

APARTMENT HOME



CHATHAM

Two Bedroom

Two & One Half Bath

1,720 square feet

Entrance Fee \$395,600

Second Person Fee \$26,000

Monthly Fee \$3,619

**Second Person Monthly Fee
\$1,349**

600 Willow Valley Square, Lancaster, PA 17602-4866

800.770.5445 | WillowValleyCommunities.org

All dimensions are approximate and subject to construction tolerances. Floor plans are not to scale in relation to one another and represent the residences in their original configuration.

Previously occupied residences may include customizations that altered the original floor plan.



**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

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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
<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.**