



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



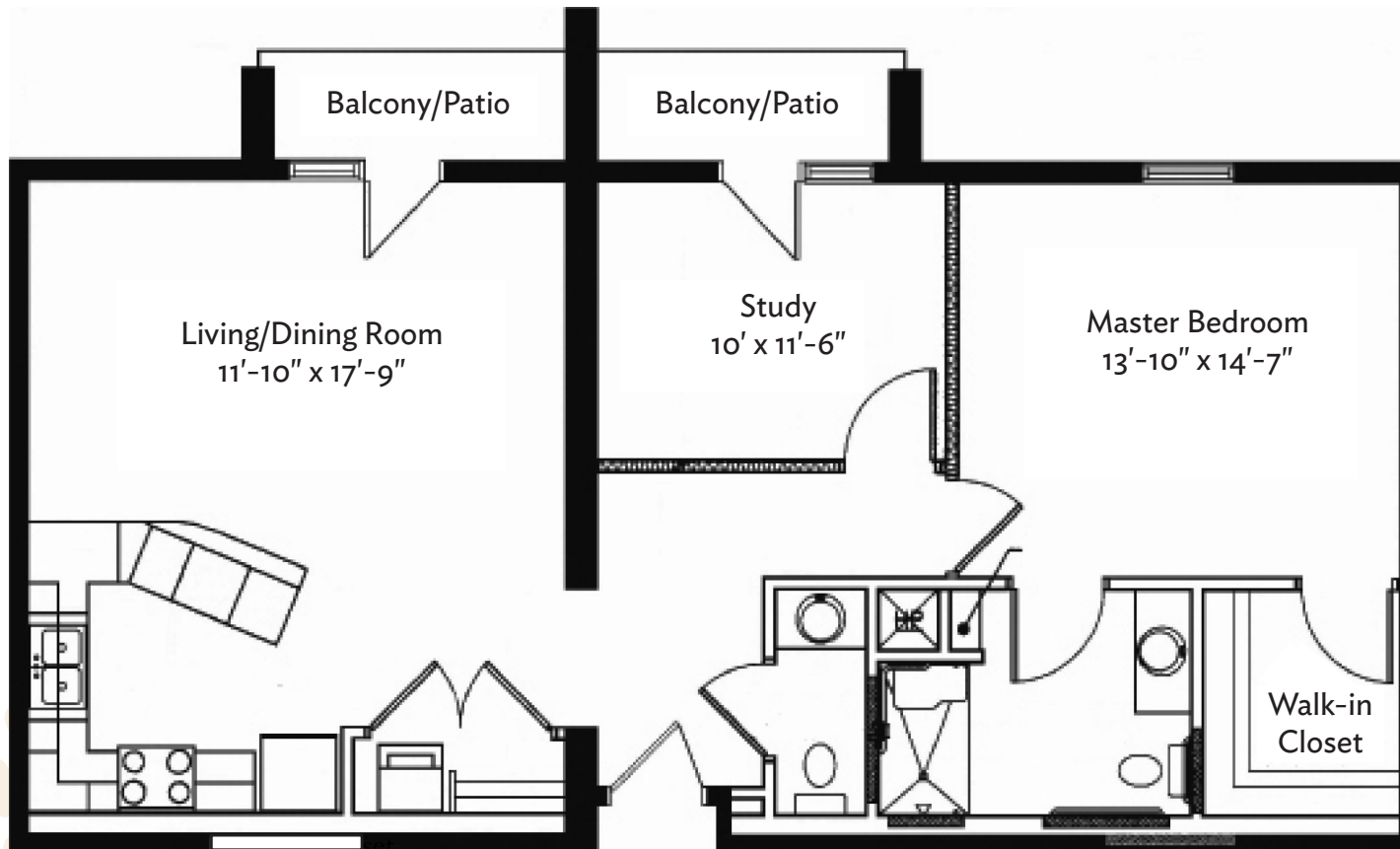
Willow Valley Communities Entrance and Monthly Fees Effective May 1, 2023

Type of Residence	Capital Preservation (Zero Refund)	2023 Monthly Fees
<u>Apartments</u>		
Studio	\$99,600	\$2,345
One Bedroom	\$141,600 - \$214,600	\$2,725 - \$3,120
One Bedroom w/Study	\$199,600 - \$247,600	\$2,962 - \$3,440
Two Bedroom	\$278,600 - \$479,600	\$3,219 - \$4,246
Two Bedroom w/Study	\$310,600 - \$530,600	\$3,393 - \$5,154
<u>Villas (One Story)</u>	\$355,600 - \$525,600	\$3,608 - \$5,319
<u>Townhomes (Two-Story)</u>	\$490,600 - \$699,600	\$5,261 - \$6,484
Second Person Fee	\$29,000	\$1,580

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, property insurance and a dining credit are all included in your monthly service fee.

Please contact your Sales Counselor to learn about other entrance fee options including the Traditional (33%) refund option and the Estate (90%) refund option. The Estate option is available to those 79 years of age or younger.

APARTMENT HOME



The Madison
One Bedroom with Study
1,153 square feet

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.



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