

GARDEN COURT APARTMENTS

FEES & CHARGES 2012

Garden Court Apartments	NO REFUND PLAN I	60% REFUND PLAN II	LEASE PLAN III*	MONTHLY SERVICE FEE
1-bedroom Apt. (790 sq. ft.) Classic	\$134,000	\$175,000	\$72,000	\$ 1,280.00*
2-bed/2-bath Apt (1020-1100 sq.ft.) Select	\$167,000	\$219,000	\$88,500	\$1,500.00*
Premier (1070-1225 sq.ft.)	\$180,000	\$236,000	\$95,000	\$1,515.00*
Deluxe (1260-1510 sq.ft.)	\$189,000	\$248,000	\$99,500	\$1,555.00*
Deluxe (1605 sq. ft.)	\$217,000	\$285,000	\$113,500	\$1,625.00*

***Lease Fees for Plan III: 1-Bedroom = \$814; Classic = \$988 Select = \$1,077;
Premier = \$1,130; Deluxe = \$1,308**

Monthly Service Fee \$425.00 for second occupant.

*Monthly Service Fee includes:

5 meals per week	Building & Grounds Maintenance
Bi-weekly housekeeping	Security
Utilities (except phone, cable/internet service)	Use of all amenities
Annual membership to Lititz recCenter	Real Estate Taxes
24-hour emergency nursing	24-hour emergency maintenance

Plan I: No refund after 50 months. Amortized at 2% per month.

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 and service fees.

Rates are subject to change upon 30 day notice
(See Reverse Side for Additional Charges)

Additional Charges

Telephone -	Direct billing from telephone company OR \$22.00/month for local service and long distance - \$4.95/month for voice mail Or you may call Windstream to initiate phone service if preferred. (Not applicable in Cottages or Manor Greene Apartments)
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.
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.
Internet Service (Broadband) –	Initial set-up \$18; Monthly Service \$32 (6 megabytes download/2 megabytes upload capability)
Underground Parking Garage	\$65.00/month (Note: The above parking fee applies to units occupied before 1/1/2011 and to any Garden Court resident desiring an additional parking garage space, as space is available)