



## Willow Valley Communities Entrance and Monthly Fees Effective January 1, 2026

Type of Residence	Capital Preservation (Zero Refund)	2026 Monthly Fees
<b><u>Apartments</u></b>		
Studio	\$104,600	\$2,638
One Bedroom	\$148,600 - \$225,600	\$3,064- \$3,508
One Bedroom w/Study	\$211,600 - \$385,600	\$3,330 - \$4,236
Two Bedroom	\$313,600 - \$565,600	\$3,619 - \$4,772
Two Bedroom w/Study	\$372,600 - \$661,600	\$3,815 - \$5,792
<b><u>Villas (One Story)</u></b>	\$467,600 - \$691,600	\$4,056 - \$5,977
<b><u>Townhomes (Two-Story)</u></b>	\$645,600 - \$919,600	\$5,911 - \$7,285
<b>Second Person Fee</b>	<b>\$36,000</b>	<b>\$1,779</b>
<b><u>Mosaic (Pre-Construction Pricing)</u></b>		
		<b>*2028 Monthly Fees</b>
Two Bedroom	\$642,600 - \$858,600	\$4,923 - \$5,680
Two Bedroom w/Study	\$752,600 - \$998,600	\$5,333 - \$6,753
Three Bedroom w/Study	\$1,432,600	\$6,943
<b>Second Person Fee</b>	<b>\$40,000</b>	<b>\$1,840</b>

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.

**\*2028 Monthly Service Fees are estimated**



## Lakes - Apartments

### Entrance and Monthly Fees

#### Effective January 1, 2026

Name	Description	Sq.Ft.	Capital (Zero Refund)	2026 MSF
Building A - E				
Ashford	<i>Studio</i>	479	\$104,600	\$2,638
Prescott	<i>1 BR, 1 Bath</i>	625	\$148,600	\$3,064
Raleigh	<i>1 BR, 1 Bath w/Study</i>	925	\$211,600	\$3,330
Madison	<i>1 BR, 1½ Bath w/Study</i>	1,153	\$266,600	\$3,562
Charleston	<i>2 BR, 2 Bath</i>	1,259	\$313,600	\$3,619
Covington	<i>2 BR, 1½ Bath</i>	1,259	\$333,600	\$3,846
Canton	<i>1 BR, 1½ Bath w/Study</i>	1,285	\$328,600	\$3,871
Arlington	<i>2 BR, 2 Bath</i>	1,285	\$328,600	\$3,871
Richmond	<i>2 BR, 2 Bath w/Study</i>	1,404	\$372,600	\$3,997
Charleston w/Study	<i>2 BR, 2 Bath w/Study</i>	1,453	\$386,600	\$3,815
Covington w/Study	<i>2 BR, 1½ Bath w/Study</i>	1,453	\$399,600	\$4,040
Norfolk	<i>2 BR, 2 Bath w/Study</i>	1,555	\$402,600	\$4,145
Second Person Fee			\$36,000	\$1,779

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 \$465 per month per person. If you opt out of the Dining Credit Meal Plan, your MSF will be reduced by \$370 per month per person.

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**\*A 33% entrance fee refund option is available for an additional 18% premium on the entrance fee. A 90% entrance fee refund option is available for an additional 73% premium on the entrance fee to those 79 years of age or younger.**



# Lakes Midrise Apartments & Villas

Entrance and Monthly Fees

Effective January 1, 2026

Name	Description	Sq.Ft.	Capital (Zero Refund)	2026 MSF
Midrise Apartments				
Charleston	<i>2 BR, 2 Bath</i>	1,256	\$333,600	\$3,695
Covington	<i>2 BR, 1½ Bath</i>	1,256	\$349,600	\$3,907
Charleston w/Study	<i>2 BR, 2 Bath w/Study</i>	1,422	\$402,600	\$3,872
Covington w/Study	<i>2 BR, 1½ Bath w/Study</i>	1,422	\$419,600	\$4,098
Villas				
Warrington	<i>2 BR, 2 Bath</i>	1,387	\$467,600	\$4,056
Pickering	<i>2 BR, 2 Bath w/Study</i>	1,580	\$484,600	\$4,352
Henley	<i>2 BR, 2 Bath</i>	1,586	\$487,600	\$4,358
Scarborough	<i>2 BR, 2 Bath w/Study</i>	1,814	\$525,600	\$4,626
Second Person Fee			\$36,000	\$1,779

