

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2024 - subject to change)

Our Fee Structure

For all residents of Ware Presbyterian Village, a one-time Residency Investment Fee and a corresponding Monthly Maintenance Fee provide you with living accommodations that fit your lifestyle. Many of the residents find living at Ware Presbyterian 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 Maintenance fee is usually covered by Social Security and other retirement income and typically doesn't exceed your monthly expenses associated with maintaining your current residence.

Residency Investment Fee

The two plans available entitle you to a Life-Lease of your living unit. That means, you have the right to reside in the community for the rest of your life under the terms of the Residence and Care Agreement.

50 Month Refund Plan

The 50 Month Refund Plan assures residents that if they 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

The 50% Refund Plan has a slightly higher Residency Investment Fee and provides (after 25 months) for a 50% minimum refund based on a 2% reduction of the Residency Investment Fee for the first 25 months of occupancy.

Under both plans any refund is payable when the apartment or villa has been vacated, the resident has permanently departed from all levels of care in the community and the apartment or villa has been resold and reoccupied.



RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

(Effective January 1, 2024 - subject to change)

VISTA RIDGE APARTMENTS	TYPE	SQUARE FOOTAGE	50 MONTH PLAN	50 RFUND PLAN	MONTHLY FEE
Bedford*	1 Bed w/ Den	1,073	\$239,155	\$358,733	\$2,920
Bristol*	1 Bed w/ Den	1,138	\$245,217	\$367,550	\$2,920
Dorset*	1 Bed w/ Den	1,141	\$247,421	\$370,856	\$2,920
Hanover*	1 Bed w/ Den	1,162	\$250,727	\$375,816	\$2,928
Norfolk*	2 Bedroom	1,242	\$279,933	\$419,900	\$2,996
Manchester*	1 Bed w/ Den	1,415	\$310,241	\$465,086	\$3,157
Somerset*	1 Bed w/ Den	1,431	\$310,241	\$465,086	\$3,157
Warwick*	2 Bedroom	1,460	\$315,200	\$472,800	\$3,163
Nottingham*	2 Bed w/ Den	1,514	\$321,262	\$481,617	\$3,189
Sussex*	2 Bed w/ Den	1,714	\$355,978	\$533,967	\$3,407
Wiltshire*	2 Bed w/ Den	1,745	\$363,141	\$544,988	\$3,414

Second person entrance fee: \$16,525. Second person monthly fee: \$206.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation
- Education on treatments, procedures and disease processes
- First aid administration
- 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)
- Planned activities and weekly group shopping trips
- Annual light housekeeping service and window washing
- Wellness education programs

Not included in the apartment monthly fee: Internet Service, Telephone Service

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WESTMINSTER PLACE APARTMENTS	SQUARE FOOTAGE	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
1 Bedroom	673	\$103,000	\$154,500	\$1,782
2 Bedroom	867	\$131,325	\$196,730	\$2,030

Second person entrance fee: \$15,450. Second person monthly fee: \$202.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation
- 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)
- Planned activities and weekly group shopping trips
- Annual housekeeping services
- Wellness education programs
- First aid administration

Not included in the apartment monthly fee: Internet Service, Telephone Service

**Learn more about life at Ware Presbyterian Village by calling
610-998-2669 or email us at wpvliving@psl.org.**

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VILLAS	TYPE	SQ. FT.	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
Kent	1 Bedroom	750	\$128,394	\$192,316	\$2,329
Kent Deluxe	1 Bedroom +	900	\$151,538	\$227,032	\$2,356
York	2 Bedroom	1,000	\$175,233	\$262,850	\$2,655
York Deluxe	2 Bedroom +	1,150	\$198,378	\$297,567	\$2,681
Laurel w/ Garage	2 Bedroom	1,000	\$198,378	\$297,567	\$3,253
Laurel Deluxe w/ Garage	2 Bedroom +	1,150	\$221,522	\$332,283	\$3,277
Avonlea w/ Garage	2 Bedroom	1,408	\$277,729	\$416,593	\$3,460
Avonlea Deluxe w/ Garage	2 Bedroom +	1,558	\$300,873	\$451,309	\$3,485
Birmingham w/ Garage	2 Bed w/ Den	1,653	\$309,139	\$463,433	\$3,516
Birmingham Deluxe	2 Bed w/ Den +	1,803	\$332,834	\$499,251	\$3,541
Chatham w/ Garage	2 Bed w/ Den	1,857	\$346,610	\$519,640	\$3,566
Chatham Dlx. w/ Garage	2 Bed w/ Den +	2,007	\$370,305	\$555,458	\$3,593
Devon w/ 2 Car Garage	2 Bed w/ Den	1,857	\$367,550	\$551,050	\$3,582
Devon Dlx. w/ 2 Car Garage	2 Bed w/ Den +	2,007	\$391,245	\$586,868	\$3,610

Second person entrance fee: \$16,525. Second person monthly fee: \$206.

Villas Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation
- 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 villa with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities and weekly group shopping trips
- Wellness education programs
- First aid administration

Not included in the villa monthly fee: Telephone Service, Internet Service, Cable

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VISTA RIDGE CARRIAGE HOME	TYPE	SQUARE FOOTAGE	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
Carriage Home w/ 2 Car Garage	Two Bedroom with Den	2,091	\$423,757	\$635,360	\$3,736

Second person entrance fee: \$16,525. Second person monthly fee: \$206.

Carriage Homes Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Transportation on campus
- Routine scheduled transportation
- 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 carriage home with modifications or Support Services)
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities and weekly group shopping trips
- Wellness education programs
- First aid administration

Not included in the villa monthly fee: Telephone Service, Internet Service, Cable



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