

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

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

Our Fee Structure

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

*Subject to PA Estate Recovery Act.

**Learn more about life at Westminster Woods by calling
814-644-2065 or email us at rmetzger@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

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APARTMENTS	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
	50 MONTH PLAN*		50% REFUND*		(heat included)	
	Single	Double	Single	Double	Single	Double
The Woodside – 1 BR	\$116,900	\$124,100	\$175,100	\$182,300	\$1,961	\$2,136
The Geneva – 2 BR	\$158,600	\$165,800	\$237,700	\$244,900	\$1,961	\$2,136

Second person entrance fee \$7,200. Second person monthly fee \$175.

Apartment Monthly Service Fee Includes:

- Heat
- Water and sewer utilities
- Trash removal and recycling
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- 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/personal care annually (when medically necessary, does not accrue)
- Fitness Center
- Wellness education programs
- Reserved Parking Spot

Not included in the apartment monthly fee: Internet Service, Telephone Service, Electric Utility, Dining Dollars.

**Subject to PA Estate Recovery Plan*



PRESBYTERIAN
SENIOR LIVING
Westminister Woods

www.psl.org/westminsterwoods

A Life Plan Community | Huntingdon, PA

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

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COUNTRY VILLAS	RESIDENCY INVESTMENT FEES				MONTHLY FEES	
	50 MONTH PLAN*o+		50% REFUND*o+		Single	Double
	Single	Double	Single	Double		
Hickory – 2 BR Single Villa (1,219-1,339 sq. ft.)	\$180,700	\$187,900	\$271,100	\$278,300	\$1,857	\$2,032
Birch – 2 BR Duplex Villa (1,333-1,342 sq. ft.)	\$196,500	\$203,700	\$294,500	\$301,700	\$1,857	\$2,032
Willow – 2 BR Duplex Villa (1,378-1,479 sq. ft.)	\$202,800	\$210,000	\$304,000	\$311,200	\$1,857	\$2,032
Oak – 2 BR Duplex Villa (1,504-1,530 sq. ft.)	\$205,300	\$212,500	\$307,800	\$315,000	\$1,857	\$2,032
Elm and Arbor – 2 BR Duplex Villa (1,538-1,598 sq. ft.)	\$220,000	\$227,200	\$330,000	\$337,200	\$1,857	\$2,032
Maple and Evergreen – 2 BR Duplex Villa (1,690-1700 sq. ft.)	\$223,700	\$230,900	\$335,600	\$342,800	\$1,857	\$2,032

Note: *Single villas are an additional \$7,200. Villas with a third room are an additional \$4,900. Second person entrance fee \$7,200. Second person monthly fee \$175.

Country Villa Monthly Service Fee Includes:

- Water and sewer utilities
- Trash removal and recycling
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Fitness Center
- Wellness education programs
- 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/personal care annually (when medically necessary. Does not accrue.)

Not included in the villa monthly fee: Electric Utility, Telephone Service, Internet Service, Heat, Dining Dollars.

*Single villas are an additional fee

oSubject to PA Estate Recovery Act.

+Villas with a third room are an additional fee