



Willow Valley Communities

Entrance and Monthly Fees

Effective January 1, 2022

Type of Residence	Capital Preservation (Zero Refund)	2022 Monthly Fees
<u>Apartments (Lakes, Manor & North)</u>		
Studio	\$99,600	\$2,167
One Bedroom	\$141,600 - \$167,600	\$2,519 - \$2,615
One Bedroom w/Study	\$189,600 - \$217,600	\$2,739 - \$2,930
Two Bedroom	\$212,600 - \$269,600	\$3,092 - \$3,164
Two Bedroom, Two Bath	\$253,600 - \$291,600	\$2,977 - \$3,466
Two Bedroom, Two Bath w/Study	\$282,600 - \$418,600	\$3,289 - \$4,383
<u>Apartments (Garden, Midrise, Spring Run & Vistas)</u>		
One Bedroom	\$173,600 - \$204,600	\$2,514 - \$2,885
Two Bedroom, Two Bath	\$269,600 - \$335,600	\$3,040 - \$3,587
Two Bedroom, Two Bath w/Study	\$293,600 - \$482,600	\$3,186 - \$4,770
<u>Villas (One Story)</u>	\$323,600 - \$477,600	\$3,338 - \$4,923
<u>Townhomes (Two-Story)</u>	\$445,600 - \$635,600	\$4,870 - \$6 003
Second Person Fee	\$26,000	\$1,458

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 month per person. If you opt out of the Dining Credit Meal Plan, your MSF will be reduced by \$295 per month per person. 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.**