



Willow Valley Communities

Entrance and Monthly Fees

Effective January 1, 2021

Type of Residence	Capital Preservation (Zero Refund)	2021 Monthly Fees
<u>Apartments (Lakes, Manor & North)</u>		
Studio	\$99,600	\$2,080
One Bedroom	\$141,600 - \$167,600	\$2,415 - \$2,507
One Bedroom w/Study	\$180,600 - \$207,600	\$2,625 - \$2,807
Two Bedroom	\$202,600 - \$256,600	\$2,961 - \$3,030
Two Bedroom, Two Bath	\$241,600 - \$277,600	\$2,852 - \$3,318
Two Bedroom, Two Bath w/Study	\$269,600 - \$398,600	\$3,149 - \$4,192
<u>Apartments (Garden, Midrise, Spring Run & Vistas)</u>		
One Bedroom	\$173,600 - \$204,600	\$2,410- \$2,764
Two Bedroom, Two Bath	\$256,600 - \$319,600	\$2,912 - \$3,433
Two Bedroom, Two Bath w/Study	\$279,600 - \$438,600	\$3,051 - \$4,561
<u>Villas (One Story)</u>	\$307,600 - \$454,600	\$3,196 - \$4,707
<u>Townhomes (Two-Story)</u>	\$425,600 - \$605,600	\$4,656- \$5,736
Second Person Fee	\$26,000	\$1,404

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 \$405 per person per month. Contact your Sales Counselor for details.

At Willow Valley Communities, your Monthly Service Fee includes our Lifecare coverage, which entitles you to short- or long-term personal care, skilled nursing care, or memory support, should you need it, at no extra cost. Maintenance, 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.**