

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2024 - subject to change without notice)

Our Fee Structure

For both singles and couples at Kirkland Village, a one-time Residency Investment Fee, plus a Monthly Maintenance Fee – is based on the type of Apartment, Cottage or Terrace home you choose that will provide you with living accommodations to fit your lifestyle. Many residents find that living at Kirkland 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

The Residency Investment at Kirkland Village is YOUR investment for your best future. To accommodate residents with varying estate requirements, Kirkland Village offers two different Residency Investment Programs. Both plans offer the same level of service and accommodations and differ only in the refund schedule.

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 community for the rest of your life under the terms of the Residence and Care Agreement).

50 Month Plan

- 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.

50% Refund Plan

- Our 50% Refund Plan has a slightly higher Residency Investment Fee but provides (after 25 months) for a 50% minimum refund based on a 2% reduction of the Residency Investment Fee for every month of occupancy.

70% Refund Plan

- Our 70% Refund Plan is available to all new resident's who are 79 or younger at the time of their Contract Signing. It has a higher Resident Investment Fee but provides (after 15 months) for a 70% minimum refund base on a 2% reduction of the Residency Investment Fee for every month of occupancy.

Under all three entrance plans, the payment of the refund is contingent upon the resale and occupancy of the residence.

**Learn more about life at Kirkland Village by calling
610-691-4504 or email us at kvliving@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

(Effective January 1, 2024 - subject to change without notice)

EASTWOOD & WESTWOOD APARTMENTS	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Minsi	\$102,720	–	\$161,891	–	\$205,440	–	\$3,282	–
Stefko	\$119,840	\$138,565	\$188,427	\$207,152	\$239,680	\$258,405	\$3,482	\$3,968
Ettwein	\$141,775	\$160,500	\$222,988	\$241,713	\$283,550	\$302,275	\$3,912	\$4,398
Stafore	\$173,875	\$192,600	\$273,385	\$292,110	\$347,750	\$366,475	\$4,239	\$4,725
Dewberry	\$173,875	\$192,600	\$273,385	\$292,110	\$347,750	\$366,475	\$4,239	\$4,725
Macada	\$210,790	\$229,515	\$331,807	\$350,532	\$421,580	\$440,305	\$4,588	\$5,074
Weyhill	\$227,375	\$246,100	\$357,380	\$376,105	\$454,750	\$473,475	\$4,976	\$5,462
Altonah	\$286,225	\$304,950	\$450,363	\$469,088	\$572,450	\$591,175	\$5,456	\$5,942
Burnside	\$290,505	\$309,230	\$457,425	\$476,150	\$581,010	\$599,735	\$5,527	\$6,013
Crawford	\$346,145	\$364,870	\$545,058	\$563,783	\$692,290	\$711,015	\$6,062	\$6,548
Edgeboro	\$447,795	\$466,520	\$705,130	\$723,855	\$895,590	\$914,315	\$5,823	\$6,309
Fahy	\$185,645	\$204,370	\$291,896	\$310,621	\$371,290	\$390,015	\$4,635	\$5,121
Grenadier	\$210,790	\$229,515	\$331,700	\$350,425	\$421,580	\$440,305	\$4,635	\$5,121

*Monthly fee does NOT include charges for the Flexible Declining Balance Meal Plan.

Note: Above prices are base prices. Prices may vary according to upgrades and locations. Second person entrance fee \$18,725. Second person monthly fee \$486.

** All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic plus cable TV, trash removal
- Housekeeping every 2 weeks, linen service
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Weekly blood pressure screening
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Wellness education programs
- First aid administration

Landline Telephone Service is \$0.86 a day and billed on your monthly statement

RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

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NORTHWOOD GARDENS	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**		Single	Double
	Single	Double	Single	Double	Single	Double		
Evergreen	\$277,700	\$296,425	\$437,100	\$455,825	\$555,400	\$574,125	\$3,881	\$4,367
Hummingbird	\$303,400	\$322,125	\$477,800	\$496,525	\$606,800	\$625,525	\$4,204	\$4,690
Bayberry	\$335,500	\$354,225	\$528,200	\$546,925	\$671,000	\$689,725	\$4,851	\$5,337
Angelica	\$340,800	\$359,525	\$536,200	\$554,925	\$681,600	\$700,325	\$4,851	\$5,337
Cardinal	\$416,800	\$435,525	\$656,500	\$675,225	\$833,600	\$852,325	\$5,821	\$6,307
Dahlia	\$447,800	\$466,525	\$705,200	\$723,925	\$895,600	\$914,325	\$5,821	\$6,307

Second person entrance fee \$18,725. Second person monthly fee \$486.

** All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

Northwood Gardens Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic plus cable TV
- Trash removal
- Housekeeping every two weeks
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Weekly blood pressure screening in the Wellness Office
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Linen service
- Wellness education programs
- First aid administration
- Garage parking at no extra fee

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RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

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SOUTHWOOD COTTAGES	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Monocacy	\$349,500	\$368,225	\$550,301	\$569,026	\$699,000	\$717,725	\$5,257	\$5,743

* Monthly fee does NOT include charges for the Flexible Declining Balance Meal Plan.

Note: Above prices are base prices. Prices may vary according to upgrades and locations.

Second person entrance fee \$18,725. Second person monthly fee \$486.

** All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

Cottage Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic plus cable TV
- Trash removal
- Housekeeping every two weeks
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Weekly blood pressure screening in the Wellness Office
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Linen service
- Wellness education programs
- First aid administration

Landline Telephone Service is \$0.86 a day and billed on your monthly statement



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A Life Plan Community | Bethlehem, PA