



SouthPointe at Lakes SouthPointe Village – Apartments

Entrance and Monthly Fees
Effective November 1, 2023
Buildings O and P

Name	Description	Sq.Ft.	Capital (Zero)	Traditional (33%)	*Estate (90%)	2023 MSF
Hatfield	<i>2 BR, 2½ Bath</i>	1,704	\$449,600	\$597,700	\$854,800	\$4,246
Hatfield Variation	<i>2 BR, 2½ Bath</i>	1,737	\$449,600	\$597,700	\$854,800	\$4,246
Everett	<i>2 BR, 2½ Bath w/Study</i>	1,878	\$495,600	\$659,700	\$941,800	\$5,154
Second Person Fee			\$29,000	\$34,000	\$49,000	\$1,580

Top Floor Premium

Hatfield	\$8,000
Hatfield Variation	\$8,000
Everett	\$10,000

Monthly Service Fees (MSF) presented above apply to calendar year 2023 for SouthPointe Village apartment move-ins that occur at any time in 2023 for the balance of that year. Willow Valley Communities' Monthly Service Fees increase annually. 2024 Monthly Service Fees will be higher. The annual average increase over the last 10 years has been 4.2%.

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached. All Monthly Service Fees (MSF) include a Dining Credit of \$420 per month per person (2023). If you opt out of the Dining Credit Meal Plan, your MSF will be reduced by \$325 per month per person (2023). Contact your Sales Counselor for details.

At Willow Valley Communities, your Monthly Service Fee includes Lifecare coverage, a contract that entitles you to short- or long-term personal care, skilled nursing care, or memory support, should you need it, without a change to your monthly fee because of the need for increased care. In addition to the peace of mind of Lifecare, your monthly fee at Willow Valley Communities also covers a long list of expenses that you may already be paying. Your residence, electricity, water, heating and cooling, trash removal, real estate taxes, and property insurance are all included in your monthly service fee.

***The Estate Plan (90% refund) entrance fee option is available to those 79 years of age or younger.**