

MORAVIAN AVENUE COTTAGES

FEE & CHARGES 2012

COTTAGES	NO REFUND PLAN I	60% REFUND PLAN II	LEASE PLAN III*	MONTHLY SERVICE FEE
Classic Cottage	\$163,500	\$217,000	\$78,800	\$925.00
Deluxe Cottage	\$193,000	\$256,500	\$93,500	\$925.00
Corner Cottage Classic	\$168,500	\$224,000	\$81,300	\$925.00
Corner Cottage Deluxe	\$198,000	\$263,000	\$95,500	\$925.00

**Lease option includes a monthly lease fee of \$960.00 for a 2- bedroom cottage and \$1,090.00 for a deluxe cottage. The monthly lease fee is not changed from year to year; it is a contracted amount in addition to the monthly service fee.*

Monthly Service Fee includes:

Real estate taxes
 Trash removal (resident responsible to locate trash to curbside)
 Emergency call system
 24-hr. emergency maintenance
 24-hr. emergency nursing
 Building maintenance
 Grounds maintenance
 Use of amenities
 Security
 Annual membership to Lititz recCenter

Resident Responsibility:

Electric
 Gas (gas fireplace insert)
 Phone
 Cable
 Water/Sewer
 Meals (Meal plan available)

ENTRANCE FEE DESCRIPTIONS:

Plan I: No refund after 50 months. Amortized at 2% per month. After 50 months there is no refund.

Plan II: 60% guaranteed refund after 20 months. Amortized at 2% per month. After 20 months the guaranteed refund of 60% remains.

Plan III: No refund after 50 months. Amortized at 2% per month. After 50 months there is no refund. Monthly lease fee is set at time of contract (and will not change). Monthly service fee adjusted annually. There are no refunds of the monthly lease & service fees.

Deluxe cottages: #101, #102, #103, #104, #106, #110, #111, #115 and #116

(See Reverse Side for Additional Charges)

Additional Charges

Transportation/ - Transport Aide	\$25.00 per hour; \$12.00 minimum; (\$75.00 maximum transport per trip within Lancaster County) Holiday Transport \$35.
Housekeeping Services -	“Returning Home” Services in Cottage - \$20.00/hour. Brochures Are available in the Community Services Office and Marketing Office.
Personal Care Services -	Maximum of up to one hour visit two times per week at \$25/hour. An outside agency should be contacted should you require additional services.
Maintenance Service -	\$10 per quarter hour plus supplies for repair of personal Belongings.
Simply “To Go”-	Rates as shown in current brochure. Brochures are available in the Community Services Office, Marketing Office and Café.
Meal Plans -	\$250/month (20 meals) \$125/month (10 meals) Meals can be taken in the Garden Court dining room or the Gallery Café.
Guest Meals -	Guest are welcome in the Garden Court dining room. Guest rate is \$15/meal.
Medical Supplies -	Prices vary according to supply.
Therapies (PT, OT, ST) -	\$30.00 per unit (15 minutes)
Dry Cleaning -	Billed at actual cost from Dry Cleaning Company.
Emergency Call Pendant -	\$75 initial fee. No monthly fee (pendants must be returned upon discharge).
Wheelchair Rental -	\$20.00 per month.
Wellness Center Ancillary Fees	\$5.00 per 15 minutes (\$20 maximum charge).
Overnight Guests - Accommodations	Guest accommodations in Manor West are provided based upon availability. Guest Fee is \$50/night and includes breakfast in the café. Please contact the Admissions Office at 625-6108 for room availability.

(Rates are subject to change upon 30 day notice)