



Willow Valley Communities

Entrance and Monthly Fees

Effective January 1, 2020

Type of Residence	Capital Preservation (No Refund)	2020 Monthly Fees
<u>Apartments (Lakes, Manor & North)</u>		
Studio	\$99,600	\$2,000
One Bedroom	\$141,600 - \$167,600	\$2,323 - \$2,412
One Bedroom w/Study	\$180,600 - \$207,600	\$2,526 - \$2,701
Two Bedroom	\$202,600 - \$256,600	\$2,850 - \$2,916
Two Bedroom, Two Bath	\$241,600 - \$277,600	\$2,745 - \$3,194
Two Bedroom, Two Bath w/Study	\$269,600 - \$398,600	\$3,031 - \$4,036
<u>Apartments (Garden, Midrise, Spring Run & Vistas)</u>		
One Bedroom	\$173,600 - \$204,600	\$2,319 - \$2,660
Two Bedroom, Two Bath	\$256,600 - \$319,600	\$2,797 - \$3,619
Two Bedroom, Two Bath w/Study	\$279,600 - \$438,600	\$2,931 - \$4,392
<u>Villas (One Story)</u>	\$307,600 - \$454,600	\$3,071 - \$4,243
<u>Townhomes (Two-Story)</u>	\$425,600 - \$595,600	\$4,483 - \$5,524
Second Person Fee	\$26,000	\$1,349

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 \$400 per month for 2020. Contact your Sales Counselor for details about opting out of the Dining Credit Program.

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](#).

* Resident must be 79 years of age or younger at the signing of the Resident's Agreement to select this plan.