WILLIAMSBURG LANDING®

Homes

2026 Independent Living Fee Schedule

HOME DESCRIPTION		AVG. SQ. FT.	REFUNDABLE ENTRANCE FEES				MONTHLY SERVICE FEES	
			0% Refund	50% Refund	70% Refund	90% Refund	Single	Double
The Moorings		*Cottage Style Homes*						
Skipper I	1 bed	1,465	$365,071	$460,444	$545,075	$645,598	$5,845	$7,055
Skipper II	2 bed	1,513	$372,683	$470,046	$556,442	$659,058	$5,970	$7,180
Skipper III	2 bed	1,634	$391,873	$494,246	$585,093	$692,992	$6,170	$7,380
Skipper IV	2 bed	1,634	$408,447	$515,154	$609,839	$722,302	$6,170	$7,380
Harbour I	2 bed	1,442	$359,339	$453,216	$536,518	$635,461	$5,780	$6,990
Harbour II	2 bed	1,582	$381,544	$481,217	$569,669	$674,723	$6,095	$7,305
Binnacle I	2 bed	1,476	$367,815	$463,905	$549,189	$650,444	$5,860	$7,070
Binnacle II	2 bed	1,651	$395,566	$498,905	$590,605	$699,521	$6,185	$7,395
Mariner I	3 bed	2,273	$490,980	$619,246	$733,065	$868,254	$6,305	$7,515
Mariner II	3 bed	2,448	$517,441	$652,617	$772,571	$915,046	$6,415	$7,625
Boatwright Circle		*Executive Ranch Style Homes with Garages*						
Skipjack	2 bed/den	1,623	$507,423	$639,984	$780,346	$897,332	$6,615	$7,825
Schooner	2 bed/den	1,716	$530,555	$669,159	$815,921	$938,239	$6,790	$8,000
Seafarer	2 bed/den	1,899	$581,076	$732,875	$893,614	$1,027,577	$6,970	$8,180
Sandpiper I	2 bed/den	1,955	$586,033	$739,129	$901,236	$1,036,343	$7,050	$8,260
Sandpiper II	2 bed/den	2,184	$653,313	$823,985	$1,004,701	$1,114,403	$7,255	$8,465
Edgewood		*Luxury Villa Style Homes with Garages*						
Elizabeth	2 bed/den	2,260	$619,214	$780,977	$952,265	$1,095,019	$6,990	$8,200
Chickahominy	2 bed/den	2,340	$631,403	$796,352	$971,012	$1,116,577	$7,115	$8,325
Shenandoah	2 bed/den	2,540	$675,010	$851,352	$1,038,072	$1,193,695	$7,290	$8,500
Roanoke	3 bed/den	2,620	$677,732	$854,784	$1,042,258	$1,198,505	$7,385	$8,595
Powhatan	2 bed/den	2,650	$683,746	$862,370	$1,051,506	$1,209,143	$7,455	$8,665
Bluffton Ridge		*Luxury Carriage Style Homes with Garages*						
Crestwood	3 bed/den	2,561	$721,174	$909,577	$1,109,069	$1,183,529	$7,270	$8,480
Anchor Cove		*Luxury Terrace Homes with Attached Garage*						
Cape Ann	2 bed/den	1,680	$623,034	$775,331	$936,858	$1,071,487	$7,045	$8,255
Cape May	2 bed/den	1,925	$706,105	$888,730	$1,073,332	$1,227,608	$7,390	$8,600
Cape Charles	2 bed/office	2,184	$713,470	$889,389	$1,085,200	$1,247,386	$7,470	$8,680
Cape Henry	4 bed/office	2,400	$861,698	$1,085,200	$1,324,524	$1,416,166	$7,685	$8,895
2nd Person Entrance Fee *(Applies to all homes above)*			**$20,714**	**$26,263**	**$26,547**	**$34,583**		

Fee Schedule Terms

Entrance Fee Selection with Refund Options

Residents can select an Entrance Fee Refund Plan of 0%, 50%, 70% or 90%. Exceptions apply - see below. Age restrictions apply to the youngest member of the household based on the date of settlement. Entrance fees may be adjusted due to location and/or modifications made to homes by previous occupants.

0% Standard Refund Plan:	Open to all
50% Refund Plan:	Open to those under age 90
70% Refund Plan:	Open to those under age 86
90% Refund Plan:	Open to those under age 86

Refund Amortization

The amortization process begins on settlement date or unit occupancy ready date, whichever occurs first.