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## Manor - Apartments

### Entrance and Monthly Fees

#### Effective January 1, 2026

Name	Description	Sq. Ft.	Capital (Zero Refund)	2026 MSF
<b>Building A - D</b>				
Waverly	<i>Studio</i>	464	\$104,600	\$2,638
Prescott	<i>1 BR, 1 Bath</i>	625	\$148,600	\$3,064
Raleigh	<i>1 BR, 1 Bath w/Study</i>	925	\$211,600	\$3,330
Madison	<i>1 BR, 1 ½ Bath w/Study</i>	1,153	\$266,600	\$3,562
Charleston	<i>2 BR, 2 Bath</i>	1,259	\$313,600	\$3,619
Covington	<i>2 BR, 1 ½ Bath</i>	1,259	\$333,600	\$3,846
Canton	<i>1 BR, 1½ Bath w/Study</i>	1,285	\$328,600	\$3,871
Arlington	<i>2 BR, 2 Bath</i>	1,285	\$328,600	\$3,871
Essex	<i>2 BR, 2 ½ Bath w/Study</i>	1,850	\$495,600	\$4,756
<b>Second Person</b>			<b>\$36,000</b>	<b>\$1,779</b>

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## North - Apartments

### Entrance and Monthly Fees

#### Effective January 1, 2026

Name	Description	Sq.Ft.	Capital (Zero Refund)	2026 MSF
Pennington	1 BR, 1 Bath	840	\$175,600	\$3,181
Edmonton	1 BR, 1 Bath w/Study	1,065	\$258,600	\$3,758
Winchester	1 BR, 1½ Bath w/Study	1,165	\$276,600	\$3,867
Chelsea	2 BR, 2 Bath	1,305	\$360,600	\$4,212
Huntingdon	2 BR, 2 Bath w/Study	1,505	\$398,600	\$4,182
Chelsea w/Study	2BR, 2 Bath w/Study	1,575	\$437,600	\$4,605
Stratford	2 BR, 2 Bath w/Study	1,575	\$437,600	\$4,605
Astoria	2 BR, 2 Bath w/Study	1,710	\$446,600	\$4,764
Sutton	2 BR, 2 Bath w/Study	1,710	\$459,600	\$4,764
Grantham	2 BR, 2 ½ Bath w/Study	1,969	\$574,600	\$5,322
Second Person Fee			\$36,000	\$1,779

Subject to availability, a parking space may be reserved in the covered parking garage for a fee of \$10,000 and a monthly fee of \$40.

**Top Floor premium Entrance Fees are as follows:**

Pennington	\$5,000
Edmonton, Winchester & Chelsea	\$7,000
Huntingdon, Stratford, Astoria, Sutton, Chelsea w/Study & Grantham	\$10,000

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached.

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## Garden Apartments

### Entrance and Monthly Fees

Effective January 1, 2026

Name	Description	Sq.Ft	Capital (Zero Refund)	2026 MSF
Monterey	1 BR, 1 Bath	922	\$182,600	\$3,057
Denton	1 BR, 1 Bath	1,007	\$208,600	\$3,438
Pembrooke	1 BR, 1 Bath	1,016	\$209,600	\$3,449
Claremont	2 BR, 2 Bath w/Study	1,719	\$468,600	\$4,474
Buchanan	2 BR, 2 Bath w/Study	2,276	\$547,600	\$5,378
Edinburg	2 BR, 2 Bath w/Study	2,291	\$547,600	\$5,399
Second Person Fee			\$36,000	\$1,779

**Ground Floor apartments have either a deck or a patio with an additional charge as follows:**

Apartments with patios	\$5,000
Apartments with decks	\$10,000

**Top Floor Premium Entrance Fees are as follows:**

Monterey & Pembrooke	\$5,000
Claremont	\$7,000
Buchanan & Edinburg	\$10,000

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# Providence Park Townhomes

## Entrance and Monthly Fees

Effective Jan 1, 2026

Name	Description	Sq. Ft.	Capital (Zero Refund)	2026 MSF
Lyon w/basement				
Lake View	2 BR, 2½ Bath	2,285	\$747,600	\$6,041
Versailles w/basement				
Lake View	3 BR, 2½ Bath w/Study	3,228	\$919,600	\$7,285
Second Person Fee			\$36,000	\$1,779

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# Providence Park Villas

## Entrance and Monthly Fees

Effective Jan 1, 2026

Name	Description	Sq.Ft.	Capital (Zero Refund)	2026 MSF
Bedford	2 BR, 2½ Bath	1,600	\$519,600	\$4,768
Bedford w/basement	2 BR, 2½ Bath	1,600	\$588,600	\$4,898
Bristol	2 BR, 2½ Bath	1,600	\$519,600	\$4,768
Bristol w/basement	2 BR, 2½ Bath	1,600	\$588,600	\$4,898
Warwick	2 BR, 2½ Bath w/Study	1,945	\$610,600	\$5,418
Warwick w/basement	2 BR, 2½ Bath w/Study	1,945	\$679,600	\$5,548
Newport	2 BR, 2½ Bath w/Study	1,980	\$618,600	\$5,418
Newport w/basement	2 BR, 2½ Bath w/Study	1,980	\$687,600	\$5,548
Newport (detached)	2 BR, 2½ Bath w/Study	1,980	\$622,600	\$5,464
Newport (detached) w/basement	2 BR, 2½ Bath w/Study	1,980	\$691,600	\$5,595
Second Person Fee			\$36,000	\$1,779

