

# 2021 Independent Living Fee Schedule

2021 INDEPENDENT LIVING FEE SCHEDULE

The Landing Building		<i>Traditional Style Apartments in the Heart of Our Community</i>					
HOME DESIGN	DESCRIPTION	AVERAGE SQ. FT.	REFUNDABLE ENTRANCE FEES			MONTHLY SERVICE FEES	
			0% Refund	50% Refund	90% Refund	Single	Double
Clipper A	1 bedroom	1,068	\$210,836	\$260,850	\$362,291	\$4,465	\$5,265
Clipper B	1 bedroom	900	\$180,334	\$223,113	\$309,877	\$4,185	\$4,985
Clipper C	1 bedroom	790	\$163,161	\$201,866	\$280,368	\$4,015	\$4,815
Spinnaker A	2 bedroom	1,387	\$297,401	\$367,951	\$511,043	\$4,720	\$5,520
Spinnaker B	2 bedroom	1,134	\$264,099	\$326,746	\$453,815	\$4,630	\$5,430
Spinnaker C	2 bedroom	1,500	\$319,737	\$395,586	\$549,424	\$4,860	\$5,660
Garden Apt 1A	1 bedroom	645	\$148,693	\$183,965	\$255,507	\$3,840	\$4,640
Garden Apt 1B	1 bedroom	738	\$170,010	\$210,339	\$292,137	\$3,945	\$4,745
Garden Apt 1C	1 bedroom/den	850	\$181,564	\$224,635	\$311,991	\$4,035	\$4,835
Garden Apt 2A	2 bedroom	955	\$212,367	\$262,745	\$364,924	\$4,515	\$5,315
Garden Apt 2B	2 bedroom	980	\$219,038	\$270,996	\$376,385	\$4,550	\$5,350
Garden Apt 2C	2 bedroom/den	1,025	\$219,453	\$271,511	\$377,098	\$4,555	\$5,355
River Court		<i>Traditional Porch Style Apartments</i>					
Windjammer (1st Fl)	2 bedroom	1,268	\$275,639	\$341,026	\$473,647	\$4,250	\$5,050
Ensign (2nd Fl)	2 bedroom	1,268	\$278,967	\$345,266	\$479,536	\$4,250	\$5,050

Earl's Court		<i>Luxury Style Apartments with Covered Parking</i>					
Allegheny	2 bedroom/den	1,810	\$370,627	\$458,548	\$636,870	\$5,335	\$6,135
Piedmont	2 bedroom/den	1,870	\$381,259	\$471,699	\$655,137	\$5,405	\$6,205
Tidewater	2 bedroom/den	1,900	\$388,008	\$480,050	\$666,736	\$5,430	\$6,230

The Moorings		<i>Cottage Style Homes</i>					
Skipper I	1 bedroom/den	1,465	\$294,401	\$364,239	\$505,889	\$4,635	\$5,435
Skipper II	2 bedroom/den	1,513	\$300,540	\$371,834	\$516,436	\$4,735	\$5,535
Skipper III	2 bedroom/den	1,634	\$316,015	\$390,978	\$543,027	\$4,895	\$5,695
Skipper IV	2 bedroom/den	1,634	\$329,381	\$407,518	\$565,995	\$4,895	\$5,695
Harbour I	2 bedroom	1,442	\$289,779	\$358,521	\$528,712	\$4,580	\$5,380
Harbour II	2 bedroom/den	1,582	\$307,684	\$380,672	\$497,946	\$4,835	\$5,635
Binnacle I	2 bedroom	1,476	\$296,613	\$366,976	\$509,687	\$4,650	\$5,450
Binnacle II	2 bedroom/den	1,651	\$318,992	\$394,663	\$548,143	\$4,905	\$5,705
Mariner I	3 bedroom	2,273	\$395,936	\$489,861	\$680,362	\$5,000	\$5,800
Mariner II	3 bedroom/den	2,448	\$417,274	\$516,860	\$717,027	\$5,085	\$5,885
Boatwright Circle		<i>Executive Ranch Style Homes with Garages</i>					
Skipjack	2 bedroom/den	1,623	\$409,196	\$506,266	\$703,147	\$5,245	\$6,045
Schooner	2 bedroom/den	1,716	\$427,851	\$529,345	\$735,201	\$5,380	\$6,180
Seafarer	2 bedroom/den	1,899	\$468,591	\$579,749	\$805,207	\$5,530	\$6,330
Sandpiper	2 bedroom/den	1,955	\$472,588	\$584,695	\$812,075	\$5,590	\$6,390

See more home selections on reverse side.