Entrance fees are amortized over time. Williamsburg Landing earns its share of the entrance fee at a rate of 5% during the first month (administrative fee), then 2% per month while the resident lives in Independent Living, or 4% per month if the resident permanently moves to a higher level of care. Amortization stops once the resident's selected refund plan amount has been reached. If a resident vacates before Williamsburg Landing's share of the entrance fee has been fully amortized, the resident's refundable portion may exceed the amount specified in the refund plan. The resident refund portion is not diminished by amortization.

Refund Disbursement

The resident's refundable portion of their Entrance Fee shall be due within thirty (30) days after the date on which Williamsburg Landing has received from a successor resident full payment of the then applicable entrance fee.

If the successor resident is a current resident of Williamsburg Landing reoccupying the home through an internal resident transfer, the refund will be held until settlement with a new resident for the home they are vacating.

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

All fees are stated at 2026 rates and will be subject to periodic adjustments.

- Residents may receive services at the Health Clinic (Some services are billed by the vendor)
- Interior and exterior maintenance (including standard appliances); trash removal/recycling
- 24-hour gated security
- Housekeeping every two (2) weeks
- Membership to the Doig Health Club & Spa: indoor aquatics center, Jacuzzi®, cardio-fitness room, woodworking shop, outdoor pool, pickleball and bocce ball courts, and walking trails
- Transportation (fee may apply in some instances)
- Planned activities and events
- Grounds maintenance
- Extended Cable TV
- Ten (10) free days (shared bath rate) per year, per person for temporary stay at The Health & Rehabilitation Center with physician-approved admission
- Declining Balance Meal Plan

Utility & Service Provider Fees: Resident Responsibilities

Anchor Cove Homes: Electric and gas

Bluffton Ridge Homes: Electric and water

Boatwright Circle Homes: Electric and gas

Edgewood Homes: Electric and gas

The Moorings Homes: Electric and water

Internet, Extended Cable TV and Landline Phone Services can be purchased directly from Williamsburg Landing OR through carrier preference in all homes except Anchor Cove. Anchor Cove residents can purchase Internet, Extended Cable TV and Landline Phone Services ONLY from Williamsburg Landing at this time.

Meal Plan

The Declining Balance Meal Plan includes $400 per month, per person ($1,200 per quarter). Dollars will roll over month to month, within the quarter. Each quarter resets with $1,200 per person, regardless of any remaining balance. This dining plan can also be used for resident's guests. Residents are not permitted to use their meal plan to pay for other residents outside their household.

WILLIAMSBURG LANDING®

Apartments

2026 Independent Living Fee Schedule

HOME DESCRIPTION		AVG. SQ. FT.	REFUNDABLE ENTRANCE FEES				MONTHLY SERVICE FEES	
			0% Refund	50% Refund	70% Refund	90% Refund	Single	Double
The Landing Building	*Traditional Style Apartments in the Heart of Our Community*							
Clipper A	1 bed	1,068	$261,447	$329,747	$402,069	$462,343	$5,630	$6,840
Clipper B	1 bed	900	$223,623	$282,042	$343,901	$395,455	$5,280	$6,490
Clipper C	1 bed	790	$202,328	$255,184	$311,151	$357,796	$5,065	$6,275
Spinnaker A	2 bed	1,387	$368,791	$465,137	$567,151	$652,176	$5,955	$7,165
Spinnaker B	2 bed	1,134	$327,495	$413,049	$503,642	$579,143	$5,840	$7,050
Spinnaker C	2 bed	1,500	$396,489	$500,070	$609,746	$701,156	$6,135	$7,345
Garden Apt 1A	1 bed	645	$184,385	$232,555	$275,301	$326,069	$4,845	$6,055
Garden Apt 1B	1 bed	738	$210,822	$265,895	$314,769	$372,815	$4,975	$6,185
Garden Apt 1C	1 bed	850	$225,149	$283,967	$336,160	$398,225	$5,085	$6,295
Garden Apt 2A	2 bed	955	$263,346	$332,143	$393,192	$465,703	$5,695	$6,905
Garden Apt 2B	2 bed	980	$271,618	$342,574	$405,544	$480,329	$5,735	$6,945
Garden Apt 2C	2 bed/den	1,025	$272,132	$343,224	$406,311	$481,240	$5,740	$6,950
River Court	*Traditional Porch Style Apartments*							
Windjammer *(1st Fl)*	2 bed	1,268	$341,806	$431,101	$525,649	$604,453	$5,360	$6,570
Ensign *(2nd Fl)*	2 bed	1,268	$345,932	$436,459	$531,996	$611,968	$5,360	$6,570
Earl's Court	*Luxury Style Apartments with Covered Parking*							
Allegheny	2 bed/den	1,810	$459,596	$579,662	$706,794	$812,752	$6,730	$7,940
Piedmont	2 bed/den	1,870	$472,779	$596,288	$727,071	$836,064	$6,815	$8,025
Tidewater	2 bed/den	1,900	$481,148	$606,843	$739,940	$850,867	$6,840	$8,050
Anchor Cove	*Villa Style Apartments with a Private Balcony*							
The Seacrest	2 bed/office	1,820	$561,060	$706,105	$871,526	$990,262	$7,105	$8,315
The Soundings	2 bed/office	1,950	$585,454	$737,092	$899,938	$1,033,775	$7,275	$8,485
2nd Person Entrance Fee *(Applies to all apartments above)*			**$20,714**	**$26,263**	**$26,547**	**$34,583**		