### Premium for Lake View

**\$15,000**

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# SouthPointe Apartments

## Entrance and Monthly Fees

Effective January 1, 2026

Name	Description	Sq.Ft.	Capital (Zero)	2026 MSF
Devon	1 BR, 1½ Bath w/Study	1,385	\$385,600	\$4,236
Hatfield	2 BR, 2½ Bath	1,704	\$519,600	\$4,772
Hatfield Variation	2 BR, 2½ Bath	1,737	\$519,600	\$4,772
Kingsbury	2 BR, 2½ Bath w/Study	1,878	\$599,600	\$5,792
Everett	2 BR, 2½ Bath w/Study	1,878	\$599,600	\$5,792
Second Person Fee			\$36,000	\$1,779

An underground garage parking space is included with each apartment. Subject to availability, an extra parking space may be reserved for a fee of \$10,000 (fully refundable) and a monthly fee of \$40. There is no charge for outside parking.

### Top Floor Premium

Devon, Hatfield & Hatfield Variation	\$10,000
Kingsbury & Everett	\$15,000

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## SouthPointe Villas

### Entrance and Monthly Fees

Effective January 1, 2026

Name	Description	Sq.Ft.	Capital (Zero Refund)	2026 MSF
Hayes	<i>2 BR, 2½ Bath</i>	1,645	\$552,600	\$4,912
Hayes (detached)	<i>2 BR, 2½ Bath</i>	1,645	\$573,600	\$5,227
Whitby	<i>2 BR, 2½ Bath</i>	1,675	\$563,600	\$5,021
Whitby (detached)	<i>2 BR, 2½ Bath</i>	1,675	\$582,600	\$5,307
Marlow	<i>2 BR, 2½ Bath w/Study</i>	2,005	\$653,600	\$5,597
Marlow (detached)	<i>2 BR, 2½ Bath w/Study</i>	2,005	\$673,600	\$5,910
Rothwell	<i>2 BR, 2½ Bath w/Study</i>	2,010	\$656,600	\$5,663
Rothwell (detached)	<i>2 BR, 2½ Bath w/Study</i>	2,010	\$676,600	\$5,977
Second Person Fee			\$36,000	\$1,779

**Premium for Perimeter Location**

**\$15,000**

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# Spring Run - Apartments

## Entrance and Monthly Fees

### Effective January 1, 2026

Name	Description	Sq.Ft	Capital (Zero Refund)	2026 MSF
Conestoga	1 BR, 1½ Bath	1,015	\$225,600	\$3,508
Delaware	2 BR, 2 Bath w/Study	1,525	\$431,600	\$4,323
Susquehanna	2 BR, 2 Bath w/Sunroom	1,796	\$479,600	\$4,647
Lehigh	2 BR, 2 Bath w/Study & Sunroom	1,974	\$531,600	\$5,060
Brandywine	2 BR, 2½ Bath w/Study	2,035	\$555,600	\$5,136
Chesapeake	2 BR, 2½ Bath w/Study	2,128	\$569,600	\$5,250
Second Person Fee			\$36,000	\$1,779

An underground garage parking space is included with the Chesapeake, Brandywine and Lehigh apartment. Subject to availability, a garage parking space may be reserved with the other styles of apartments for a fee of \$10,000 and a monthly fee of \$40. There is no charge for outside parking.

**Park Side Premium Entrance Fee (all styles):** \$15,000

**Top Floor Premium Entrance Fees are as follows:**

The Conestoga	\$5,000
The Delaware & Susquehanna	\$7,000
The Lehigh, Brandywine & Chesapeake	\$10,000

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# The Vistas – Apartments

Entrance and Monthly Fees

Effective January 1, 2026

Name	Description	Sq.Ft	Capital (Zero Refund)	2026 MSF
Chatham	2 BR, 2½ Bath	1,720	\$565,600	\$4,772
Danbury	2 BR, 2½ Bath	1,723	\$565,600	\$4,772
Hudson	2 BR, 2½ Bath w/Study	1,982	\$648,600	\$5,683
Vernon	2 BR, 2½ Bath w/Study	1,991	\$661,600	\$5,792
Second Person Fee			\$36,000	\$1,779

**Top Floor Premium Entrance Fee**

**\$20,000**

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# Willow Gables

Entrance and Monthly Fees  
Effective January 1, 2026

Name	Description	Sq. Ft.	Capital (Zero Refund)	2026 MSF
Lyon	2 BR, 2½ Bath	2,285	\$645,600	\$5,911
Lyon w/basement	2 BR, 2½ Bath	2,285	\$717,600	\$6,041
Marseille	2 BR, 2½ Bath	2,628	\$743,600	\$6,364
Marseille w/basement	2 BR, 2½ Bath	2,628	\$812,600	\$6,494
Versailles	3 BR, 2½ Bath w/Study	3,228	\$836,600	\$7,157
Versailles w/basement	3 BR, 2½ Bath w/Study	3,228	\$905,600	\$7,285
Second Person Fee			\$36,000	\$1,779

**Premium for Lake View: \$15,000**

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