

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2025 - subject to change without notice)

Our Fee Structure

For both singles and couples at Green Ridge Village, a one-time **Residency Investment Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of home you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find that living at Green Ridge Village is more convenient and less costly than living in their previous home. 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 previously used for monthly utility bills, home maintenance and repair, transportation, insurance premiums and property taxes.

Residency Investment Fee

We offer you a choice of two entrance plans. Both entitle you to a life-lease of your living unit, (i.e., the right to reside in the accommodation for the rest of your life under the terms of the Residence and Care Agreement).

- Our **50 Month Plan** assures residents that if they should withdraw from the community within the first 50 months, they will receive a partial refund based on a 2% reduction of their Residency Investment Fee for every month of occupancy. After 50 months of occupancy there is no refund under this plan.
- Our **50% Refund Plan** has a slightly higher Residency Investment Fee but provides for a 50% minimum refund based on 2% reduction of the Residency Investment Fee for every month of occupancy for 25 months.

Flexible Entrance Fee Options

We are pleased to offer you pricing alternatives on select residence styles to help make your new home a reality that best suits your situation. The Flexible Entrance Fee Options were developed based on feedback from prospective residents. Our experience has taught us that some people have strength in their monthly income, however their ability to pay a larger entrance fee is a challenge. These plans were created to give the residents a variety of ways to finance their life at Green Ridge Village. Please contact the community sales office to learn more about which option might work best for you.

**Learn more about life at Green Ridge Village by calling
717-776-8237 or email us at msapio@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change without notice)

	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
APARTMENTS	50 MONTH PLAN		50% REFUND			
	Single	Double	Single	Double	Single	Double
York	\$14,500	N/A	\$29,000	N/A	\$1,211	N/A
Adams	N/A	N/A	\$200,200	\$211,485	\$1,446	\$1,990
Adams – Option 1	\$50,000	\$61,285	N/A	N/A	\$1,946	\$2,490
Adams – Option 2	\$100,100	\$111,385	N/A	N/A	\$1,446	\$1,990
Adams – Option 3	\$150,100	\$161,385	N/A	N/A	\$1,034	\$1,578
Cumberland	N/A	N/A	\$284,100	\$295,385	\$1,933	\$2,477
Cumberland – Option 1	\$71,000	\$82,285	N/A	N/A	\$2,641	\$3,185
Cumberland – Option 2	\$142,000	\$153,285	N/A	N/A	\$1,933	\$2,477
Cumberland – Option 3	\$186,200	\$197,485	N/A	N/A	\$1,570	\$2,114

*Note: Second person entrance fee \$11,285. Second person monthly fee \$544.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Internet service
- Basic cable
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation (Shopping, planned outings, meals)
- Scheduled blood pressure screenings
- Transportation to doctor's appointments (within a 50 mile radius, six times per calendar quarter)
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities
- Annual, light housekeeping services (after you've been a resident for one year)
- Wellness education programs
- First aid administration

Not included in the apartment monthly fee: Dining Dollars per person, per month, Rental Insurance Policy, Landline telephone (if desired)

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change without notice)

	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
THE LODGES	50 MONTH PLAN		50% REFUND			
	Single	Double	Single	Double	Single	Double
Tioga with Den	\$395,000	\$406,285	\$790,000	\$801,285	\$3,388	\$3,932
Michaux	\$396,000	\$407,285	\$792,100	\$803,385	\$3,698	\$4,242
Caledonia	\$396,000	\$407,285	\$792,100	\$803,385	\$3,698	\$4,242
Tioga 2 Story	\$443,400	\$454,685	\$886,900	\$898,185	\$4,600	\$5,144
Tuscarora	\$502,600	\$513,885	\$1,005,300	\$1,016,585	\$4,861	\$5,405

**Note: Above prices are base prices. Prices may vary according to upgrades and locations. In addition to the items listed, the monthly fee for a Lodge also includes gas. Prices subject to change without notice. A minimum dining plan is required. Second person entrance fee \$11,285. Second person monthly fee \$544.*

Lodge Monthly Service Fee Includes:

- Heat, electric, gas, and air conditioning
- Water and sewer utilities
- Internet service
- Basic cable
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation (Shopping, planned outings, meals)
- Heated garage with utility sink
- Scheduled blood pressure screenings
- Transportation to doctor's appointments (within a 50 mile radius, six times per calendar quarter)
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities
- Annual, light housekeeping services (after you've been a resident for one year)
- Wellness education programs
- First aid administration

Not included in the lodge monthly fee: Dining Dollars per person, per month, Rental Insurance Policy, Landline telephone (if desired)

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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Green Ridge Village is pleased to offer four entrance plans. Options 1, 2 and 3 offer a partial refund for the first 50 months (based upon the number of months of occupancy); and the 50% Refund Plan provides for a 50% minimum refund.

BLAIR COTTAGE <i>(1 bedroom - total of 4)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$90,000	\$2,646	\$101,285	\$3,190
50 Month Plan Option 2	\$150,000	\$2,021	\$161,285	\$2,565
50 Month Plan Option 3	\$210,000	\$1,398	\$221,285	\$1,942
50% Refund	\$300,100	\$2,021	\$311,385	\$2,565

DAUPHIN COTTAGE <i>(2 bedroom - total of 17)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$125,800	\$3,354	\$137,085	\$3,898
50 Month Plan Option 2	\$209,600	\$2,484	\$220,885	\$3,028
50 Month Plan Option 3	\$293,500	\$1,617	\$304,785	\$2,161
50% Refund	\$419,300	\$2,484	\$430,585	\$3,028

DELUXE WESTMORELAND COTTAGE <i>(2 bedroom - total of 43)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$152,400	\$3,744	\$163,685	\$4,288
50 Month Plan Option 2	\$254,000	\$2,686	\$265,285	\$3,230
50 Month Plan Option 3	\$355,600	\$1,632	\$366,885	\$2,176
50% Refund	\$508,000	\$2,686	\$519,285	\$3,230

DELUXE PLUS SUSQUEHANNA COTTAGE <i>(2 bedroom - total of 21)</i>	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan Option 1	\$170,400	\$3,931	\$181,600	\$4,475
50 Month Plan Option 2	\$284,100	\$2,749	\$295,300	\$3,293
50 Month Plan Option 3	\$397,700	\$1,570	\$408,900	\$2,114
50% Refund	\$568,200	\$2,749	\$579,400	\$3,293

Note: Above prices are base prices and may vary according to upgrades. A minimum meal plan is required. Second person entrance fee \$11,285. Second person monthly fee \$544.

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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Cottage Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Internet service
- Basic cable
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation (Shopping, planned outings, meals)
- Heated garage with utility sink
- Scheduled blood pressure screenings
- Transportation to doctor's appointments (within a 50 mile radius, six times per calendar quarter)
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities
- Annual, light housekeeping services (after you've been a resident for one year)
- Wellness education programs
- First aid administration

Not included in the cottage monthly fee: Dining Dollars per person, per month, Rental Insurance Policy, Landline telephone (if desired)



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SENIOR LIVING
Green Ridge Village

www.psl.org/greenridge

A Life Plan Community | Newville, PA