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- Declining Balance Meal Plan

Utility & Service Provider Fees: Resident Responsibilities

Anchor Cove Villa Apartments: Electric

Earl's Court Apartments: Electric

River Court Apartments: Electric

The Landing Building Apartments:
All utility costs included in monthly service fee

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Other Fees

2026 | Williamsburg Landing

Administrative

NSF Fee	$40
PalCare Pendant	$195/replacement
Internet Service	$55/month
Telephone Service	$35/month
Internet/Telephone Service	$75/month
Additional Phone Line	$15/month
International Long Distance	10¢/minute
Firewall Maintenance Fee	$5
Fax Services - 1st page Fax Services - Additional pages	$3 $1/page
Copies - Black and White Copies - Color	5¢/page 20¢/page
Credit for ACH Payment	($5)/month
Yearly Accounting Summary	$15/report
Handyman Services	$35/hour (minimum 30 minutes)
Facility Services	$55/hour (minimum 30 minutes)
IT Technician Assistance	$30/hour
Garage Rental	$175/month
Anchor Cove Villa Garage Storage Rental	$50 (small) or $75 (large)/month
Name Tag Replacement	$5
Medical Records Request - Pages 1-50 Medical Records Request - Pages 51+ Medical Records Request - Research	37¢/page 18¢/page Research Fee — $15/request

Dining/Meals

Additional Meals/Plan Overage *(Independent Living Only)*	Breakfast — $11 + tax Lunch — $16 + tax Dinner — $21 + tax Declining balance — per item cost + tax
Independent Living Meal Plans	Declining Balance Plan — ($120)/month/person
Dining Services	Room Service — $5/meal *(Assisted Living Only)* Meal delivery — $5/meal *(Independent Living Only)* Absence Credit — ($12)/meal *(Independent Living Only)* Absence Credit — ($18)/meal *(Higher Levels of Care)* Wine, beer, and liquor prices vary + tax
Dining Services — 'The Cove' Menu	Take Out — Surcharge — $5 (outside the designated time 2:30pm-4:30pm) Grab & Go — No Surcharge
Guest Meals	A la carte prices — varies per menu + tax

Other Fees

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Guest Rooms	
Guest Room - Weekdays	$90 + tax/night
Guest Room - Weekends	$95 + tax/night
Guest Room - Holidays	$100 + tax/night
Cot Rental	$15 — first night $10/additional nights

Legal	
Legal Fees	Legal Fees for resident specific issues will be passed on at cost.

Medical	
Clinic: Medication Management (Independent Living Only)	$55/month
Nursing/Medical Supplies	Fee Schedule available upon request
Pharmacy	Billed by vendor
Lab	Billed by vendor
Physician	Billed by vendor
X-Ray	Billed by vendor
Therapy Services	80% billed to Medicare B 20% billed to secondary insurance/resident Medicare Advantage - refer to your plan documents

Transportation	
Personal Service	All exits along 199 — no charge
Bus Fare for Activity Trips	Varies based on location
Cab Services	Billed based on cab company rates