\*Entrance Fee selections are limited for ages 86 or above at the time of occupancy. Age restrictions apply to the youngest member of the household. Age 90 and above are limited to a 0% Entrance Fee refund option only. Age 86 and above are limited to a 0% or 50% Entrance Fee refund option only. Certain residences have separate pricing due to location and/or modifications.

HOME DESIGN	DESCRIPTION	AVERAGE SQ. FT.	REFUNDABLE ENTRANCE FEES			MONTHLY SERVICE FEES	
			0% Refund	50% Refund	90% Refund	Single	Double
<b>Edgewood</b>		<i>Luxury Villa Style Homes with Garages</i>					
Elizabeth	2 bedroom/den	2,260	\$499,346	\$617,799	\$858,054	\$5,540	\$6,340
Chickahominy	2 bedroom/den	2,340	\$509,176	\$629,962	\$874,947	\$5,635	\$6,435
Shenandoah	2 bedroom/den	2,540	\$544,342	\$673,471	\$935,376	\$5,785	\$6,585
Roanoke	3 bedroom/den	2,620	\$546,537	\$676,186	\$939,145	\$5,855	\$6,655
Powhatan	2 bedroom/den	2,650	\$551,387	\$682,187	\$947,481	\$5,910	\$6,710
<b>Bluffton Ridge</b>		<i>Luxury Carriage Style Homes with Elevators</i>					
Crestwood	3 bedroom/den	2,561	N/A	\$719,530	\$927,410	\$5,765	\$6,565
2nd Person Fee (applies to all residences)			\$14,338	\$18,178	\$23,937		

# Fee Schedule Terms

## Entrance Fees with Refund Options

Entrance Fee selections are limited for ages 86 or above at the time of occupancy. Age restrictions apply to the youngest member of the household. Some entrance fees may be adjusted due to location or to include the cost of modifications made to homes by previous occupants.

### Standard 0% Refund Plan

If you leave Williamsburg Landing during the first 49 months of residency, your refund will be equal to the Entrance Fee paid less 2% for each full or partial month after the Occupancy Date. After the expiration of the 50th month from the Occupancy Date, there is no refund.

### 50% Refund Plan

The refund will decline at the rate of 2% per month for the first 25 months after the Occupancy Date, after which it will remain at 50% for the duration of occupancy. This refund plan is not available to those ages 90 and above at the time of occupancy.

### 90% Refund Plan

The refund will decline by 2% per month for the first 5 months after the Occupancy Date, after which it will remain at 90% for the duration of occupancy. This refund plan is not available to those ages 86 and above at the time of occupancy.

## Monthly Service Fees: Fees Cover a Variety of Services and Amenities

- Residents have the choice to receive primary care services at the Medical Clinic. Services are billed by the provider.
- Interior and exterior maintenance (including standard appliances); trash removal
- 24-hour gated security
- Housekeeping every 2 weeks
- Membership to the William A. Doig Health Club & Spa – indoor aquatics center, Jacuzzi, cardio-fitness room, art studio with kiln, woodworking shop, plus an outdoor pool, tennis & bocce court, and walking trails
- Transportation (fee may apply in some instances)
- Planned activities and events
- Grounds maintenance
- Television cable service
- Ten (10) free days (shared bath rate) per year, per person for temporary stay at The Health and Rehabilitation Center with physician-approved admission
- Dining account that offers 1 meal per day, per person in a choice of dining venues (additional or reduction of meal options available upon request)

Monthly fees are stated at 2021 rates and will be subject to periodic adjustments.

## Utility Fees

Utility costs when living in the Landing Building are included in the Monthly Service Fee. Residents living outside the Landing Building are responsible for the following utilities: Edgewood & Boatwright Circle Homes: residents pay gas and electric; River Court and Earl's Court Apartments: residents pay electric; Moorings: residents pay water and electric; Bluffton Ridge: residents pay electric and water.

## Meal Plans

One meal per day, per person is included in the Monthly Service Fees. Alternative meal plans available: 20 meals per month and Declining Balance (subtract \$60 per person); 2 meals per day (add \$135 per person); 3 meals per day (add \$220 per person).

Fee schedule effective January 1, 2021 to December 31, 2021.