



WILLOW
VALLEY
COMMUNITIES

A Single Monthly Fee That Includes Many Services to Make Your Lifestyle Complete

Here are just some of the many benefits and services provided for one predictable monthly fee:

- **Lifecare:** Short- or long-term care in personal care, memory support, and skilled nursing
- Real estate taxes/property insurance
- Utilities: Electricity, water, sewer, heat, air conditioning, trash
- Maintenance and weekly or annual housekeeping (*housekeeping frequency based on residence style selected*)
- Lawn care, snow removal, and landscape maintenance
- 24-hour Residential Nursing support for emergency response
- Scheduled and On-Demand transportation services within Willow Valley Communities
- Scheduled transportation to area shopping venues, doctor offices, and grocery stores
- Use of all amenities at the Cultural Center and The Clubhouse including fitness and aquatics centers, aerobics studio, art studios, bowling alley, sports center, tennis courts, indoor/outdoor pool (seasonally), golf simulator, and vintage arcade
- Scheduled fitness, aquatics, and wellness classes (*some fees may apply*)
- Educational classes, lecture series, and seminars (*some fees may apply*)
- 100+ clubs and groups
- Flexible dining credit program for use at any of Willow Valley's 12 dining venues, including our full-service restaurant, Local Table

800.770.5445 | WillowValleyCommunities.org

Willow Valley Communities Welcome Center: 450 Willow Valley Lakes Dr, Willow Street, PA 17584



Willow Valley Communities

Entrance and Monthly Fees

Effective January 1, 2019

| Type of Residence | Capital Preservation (No Refund) | 2019 Monthly Fees |
|---|-------------------------------------|----------------------|
| <u>Apartments (Lakes, Manor & North)</u> | | |
| Studio | \$99,600 | \$1,939 |
| One Bedroom | \$141,600 - \$167,600 | \$2,252 - \$2,338 |
| One Bedroom w/Study | \$180,600 - \$207,600 | \$2,448 - \$2,618 |
| Two Bedroom | \$202,600 - \$256,600 | \$2,762 - \$2,826 |
| Two Bedroom, Two Bath | \$241,600 - \$277,600 | \$2,660 - \$3,095 |
| Two Bedroom, Two Bath w/Study | \$269,600 - \$398,600 | \$2,937 - \$3,909 |
| <u>Apartments (Garden, Midrise, Spring Run & Vistas)</u> | | |
| One Bedroom | \$173,600 - \$204,600 | \$2,248 - \$2,578 |
| Two Bedroom, Two Bath | \$256,600 - \$319,600 | \$2,715 - \$3,202 |
| Two Bedroom, Two Bath w/Study | \$279,600 - \$438,600 | \$2,845 - \$4,254 |
| <u>Villas (One Story)</u> | \$307,600 - \$454,600 | \$2,980 - \$4,110 |
| <u>Townhomes (Two-Story)</u> | \$425,600 - \$595,600 | \$4,342 - \$5,349 |
| Second Person Fee | \$26,000 | \$1,309 |

At Willow Valley Communities, your Monthly Service Fee includes our [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](#).

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached. [Capital Preservation: Zero Refund; Traditional: 33% Refund; Estate Preservation: 90% Refund](#). All Monthly Service Fees (MSF) and Second Person Fees listed include a Dining Credit of \$399 per month for 2019. Contact your Sales Counselor for details about opting out of the Dining Credit Program.

* Certain age limitations apply with the Estate Preservation Plan.