INDEPENDENT LIVING
RESIDENCY INVESTMENT FEES

(Effective July 1, 2026 - 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
2026 RATES

(Effective July 1, 2026 - subject to change)

VISTA RIDGE APARTMENTS	TYPE	SQUARE FOOTAGE	50 MONTH PLAN	50 RFUND PLAN	MONTHLY FEE
Bedford*	1 Bed w/ Den	1,073	$285,700	$428,600	$3,191
Bristol*	1 Bed w/ Den	1,138	$293,000	$439,200	$3,191
Dorset*	1 Bed w/ Den	1,141	$295,600	$443,300	$3,191
Hanover*	1 Bed w/ Den	1,162	$299,600	$449,200	$3,200
Norfolk*	2 Bedroom	1,242	$334,600	$501,800	$3,273
Manchester*	1 Bed w/ Den	1,415	$370,800	$555,900	$3,449
Somerset*	1 Bed w/ Den	1,431	$370,800	$555,900	$3,449
Warwick*	2 Bedroom	1,460	$376,600	$565,000	$3,457
Nottingham*	2 Bed w/ Den	1,514	$384,000	$575,600	$3,485
Sussex*	2 Bed w/ Den	1,714	$425,300	$638,200	$3,723
Wiltshire*	2 Bed w/ Den	1,745	$433,900	$651,400	$3,730

Second person entrance fee: $19,500. Second person monthly fee: $224.

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
- 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 and weekly group shopping trips
- Annual light housekeeping service and window washing
- Wellness education programs
- Dedicated Independent Living Nurse

Not included in the apartment monthly fee: Internet Service, Telephone Service, Meal Plan and Cable

RESIDENCY INVESTMENT AND MONTHLY FEES
2026 RATES

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WESTMINSTER PLACE APARTMENTS	SQUARE FOOTAGE	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
1 Bedroom	673	$118,500	$177,800	$1,966
2 Bedroom	883	$151,200	$226,400	$2,239

Second person entrance fee: $17,700. Second person monthly fee: $223.

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
- 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 and weekly group shopping trips
- Annual light housekeeping services and window washing
- Wellness education programs
- Dedicated Independent Living Nurse

Not included in the apartment monthly fee: Internet Service, Telephone Service, Meal Plan and Cable

Learn more about life at Ware Presbyterian Village by calling 610-998-2527 or email us at wpvliving@psl.org.

RESIDENCY INVESTMENT AND MONTHLY FEES
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VILLAS	TYPE	SQ. FT.	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
Kent	1 Bedroom	750	$146,300	$219,500	$2,545
Kent Deluxe	1 Bedroom +	900	$172,800	$259,200	$2,574
York	2 Bedroom	1,000	$199,900	$299,800	$2,901
York Deluxe	2 Bedroom +	1,150	$226,200	$339,300	$2,930
Laurel w/ Garage	2 Bedroom	1,000	$237,000	$355,500	$3,555
Laurel Deluxe w/ Garage	2 Bedroom +	1,150	$264,600	$396,900	$3,581
Avonlea w/ Garage	2 Bedroom	1,408	$331,900	$497,900	$3,781
Avonlea Deluxe w/ Garage	2 Bedroom +	1,558	$359,500	$539,300	$3,809
Birmingham w/ Garage	2 Bed w/ Den	1,653	$369,800	$554,700	$3,842
Birmingham Deluxe	2 Bed w/ Den +	1,803	$397,800	$596,700	$3,870
Chatham w/ Garage	2 Bed w/ Den	1,857	$414,200	$621,300	$3,897
Chatham Dlx. w/ Garage	2 Bed w/ Den +	2,007	$442,500	$663,700	$3,926
Devon w/ 2 Car Garage	2 Bed w/ Den	1,857	$439,200	$658,700	$3,915
Devon Dlx. w/ 2 Car Garage	2 Bed w/ Den +	2,007	$467,600	$701,300	$3,945

Second person entrance fee: $19,500. Second person monthly fee: $224.

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
- 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 and weekly group shopping trips
- Annual light housekeeping services and window washing
- Wellness education programs
- Dedicated Independent Living Nurse

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

RESIDENCY INVESTMENT AND MONTHLY FEES
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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	$529,500	$794,300	$4,082

Second person entrance fee: $19,500. Second person monthly fee: $224.

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
- Annual light housekeeping services and window washing
- 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 and weekly group shopping trips
- Wellness education programs
- Dedicated Independent Living Nurse

Not included in the carriage monthly fee: Internet Service, Telephone Service, Meal Plan and Cable

PRESBYTERIAN SENIOR LIVING
Ware Presbyterian Village

www.psl.org/ware

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