INDEPENDENT LIVING
RESIDENCY INVESTMENT FEES

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

Our Fee Structure

For both singles and couples at Pine Run 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 Pine Run 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 residence, (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.

Learn more about life at Pine Run Village by calling 215-345-9000 or email us at prvliving@psl.org.

RESIDENCY INVESTMENT AND MONTHLY FEES
2026 RATES

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	RESIDENCY INVESTMENT FEE		MONTHLY PRICING
COTTAGES*	**50 MONTH PLAN**	**50% REFUND PLAN**	
New Hope	$93,300	$139,900	$1,431
Furlong Terrace	$182,500	$273,800	$2,496
Furlong Deluxe	$182,500	$273,800	$2,496
Chalfont	$206,700	$310,200	$2,574
Chalfont Balcony	$218,600	$328,000	$2,711
Chalfont Vista	$251,100	$376,800	$2,943
Chalfont Loft	$303,100	$454,700	$3,651
Buckingham Standard	$297,400	$446,100	$3,540
Buckingham Vista	$297,400	$446,100	$3,540
Buckingham Deluxe	$359,600	$539,400	$4,254
Warrington Terrace	$297,400	$446,100	$3,540
Solebury New Orleans	$426,100	$639,300	$5,252
Solebury Deluxe	$482,600	$724,000	$5,690
Doylestown Cottage	$576,500	$864,700	$6,730
Bucks County Cottage	$662,900	$994,500	$7,740
Doylestown Farmhouse	$795,500	$1,193,200	$7,640
Bucks County Farmhouse	$886,300	$1,329,700	$8,514
SECOND PERSON FEES	$23,600	$35,400	$1,096

	RESIDENCY INVESTMENT FEE		MONTHLY PRICING
FRINGETREE APARTMENTS*	**50 MONTH PLAN**	**50% REFUND PLAN**	
Warwick	$364,300	$546,400	$5,481
Jamison	$396,200	$594,400	$5,582
Newtown	$516,700	$775,200	$7,091
Yardley	$567,200	$850,900	$7,954
SECOND PERSON FEES	$23,600	$35,400	$1,096

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***Service and Amenities Included:**

- Fully-equipped kitchen
- Washer/dryer
- Utilities (AC/heat/water/sewer)
- Wi-Fi access in the Community Center
- Campus-wide emergency generator
- Home maintenance
- Scheduled local transportation
- Snow removal and lawn service
- Assistance when needed and emergency response
- Real estate taxes and home insurance (renter's insurance additional)
- Daily check-in system
- Priority access to all levels of living
- Thrive Wellness programs
- Bi-weekly light housekeeping
- Expansive aquatics and fitness center
- Social activities, events, classes, computer learning opportunities
- Recreational facilities including billiards, library, shuffleboard, vegetable garden, and greenhouse
- Craft Barn with woodworking, crafts artists' studio, and train club
- Clinical social worker
- Spiritual Program
- Free open parking spaces
- Locked mailbox and postal service
- And so much more!

**Subject to terms and conditions in agreements.*