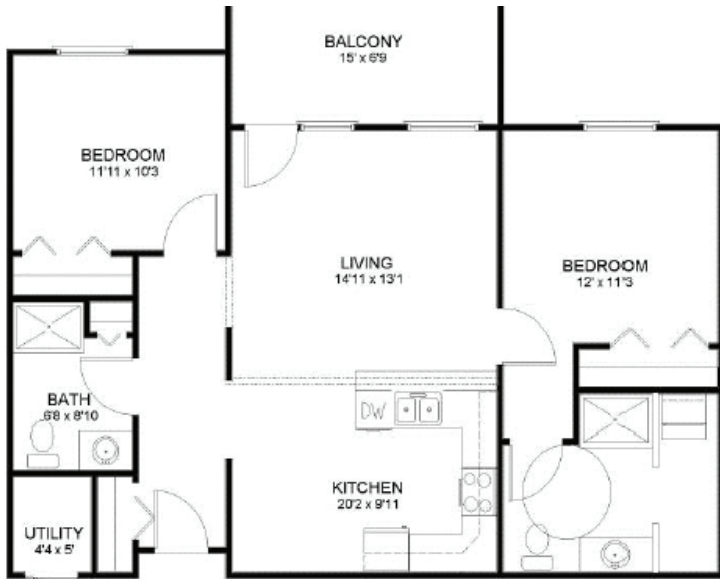
Unit #: 101, 103, 105, 111, 201, 122, 201, 203, 205, 211, 220, 222



### Lillehammer: 1164 sq. ft.

Entry fee: \$174,600 Monthly fee: \$1,312.16

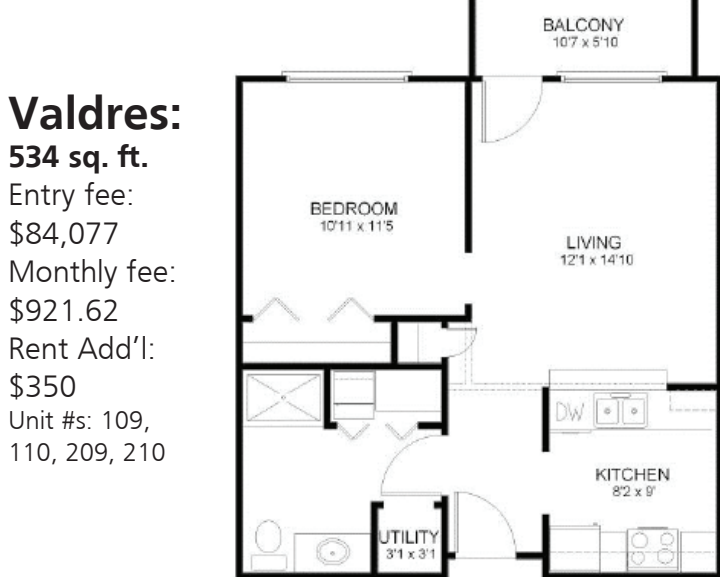
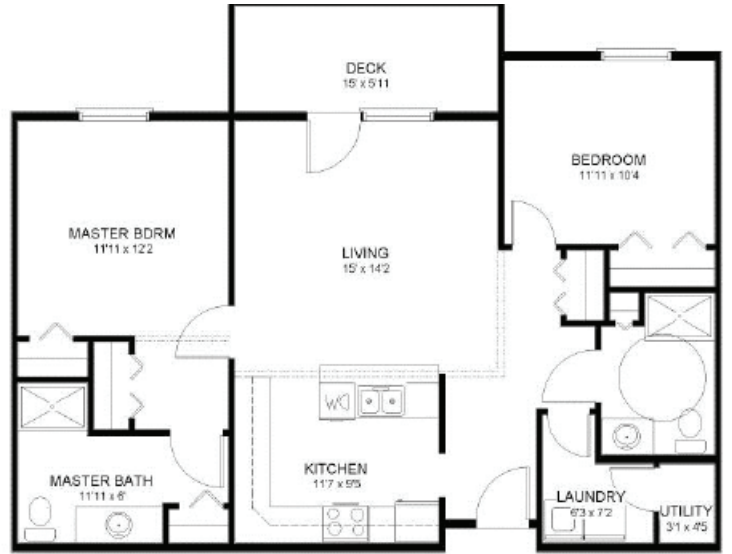
Rent Add'l: \$728 Unit #: 113, 116, 213, 216



### Trondheim A or B: 1059 sq. ft.

Entry fee: \$158,850 Monthly fee: \$1,215.16 Rent Add'l: \$662

Unit #: 21, 121, 221, 19, 119, 219



### Valdres: 534 sq. ft.

Entry fee: \$84,077  
Monthly fee: \$921.62  
Rent Add'l: \$350

Unit #: 109, 110, 209, 210



### Oppdal: 710 sq. ft.

Entry fee: \$106,500  
Monthly fee: \$1,037.07  
Rent Add'l: \$444

Unit #: 114, 112

# Vennehjem

Decorah's Active 55+ Community

## Shop and Compare!

Is the Vennehjem lifestyle right for you?

Take a moment to compare what you pay currently for living expenses vs. living worry-free at Vennehjem.

Monthly costs for:	You pay now	Cost at Vennehjem
Mortgage, rent, home payments	_____	* based on unit chosen
Property taxes	_____	<u>Included</u>
Property insurance	_____	<u>Included</u>
Natural gas or LP	_____	<u>Included</u>
Electricity	_____	<u>Included</u>
Cable TV	_____	<u>Included</u>
Sewer and water	_____	<u>Included</u>
Garbage/recycling pickup	_____	<u>Included</u>
Lawn care/landscaping (don't forget gas!)	_____	<u>Included</u>
Snow removal (don't forget gas!)	_____	<u>Included</u>
Social/Wellness activities	_____	<u>Included</u>
Library fees, billiards use/upkeep	_____	<u>Included</u>
Security system/mo.	_____	<u>Included</u>
Soft water	_____	<u>Included</u>
Climate-controlled personal storage	_____	<u>Included</u>
House-sitting services for traveling	_____	<u>Included</u>
12-15 meals/mo. (that you didn't have to cook)	_____	<u>\$10/meal</u>
*Maintenance of your bldg.(roof, windows, etc)	_____	<u>Included</u>
*Appliance purchases	_____	<u>Included</u>
*Appliance, plumbing, HVAC maintenance	_____	<u>Included</u>
*Street assessments	_____	<u>Included</u>
Car washing	_____	<u>Included</u>
Fitness or walking club	_____	<u>Included</u>
P.O. box or mailbox fees	_____	<u>Included</u>
High-speed wireless internet services	_____	<u>Included</u>
Garden space rental/costs	_____	<u>Included</u>
Other fees not listed here	_____	_____

Monthly Totals \_\_\_\_\_

- Not having to coordinate repairs, grounds keeping and maintenance PRICELESS
- Not having to pay a mound of bills each month PRICELESS
- Being able to pick up and travel, worry-free PRICELESS

What do current Vennehjem Residents say about their experience?

"A beautiful accommodation" "Fell in love with the convenience"  
 "A comfortable and secure place to live" "I just love it here!"  
 "Excellent Value" "A uniquely homey place to live"

\* yearly averages ÷12.