

2023 Independent Living Fee Schedule

2023 INDEPENDENT LIVING FEE SCHEDULE

The Landing Building			<i>Traditional Style Apartments in the Heart of Our Community</i>						
HOME DESIGN	DESCR.	AVG. SQ. FT.	REFUNDABLE ENTRANCE FEES				MONTHLY SERVICE FEES		
			0% Refund	50% Refund	70% Refund	90% Refund	Single	Double	
Clipper A	1 bed	1,068	\$228,019	\$287,587	\$350,662	\$403,229	\$4,875	\$5,745	
Clipper B	1 bed	900	\$195,031	\$245,981	\$299,931	\$344,894	\$4,570	\$5,440	
Clipper C	1 bed	790	\$176,459	\$222,557	\$271,369	\$312,050	\$4,385	\$5,255	
Spinnaker A	2 bed	1,387	\$321,639	\$405,666	\$494,637	\$568,791	\$5,155	\$6,025	
Spinnaker B	2 bed	1,134	\$285,623	\$360,238	\$439,249	\$505,096	\$5,055	\$5,925	
Spinnaker C	2 bed	1,500	\$345,795	\$436,133	\$531,786	\$611,508	\$5,310	\$6,180	
Garden Apt 1A	1 bed	645	\$160,811	\$202,821	\$240,102	\$284,379	\$4,195	\$5,065	
Garden Apt 1B	1 bed	738	\$183,867	\$231,899	\$274,524	\$325,148	\$4,310	\$5,180	
Garden Apt 1C	1 bed/den	850	\$196,362	\$247,660	\$293,180	\$347,310	\$4,405	\$5,275	
Garden Apt 2A	2 bed	955	\$229,675	\$289,676	\$342,920	\$406,160	\$4,930	\$5,800	
Garden Apt 2B	2 bed	980	\$236,889	\$298,773	\$353,692	\$418,916	\$4,965	\$5,835	
Garden Apt 2C	2 bed/den	1,025	\$237,338	\$299,341	\$354,362	\$419,710	\$4,970	\$5,840	
River Court			<i>Traditional Porch Style Apartments</i>						
Windjammer (1st Fl)	2 bed	1,268	\$298,103	\$375,982	\$458,442	\$527,169	\$4,640	\$5,510	
Ensign (2nd Fl)	2 bed	1,268	\$301,703	\$380,655	\$463,977	\$533,723	\$4,640	\$5,510	
Earl's Court			<i>Luxury Style Apartments with Covered Parking</i>						
Allegheny	2 bed/den	1,810	\$400,833	\$505,549	\$616,426	\$708,836	\$5,830	\$6,700	
Piedmont	2 bed/den	1,870	\$412,332	\$520,048	\$634,110	\$729,167	\$5,900	\$6,770	
Tidewater	2 bed/den	1,900	\$419,630	\$529,255	\$645,334	\$742,078	\$5,925	\$6,795	
The Moorings			<i>Cottage Style Homes</i>						
Skipper I	1 bed	1,465	\$318,395	\$401,574	\$475,384	\$563,054	\$5,060	\$5,930	
Skipper II	2 bed	1,513	\$325,034	\$409,947	\$485,297	\$574,793	\$5,170	\$6,040	
Skipper III	2 bed	1,634	\$341,770	\$431,053	\$510,285	\$604,388	\$5,345	\$6,215	
Skipper IV	2 bed	1,634	\$356,225	\$449,289	\$531,868	\$629,952	\$5,345	\$6,215	
Harbour I	2 bed	1,442	\$313,396	\$395,269	\$467,921	\$588,456	\$5,005	\$5,875	
Harbour II	2 bed	1,582	\$332,761	\$419,690	\$496,833	\$554,213	\$5,280	\$6,150	
Binnacle I	2 bed	1,476	\$320,788	\$404,591	\$478,971	\$567,281	\$5,075	\$5,945	
Binnacle II	2 bed	1,651	\$344,990	\$435,117	\$515,092	\$610,083	\$5,355	\$6,225	
Mariner I	3 bed	2,273	\$428,205	\$540,072	\$639,338	\$757,242	\$5,460	\$6,330	
Mariner II	3 bed	2,448	\$451,283	\$569,177	\$673,793	\$798,051	\$5,555	\$6,425	
Boatwright Circle			<i>Executive Ranch Style Homes with Garages</i>						
Skipjack	2 bed/den	1,623	\$442,546	\$558,158	\$680,574	\$782,603	\$5,730	\$6,600	
Schooner	2 bed/den	1,716	\$462,720	\$583,603	\$711,600	\$818,279	\$5,875	\$6,745	
Seafarer	2 bed/den	1,899	\$506,781	\$639,173	\$779,360	\$896,195	\$6,040	\$6,910	
Sandpiper I	2 bed/den	1,955	\$511,104	\$644,627	\$786,008	\$903,840	\$6,105	\$6,975	
Sandpiper II	2 bed/den	2,184	\$569,783	\$718,634	\$876,244	\$971,920	\$6,280	\$7,150	

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 limited to 0%, 50%, and 70% Entrance Fee Refund options only. Certain residences have separate pricing due to location and/or modifications.

HOME DESIGN	DESCR.	AVG. SQ. FT.	REFUNDABLE ENTRANCE FEES				MONTHLY SERVICE FEES	
			0% Refund	50% Refund	70% Refund	90% Refund	Single	Double
Edgewood		<i>Luxury Villa Style Homes with Garages</i>						
Elizabeth	2 bed/den	2,260	\$540,043	\$681,123	\$830,512	\$955,014	\$6,050	\$6,920
Chickahominy	2 bed/den	2,340	\$550,675	\$694,533	\$846,862	\$973,815	\$6,155	\$7,025
Shenandoah	2 bed/den	2,540	\$588,706	\$742,501	\$905,348	\$1,041,073	\$6,315	\$7,185
Roanoke	3 bed/den	2,620	\$591,080	\$745,495	\$908,999	\$1,045,269	\$6,395	\$7,265
Powhatan	2 bed/den	2,650	\$596,324	\$752,111	\$917,065	\$1,054,547	\$6,450	\$7,320
Bluffton Ridge		<i>Luxury Carriage Style Homes with Elevators</i>						
Crestwood	3 bed/den	2,561	\$628,968	\$793,282	\$967,268	\$1,032,208	\$6,295	\$7,165
2nd Person Fee (applies to all residences)			\$18,066	\$22,905	\$23,152	\$30,161		

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

The refund will decline at the rate of 2% per month for the first 50 months after the Occupancy Date, after which there will no longer be a 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.

70% Refund Plan

The refund will decline at the rate of 2% per month for the first 15 months after the Occupancy Date, after which it will remain at 70% for the duration of occupancy. This refund plan is not available to those ages 86 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 may receive services at the Medical Clinic. Some 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, woodworking shop, plus an outdoor pool, pickleball and bocce ball courts, 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 one (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 2023 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 (subtract \$120 per person), Declining Meal Plan (subtract \$120 per person); 2 meals per day (add \$147 per person); 3 meals per day (add \$240 per person).