

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

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

Our Fee Structure

For both singles and couples at Westminster Village, a one-time **Residency Investment Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of apartment or cottage you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find that living at Westminster 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.

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 community 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 (after 25 months) for a 50% minimum refund based on a 2% reduction of the Residency Investment Fee for every month of occupancy.
- Under both entrance plans, the payment of a refund is contingent upon the resale and occupancy of the residence.

Flexible Entrance Fee Options

We are pleased to offer you pricing alternatives to help make your new home a reality that best suits your situation. The New Flexible Entrance Fee Options described on the previous page were developed based on feedback from prospective residents. Please contact the community sales office to learn more about which option might work best for you.



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www.psl.org/wvdover

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Learn more about life at Westminster Village by calling
302-744-3542 or email us at wvdliving@psl.org.

RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

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

RESIDENT INVESTMENT FEES				
	50 Month Plan			50% Refund Plan
	Option 1	Option 2	Option 3	Option 4
APARTMENTS				
Ashford	\$52,920	\$88,150	\$123,480	\$138,915
Middleford	\$63,000	\$104,900	\$146,900	\$165,270
Windsor	\$70,300	\$117,150	\$164,100	\$184,485

*Note: Above prices are base prices and may vary according to upgrades. Double occupancy is an additional \$15,750 resident investment fee. \$405 second person maintenance fee.

MONTHLY MAINTENANCE FEES				
	50 Month Plan			50% Refund Plan
	Option 1	Option 2	Option 3	Option 4
APARTMENTS				
Ashford	\$2,945	\$2,221	\$1,510	\$2,221
Middleford	\$2,850	\$2,407	\$1,975	\$2,407
Windsor	\$3,465	\$2,684	\$1,905	\$2,684

Second person monthly fee \$405

Apartment Monthly Service Fee Includes:

- All utilities (electric, water, heat/air conditioning, basic cable TV service – except telephone and internet)
- Weekly trash collection, including recyclables
- 24-hour emergency response system that includes daily safety checks via monitoring system and staff support
- \$100 dining dollars per month/person
- Landscaping and routine lawn maintenance
- Building and appliance maintenance
- Road maintenance and snow removal
- 14 days of on-site nursing care annually in either Assisted Living or the Health Center (when medically necessary, does not accrue)
- Regularly scheduled transportation for shopping trips to local stores and scheduled medical appointments within five miles of the community

A la carte services:

Housekeeping, extra maintenance, weekly linen laundry service, transportation for medical appointments or for personal errands are all available at the hourly rates outlined on the fee schedule (available upon request). Meals are also optional and flexible.

RESIDENCY INVESTMENT AND MONTHLY FEES 2024 RATES

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

RESIDENT INVESTMENT FEES				
COTTAGES	50 Month Plan			50% Refund Plan
	Option 1	Option 2	Option 3	Option 4
Asbury	\$124,500	\$207,500	\$290,500	\$326,600
Asbury w/ Sunroom	\$134,400	\$224,000	\$313,600	\$352,800
Bradford	\$129,600	\$216,000	\$302,400	\$340,100
Bradford w/ Sunroom	\$140,280	\$233,800	\$327,320	\$368,350
Canterbury	\$141,600	\$236,000	\$330,400	\$372,000
Canterbury w/ Sunroom	\$152,700	\$254,500	\$356,300	\$401,100

*Note: Above prices are base prices and may vary according to upgrades. Double occupancy is an additional \$15,750 resident investment fee. \$405 second person maintenance fee.

MONTHLY MAINTENANCE FEES				
COTTAGES	50 Month Plan			50% Refund Plan
	Option 1	Option 2	Option 3	Option 4
Asbury	\$3,675	\$2,814	\$1,950	\$2,814
Asbury w/ Sunroom	\$3,795	\$2,856	\$1,925	\$2,856
Bradford	\$4,020	\$3,127	\$2,235	\$3,127
Bradford w/ Sunroom	\$4,150	\$3,172	\$2,205	\$3,172
Canterbury	\$4,320	\$3,340	\$2,360	\$3,340
Canterbury w/ Sunroom	\$4,440	\$3,384	\$2,330	\$3,384

Second person monthly fee \$405

Cottage Monthly Service Fee Includes:

- All utilities (electric, water, heat/air conditioning, basic cable TV service – except telephone and internet)
- Weekly trash collection, including recyclables
- 24-hour emergency response system that includes daily safety checks via monitoring system and staff support
- \$100 dining dollars per month/person
- Landscaping and routine lawn maintenance
- Building and appliance maintenance
- Road maintenance and snow removal
- 14 days of on-site nursing care annually in either Assisted Living or the Health Center (when medically necessary, does not accrue)
- Regularly scheduled transportation for shopping trips to local stores and scheduled medical appointments within five miles of the community

A la carte services:

Housekeeping, extra maintenance, weekly linen laundry service, transportation for medical appointments or for personal errands are all available at the hourly rates outlined on the fee schedule (available upon request). Meals are also optional and flexible.

MONTHLY APARTMENT RENTAL AGREEMENT 2024 RATES

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

	Single Occupancy	Double Occupancy
APARTMENTS		
Ashford	\$3,422	\$4,041
Middleford	\$3,836	\$4,456
Windsor	\$4,280	\$4,900

*A one time community fee of \$5,000 is required. Second person entrance fee \$15,750.

Community Amenities Include:**

- Dining options
 - Building and appliance maintenance
 - Trash collection, including recyclables
 - Road maintenance and snow removal
 - 24-hour emergency response system that includes daily safety checks via monitoring system and staff support
 - Regularly scheduled transportation
 - Landscaping and routine lawn maintenance
- **Additional fees for some services may apply.



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