



Willow Valley Communities

Entrance and Monthly Fees

Effective January 1, 2026

Type of Residence	Capital Preservation (Zero Refund)	2026 Monthly Fees
<u>Apartments</u>		
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
<u>Villas (One Story)</u>	\$467,600 - \$691,600	\$4,056 - \$5,977
<u>Townhomes (Two-Story)</u>	\$645,600 - \$919,600	\$5,911 - \$7,285
Second Person Fee	\$36,000	\$1,779
<u>Mosaic</u>		*2029 Monthly Fees
Two Bedroom	\$804,000 - \$1,078,700	\$6,522 - \$7,566
Two Bedroom w/Study	\$965,800-\$1,403,500	\$6,946 - \$8,992
Three Bedroom w/Study	\$1,886,000	\$11,349
Second Person Fee	\$53,000	\$2,438

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**