

GIANNA HOMES

NOTICE OF PRIVACY PRACTICES | Effective October 27, 2026

Your Information. Your Rights. Our Responsibilities.

This notice describes how medical information about you may be used and disclosed and how you can get access to this information. Please review it carefully.

Organizations covered by this notice

Gianna Homes – Sursum Corda, Inc. | 4605 Fairhills Road East, Minnetonka, MN 55345

Gianna Homes – Gladys Place, LLC | 10210 28th Avenue North, Plymouth, MN 55441

Gianna Homes, Inc. | 14451 Highway 7, Suite 223, Minnetonka, MN 55345

Privacy Officer: Cari Doucette, Executive Director | 952-443-6113 |
info@giannahomes.org | www.giannahomes.org

Your Rights

You have the right to obtain a paper or electronic copy of your medical record, request corrections, request confidential communications, ask us to limit information we share, receive an accounting of certain disclosures, obtain a copy of this notice, choose an authorized representative, and file a complaint without retaliation.

Get an electronic or paper copy of your medical record

You can ask to see or get an electronic or paper copy of your medical record and other health information we have about you. Ask us how to do this. We will provide a copy or summary, usually within 30 days of your request. We may charge a reasonable, cost-based fee.

Ask us to correct your medical record

You can ask us to correct information you think is incorrect or incomplete. We may deny your request, but will tell you why in writing within 60 days.

Request confidential communications

You can ask us to contact you in a specific way or send mail to a different address. We will agree to all reasonable requests.

Ask us to limit what we use or share

You can ask us not to use or share certain information for treatment, payment, or health care operations. We are not required to agree and may deny a request, for example, if it could affect your care. If we agree, we may still share information for emergency treatment. If you pay for a service or item out of pocket in full, you can ask us not to

share it with your health insurer for payment or operations; we will agree unless law requires disclosure.

Get a list of those with whom we have shared information

You can request an accounting of certain disclosures during the six years before your request, including who received information and why. Disclosures for treatment, payment, operations and certain other purposes generally are excluded. One accounting per year is free; additional requests within 12 months may carry a reasonable cost-based fee.

Get a copy of this notice; choose someone to act for you

You can request a paper copy at any time. A person with lawful authority, such as an authorized health care agent or guardian, may exercise your rights. We will verify that authority before acting.

File a complaint

Contact our Privacy Officer or the U.S. Department of Health and Human Services Office for Civil Rights, 200 Independence Avenue SW, Washington, DC 20201; 1-877-696-6775; <https://www.hhs.gov/hipaa/filing-a-complaint/index.html>. We will not retaliate against you.

Your Choices

You may tell us your preferences about sharing information with family, friends, and others involved in your care or payment for your care, and in disaster relief situations. If you cannot tell us your preference, we may share information when we believe it is in your best interest. We may also share information to lessen a serious and imminent threat to health or safety.

We generally require written authorization for marketing, selling your information, and most disclosures of psychotherapy notes. If we contact you for fundraising, you may opt out. If we have substance use disorder records subject to 42 CFR Part 2, we will provide advance notice and a choice about fundraising communications using those records.

Gianna Homes does not maintain a hospital directory. We do not sell resident health information.

Our Uses and Disclosures

We typically may use and share health information to provide and coordinate your care, operate and improve our services, and bill or obtain payment for services. For example, we may communicate with treating clinicians, supervise care, coordinate with pharmacies, and submit information to health plans or other payers as permitted by law.

We may also use or share information when permitted or required for public health and safety (including reporting suspected abuse or neglect), health research subject to legal

requirements, compliance with law, organ or tissue donation, medical examiners and funeral directors, workers' compensation, law enforcement, health oversight, certain government functions, and judicial or administrative proceedings. Applicable legal conditions and limitations govern these disclosures.

Special protection for certain substance use disorder records

If we maintain records protected by 42 CFR Part 2, we will not use or disclose those records in civil, criminal, administrative, or legislative investigations or proceedings against you without your written consent or a court order and subpoena, as required by law. Other uses and disclosures of Part 2 records are subject to applicable consent and confidentiality requirements.

Minnesota law and other restrictions

We comply with applicable Minnesota laws that provide greater privacy protections than federal HIPAA requirements. Certain records, including mental health and other specially protected information, may require additional consent or authorization or be subject to specific legal exceptions. We will apply the more protective applicable requirement.

Our Responsibilities

- We are required by law to maintain the privacy and security of protected health information.
- We will notify you as required if a breach compromises the privacy or security of your information.
- We must follow the duties and practices in this notice and make a copy available to you.
- We will not use or share your information outside what this notice and law permit without written authorization. You may revoke an authorization in writing, subject to applicable exceptions.

Changes to This Notice

We may change this notice, and revised terms may apply to information we already hold. The current notice will be available upon request, at our locations, and at www.giannahomes.org.

Effective date: October 27, 2026 | Privacy Officer: Cari Doucette, Executive Director