



INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective July 1, 2026 - subject to change without notice)

Our Fee Structure

For both singles and couples at Cathedral Village, a one-time **Residency Investment Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of apartment or apartment you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find that living at Cathedral Village is more convenient and less costly than living in their own homes. The Residency Investment Fee is often covered by the sale of a house. The Monthly Fee is usually covered by Social Security, pensions and/or money used for monthly utility bills and home maintenance/repair, transportation, insurance premiums and property taxes.

Explanation of the Residency Investment and the Refund Plans

This plan provides a comprehensive option that allows full access to the entire complement of the health care continuum within the community, as needed. The Residency Investment at Cathedral Village is YOUR investment in your best future. To accommodate residents with varying estate requirements, Cathedral Village offers three different Residency Investment Programs. All three plans offer the same level of service and accommodations and differ only in the refund schedule.

Type A - Care Inclusive

A portion of the residency options and monthly fee is allocated toward future personal care or skilled nursing needs. Should the independent living resident utilize these services, the monthly fee would be consistent with the fee that was paid while living independently.

The Residency Investment amortizes 2% per month for the first 50 months (four years and two months). After 50 months there is no refund. If the resident leaves Cathedral Village or is deceased at any time before 50 months of occupancy, the resident or their estate receives the unamortized balance when the apartment is reoccupied.

Residency Agreement

This plan involves a lower monthly fee that will increase if your level of care increases, for example, if you were to permanently move to Personal Care or Skilled Nursing.

The Residency Investment amortizes 2% per month for the first 50 months. After 50 months there is no refund. If the resident leaves Cathedral Village or is deceased at any time before 50 months of occupancy, the independent living resident or their estate receives the unamortized balance when the apartment is reoccupied.

Residency Agreement – 50% Refundable

This plan is structured for the residents who choose to invest more than the 50 month refund plan. It preserves 50% of the Residency Investment and is refunded upon withdrawal or death when the apartment is reoccupied.

The Residency Investment amortizes 2% per month for the first 25 months of occupancy. After 25 months from the date of occupancy, the refund is 50% of the Residency Investment.

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective July 1, 2026 - subject to change without notice)

TYPE A – CARE INCLUSIVE	RESIDENCY INVESTMENT FEE	MONTHLY PRICING
Studio	\$24,700	\$5,045
Studio Deluxe	\$110,600	\$5,045
Contemporary	\$143,000	\$5,307
One Bedroom	\$245,800	\$5,561
Two Bedroom	\$322,000	\$6,259
Two Bedroom Deluxe	\$362,100	\$6,428
Franklin	\$281,300	\$6,177
Franklin II	\$406,500	\$6,844
Country	\$432,200	\$7,336
Rittenhouse	\$522,500	\$7,992
Andorra	\$466,800	\$7,796
Andorra II	\$530,100	\$8,192
Andorra III	\$584,600	\$8,510
SECOND PERSON FEES	\$31,900	\$3,598

Note: Type A – Care Inclusive Plans include a monthly Health Protection Plan (HPP) fee of \$2,882. Medical exam is required. Subject to terms and conditions in Type A – Care Inclusive Agreement. Each resident must choose a Flexible Declining Balance Monthly Meal Plan option of \$450, \$580 or \$715 per person, this amount is in addition to the monthly pricing listed above.

***Type A – Care Inclusive Agreement includes:**

- Personal Care when medically necessary
- Active case management support
- At-Home Services covered as recommended for case-managed services, when medically necessary
- Consistent fee when discharged to skilled nursing semi-private accommodations
- Every other week light housekeeping – not credited if declined
- Basic utilities – excludes phone and internet
- Basic cable
- Ability to move to smaller apartment based on availability
- Linen service for those who do not have washers/dryers – not credited if service is declined

**Subject to terms and conditions in agreements.*

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective July 1, 2026 - subject to change without notice)

TYPE B – RESIDENCY AGREEMENT	RESIDENCY INVESTMENT FEE	MONTHLY PRICING
Studio	\$24,700	\$2,163
Studio Deluxe	\$110,600	\$2,163
Contemporary	\$143,000	\$2,425
One Bedroom	\$245,800	\$2,679
Two Bedroom	\$322,000	\$3,377
Two Bedroom Deluxe	\$362,100	\$3,546
Franklin	\$281,300	\$3,295
Franklin II	\$406,500	\$3,962
Country	\$432,200	\$4,617
Rittenhouse	\$522,500	\$5,110
Andorra	\$466,800	\$4,914
Andorra II	\$530,100	\$5,310
Andorra III	\$584,600	\$5,628
SECOND PERSON FEES	\$31,900	\$716

Note: Above prices are base prices. Prices may vary according to upgrades and locations. Each resident must choose a Flexible Declining Balance Monthly Meal Plan option of \$450, \$580 or \$715 per person, this amount is in addition to the monthly pricing listed above.

*Residency Agreement includes:

- Ability to move to smaller apartment based on availability
- Every other week light housekeeping – not credited if declined
- Linen service for those who do not have washers/dryers – not credited if declined
- 14 days per person in Personal Care or Skilled Nursing and Rehabilitation Center per calendar year when medically necessary (does not accrue)
- Basic utilities – excludes phone and internet
- Basic cable

**Subject to terms and conditions in agreements.*

**Learn more about life at Cathedral Village by calling
215-984-8391 or email us at cvliving@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective July 1, 2026 - subject to change without notice)

TYPE B – 50% REFUND PLAN	RESIDENCY INVESTMENT FEE	MONTHLY PRICING
Studio	\$108,500	\$2,163
Studio Deluxe	\$166,300	\$2,163
Contemporary	\$214,700	\$2,425
One Bedroom	\$368,800	\$2,679
Two Bedroom	\$483,200	\$3,377
Two Bedroom Deluxe	\$543,800	\$3,546
Franklin	\$422,000	\$3,295
Franklin II	\$610,300	\$3,962
Country	\$648,800	\$4,617
Rittenhouse	\$783,700	\$5,110
Andorra	\$701,000	\$4,914
Andorra II	\$795,200	\$5,310
Andorra III	\$877,600	\$5,628
SECOND PERSON FEES	\$47,800	\$716

Note: Above prices are base prices. Prices may vary according to upgrades and locations. Each resident must choose a Flexible Declining Balance Monthly Meal Plan option of \$450, \$580 or \$715 per person, this amount is in addition to the monthly pricing listed above.

*Residency Agreement – 50% Refundable includes:

- Ability to move to smaller apartment based on availability
- Every other week light housekeeping – not credited if declined
- Linen service for those who do not have washers/dryers – not credited if declined
- 14 days per person in Personal Care or Skilled Nursing and Rehabilitation Center per calendar year when medically necessary (does not accrue)
- Basic utilities – excludes phone and internet
- Basic cable

**Subject to terms and conditions in agreements.*



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A Life Plan Community | Philadelphia, PA

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