



WILLOW
VALLEY
COMMUNITIES

A Single Monthly Service Fee That Includes Many Services to Make Your Lifestyle Complete

The many services at Willow Valley Communities, all of which are included in your Monthly Service Fee, provide a maintenance-free lifestyle in a vibrant and amenity-rich environment. Because it replaces many of your current expenses, such as property taxes, utilities, and home maintenance, you'll find our monthly fees are affordable and provide many added benefits. In addition, because Willow Valley Communities is a Type A Lifecare community, your monthly fee typically qualifies for a significant medical expense tax deduction and protects you from unpredictable long-term care costs.

Here are just some of the many services provided for one predictable monthly fee:

- Lifecare: Short- or long-term supportive care in personal care, memory support, and skilled nursing without an increase to your Monthly Service Fee because of the need for enhanced care
- 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 Communities' 12 dining venues, including our full-service gourmet restaurant, Local Table



SouthPointe at Lakes SouthPointe Village – Apartments

Entrance and Monthly Fees
Effective January 2, 2021

Name	Description	Sq.Ft.	Capital (Zero)	Traditional (33%)	Estate (90%)	2021 MSF
Hatfield	<i>2 BR, 2½ Bath</i>	1,704	\$395,600	\$466,700	\$688,800	\$3,759
Hatfield Variation	<i>2 BR, 2½ Bath</i>	1,737	\$395,600	\$466,700	\$688,800	\$3,759
Kingsbury	<i>2 BR, 2½ Bath w/Study</i>	1,878	\$438,600	\$517,700	\$763,800	\$4,561
Second Person Fee			\$26,000	\$31,000	\$45,000	\$1,404

Top Floor Premium

Hatfield	\$8,000
Hatfield Variation	\$8,000
Kingsbury	\$10,000

Monthly Service Fees (MSF) presented above apply to calendar year 2021 for SouthPointe Village apartment move-ins that occur at any time in 2021 for the balance of that year. Willow Valley Communities' Monthly Service Fees increase annually. 2022 Monthly Service Fees will be higher. The annual average increase over the last 10 years has been 3.5%.

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.

At Willow Valley Communities, your Monthly Service Fee includes 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.

SouthPointe at Lakes

SouthPointe Village: Kingsbury



Apartment
2 Bedroom with Study
2.5 Bath
1,878 Square Feet

FINISH MATERIAL KEY	
CARPET	
TILE	
CONCRETE	
HARDWOOD	

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



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