

HENDRICKS PLACE TOWNHOMES

Townhomes	NO REFUND PLAN I	60% REFUND PLAN II	90% REFUND PLAN IV	50/50 REFUND PLAN V
Plan A 1,907 Sq. Ft.	\$336,100	\$425,100	\$478,500	\$514,100
Plan B 1,803 Sq. Ft.	\$336,100	\$425,100	\$478,500	\$514,100
Plan C -Center Unit 1,866 Sq. Ft.	\$303,700	\$384,600	\$433,200	\$465,600
Plan C -End Unit 1,866 Sq. Ft.	\$336,100	\$425,100	\$478,500	\$514,100

Monthly Service Fee = \$1,265 (For 2012)

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 and grounds maintenance
 Annual Lititz rec Center membership
 Use of amenities
 Security

Resident Responsibility:

Electric
 Gas (fireplace, dryer & heat)
 Phone
 Cable/internet
 Water/Sewer
 Meals (Meal plan available)
 Housekeeping

Townhomes including optional finished Second Floor

(Includes a full bath, bedroom & bonus room with walk-in closets and storage area)

Plan A Second Floor - 926 Sq. Ft., Total: 2,833	\$356,100	\$445,100	\$498,500	\$534,100
Plan B Second Floor - 806 Sq. Ft., Total: 2,609	\$356,100	\$445,100	\$498,500	\$534,100
Plan C - Center Unit Second Floor - 860 Sq. Ft., Total: 2,726	\$323,700	\$404,600	\$453,200	\$485,600
Plan C - End Unit Second Floor - 860 Sq. Ft., Total: 2,726	\$356,100	\$445,100	\$498,500	\$534,100

Additional Monthly Service Fee = \$60

Townhome w/optional sunroom (198 sq. ft.) Add an additional \$6,500 to the refund plan above.

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 IV: 90% guaranteed refund after 5 months. Amortized at 2% per month. After 5 months the guaranteed refund of 90% remains.

Plan V: 50/50 appreciation after 25 months: Amortized at 2% per month. After 25 months the guaranteed refund of 50% remains plus 50% of the appreciation in value.

Note: Plan III Lease Plan not available for Townhomes
 (Additional services charges are located on the back)

Rates Effective 7/30/11

Additional Charges

Transportation/ Transport Aide	\$25.00 per hour; \$12.00 minimum; (\$75 maximum per trip within Lancaster County) Holiday Transport – \$35.00
Housekeeping Services	“Returning Home” Services in Cottages - \$20.00/hr (Brochures are available in the Community Services Office and Marketing Office)
Personal Care Services	Maximum of up to 1 hour visit 2x/week, \$25.00/hr. (You should contact an outside agency if additional personal care services are required).
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 Packages	\$250/month (20 meals) \$125/month (10 meals) Meals can be taken in the Garden Court dining room or the Café
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/ Wellness Center/	\$5.00 per 15 minutes (\$20 maximum charge) This applies to scheduled recurring services (There is no charge for emergency calls/service)
Guest Meals in Garden Court dining room	\$15.00 per meal
Overnight Guest Rate in Manor West	\$50.00 per night, including breakfast in the café. If you are expecting out of town guests and they are in need of overnight accommodations, please contact the Admissions Department at ext. 6108 for room availability in Manor West.
Personal Trainer Services -	\$25.00 per unit (60 minutes)

(Rates are subject to change upon 30 day notice)