

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 | | <i>Traditional Style Apartments in the Heart of Our Community</i> | | | | | | |
| 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 | | <i>Traditional Porch Style Apartments</i> | | | | | | |
| 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 | | <i>Luxury Style Apartments with Covered Parking</i> | | | | | | |
| 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 | | <i>Villa Style Apartments with a Private Balcony</i> | | | | | | |
| 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 <i>(Applies to all apartments above)</i> | | \$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
- Dining account that offers one (1) meal per day, per person

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

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 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, per month)

Declining Meal Plan (subtract \$120 per person, per month)

2 meals per day (add \$147 per person, per month)

3 meals per day (add \$240 per person, per month)



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 | | <i>Cottage Style Homes</i> | | | | | | |
| 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 | | <i>Executive Ranch Style Homes with Garages</i> | | | | | | |
| 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 | | <i>Luxury Villa Style Homes with Garages</i> | | | | | | |
| 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 | | <i>Luxury Carriage Style Homes with Garages</i> | | | | | | |
| Crestwood | 3 bed/den | 2,561 | \$721,174 | \$909,577 | \$1,109,069 | \$1,183,529 | \$7,270 | \$8,480 |
| Anchor Cove | | <i>Luxury Terrace Homes with Attached Garage</i> | | | | | | |
| 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 |
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Utility & Service Provider Fees: Resident Responsibilities

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Edgewood Homes: Electric and gas

Bluffton Ridge Homes: Electric and water

The Moorings Homes: Electric and water

Boatwright Circle Homes: Electric and gas

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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 | \$3 |
| Fax Services - Additional pages | \$1/page |
| Copies - Black and White | 5¢/page |
| Copies - Color | 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 | 37¢/page |
| Medical Records Request - Pages 51+ | 18¢/page |
| Medical Records Request - Research | Research Fee — \$15/request |

Dining/Meals

| | |
|---|--|
| Additional Meals/Plan Overage <i>(Independent Living Only)</i> | Breakfast — \$11 + tax Lunch — \$16 + tax Dinner — \$21 + tax Declining balance — per item cost + tax |
| Independent Living Meal Plans | 1 meal/day/person (Included in Monthly Service Fee) Declining Balance Plan — (\$120)/month/person 20 meals/month — (\$120)/month/person 2 meals/day/month — add \$147/month/person 3 meals/day/month — add \$240/month/person |
| Dining Services | Room Service — \$5/meal <i>(Assisted Living Only)</i> Meal delivery — \$5/meal <i>(Independent Living Only)</i> Absence Credit — (\$12)/meal <i>(Independent Living Only)</i> Absence Credit — (\$18)/meal <i>(Higher Levels of Care)</i> 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

2026 | Williamsburg Landing

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 |