



## ***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](http://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, 2020

Type of Residence	Capital Preservation (No Refund)	2020 Monthly Fees
<b><u>Apartments (Lakes, Manor &amp; North)</u></b>		
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
<b><u>Apartments (Garden, Midrise, Spring Run &amp; Vistas)</u></b>		
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
<b><u>Villas (One Story)</u></b>	\$307,600 - \$454,600	\$3,071 - \$4,243
<b><u>Townhomes (Two-Story)</u></b>	\$425,600 - \$595,600	\$4,483 - \$5,524
<b>Second Person Fee</b>	<b>\$26,000</b>	<b>\$1,349</b>

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.**