

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

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

Our Fee Structure

At Glen Meadows, both singles and couples make a one-time Resident Investment Fee, plus a reasonable Monthly Maintenance Fee based on the type of apartment or patio home you choose. These fees provide living accommodations designed to fit your lifestyle.

Many residents find that living at Glen Meadows is more convenient and often less costly than maintaining their own homes.

- The **Resident Investment Fee** is often covered by the sale of a house.
- The **Monthly Fee** is typically covered by Social Security, pensions, and/or funds previously used for utilities, home maintenance, transportation, insurance premiums, and property taxes.



Resident Investment Fee

We offer three refundable entrance plans, each providing a life-lease of your residence. This means you have the right to live in the community for the rest of your life under the terms of the Residence and Care Agreement.



PRESBYTERIAN
SENIOR LIVING
Glen Meadows

www.psl.org/glenmeadows

A Life Plan Community | Glen Arm, MD

**Learn more about life at Glen Meadows by calling
410-319-5320 or email us at gmliving@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

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REFUND OPTIONS				MONTHLY MAINTENANCE FEES
MANOR HOUSE APARTMENTS	50% Refund Plan	75% Refund Plan	100% Refund Plan	Single
Benedict (Studio)	\$29,400	\$44,200	\$88,400	\$2,222
Notch Cliff (Sm. 1 BR w/ Galley Kitchen)	\$29,400	\$44,200	\$88,400	\$2,397
Notre Dame (1 BR, 1 BA)	\$59,900-\$70,900	\$90,000-\$106,300	\$180,100-\$212,800	\$3,099
Sebastian I (1 BR, 1 BA)	\$92,700	\$139,100	\$278,300	\$3,476
Calvert (2 BR, 1 ½ BA)	\$131,000-\$152,800	\$196,500-\$229,200	\$393,100-\$458,600	\$3,655
Sebastian II (1 BR/Den, 1 BA)	\$92,700-\$152,800	\$139,100-\$229,200	\$278,300-\$458,600	\$3,655
Villa Maria (1 BR/Den or 2 BR, 1-2 BA)	\$185,500-\$212,800	\$278,300-\$319,300	\$556,800-\$638,800	\$3,673-\$5,183

Second Person Entrance Fee Deposit: \$11,300. Second Person Fee Per Month: \$952.

Note: Monthly fees vary according to floor plan and size. Please see your Sales Counselor for details.

Note: Carefully read the Residence and Care Agreement for the conditions that must be satisfied before Presbyterian Senior Living Services, Inc. (PSLS) is required to pay the entrance fee refund. Entrance fees vary according to floor plan, size and space additions. Please see your Sales Counselor for details.

Apartment Monthly Service Fee Includes:

- Dining Dollars: \$375 per person, per month
- Utilities: *All covered except landline phone, internet, cable box rental, and upgrades basic-plus cable + TV*
- Water and sewer services
- Basic-plus cable TV
- Weekly housekeeping
- Linen service
- Trash removal
- Building maintenance: *interior & exterior*
- Lawn care and snow removal
- Appliance maintenance
- Health checks: *blood pressure and weight monitoring*
- Scheduled transportation: *shopping and planned outings*
- Service coordination after hospital or health-center discharge
- Planned activities & wellness programs

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

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REFUND OPTIONS				MONTHLY MAINTENANCE FEES
PATIO HOMES	50% Refund Plan	75% Refund Plan	100% Refund Plan	Single
Anderson (1 BR, 1 BA)	\$113,400- \$120,500	\$170,300- \$181,200	\$340,600- \$361,900	\$3,814- \$3,844
Baltimore (1 BR/Den, 1 BA)	\$125,500- \$140,800	\$188,300- \$211,200	\$376,700- \$422,500	\$4,011- \$4,049
Bowen (2 BR, 1 BA)	\$125,500- \$143,500	\$188,300- \$215,500	\$376,700- \$430,700	\$4,108
Bradford (1 BR, 1 ½ BA)	\$173,000	\$259,800	\$519,100	\$4,287
Dorsey (1 BR/Den or 2 BR, 1 ½ BA)	\$157,700- \$190,500	\$236,900- \$286,000	\$473,300- \$571,600	\$4,276- \$4,358
Durham (2 BR, 2 BA)	\$161,500- \$216,700	\$242,300- \$325,400	\$484,700- \$650,200	\$4,375- \$4,945
Hampton (2 BR/Den or 2 BR, 2 BA)	\$204,700- \$268,000	\$307,300- \$402,300	\$614,200- \$804,200	\$4,599- \$5,280

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Patio Homes Monthly Service Fee Includes:

- Dining Dollars: \$375 per person, per month
- Utilities: *All covered except landline phone, internet, cable box rental, and upgrades basic-plus cable + TV*
- Water and sewer services
- Basic-plus cable TV
- Weekly housekeeping
- Linen service
- Trash removal
- Building maintenance: *interior & exterior*
- Lawn care and snow removal
- Appliance maintenance
- Health checks: *blood pressure and weight monitoring*
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