

## INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

*(Effective January 1, 2025 - subject to change without notice)*

### **Our Fee Structure**

For both singles and couples at Kirkland Village, a one-time Residency Investment Fee, plus a Monthly Maintenance Fee – is based on the type of Apartment, Cottage or Terrace home you choose that will provide you with living accommodations to fit your lifestyle. Many residents find that living at Kirkland 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.

### **Explanation of the Residency Investment and the Refund Plans**

The Residency Investment at Kirkland Village is YOUR investment for your best future. To accommodate residents with varying estate requirements, Kirkland Village offers two different Residency Investment Programs. Both plans offer the same level of service and accommodations and differ only in the refund schedule.

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).

### **50 Month Plan**

- 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.

### **50% Refund 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.

### **70% Refund Plan**

- Our 70% Refund Plan is available to all new resident's who are 79 or younger at the time of their Contract Signing. It has a higher Resident Investment Fee but provides (after 15 months) for a 70% minimum refund base on a 2% reduction of the Residency Investment Fee for every month of occupancy.

**Under all three entrance plans, the payment of the refund is contingent upon the resale and occupancy of the residence.**

**Learn more about life at Kirkland Village by calling  
610-691-4504 or email us at [kvliving@psl.org](mailto:kvliving@psl.org).**

## RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

*(Effective January 1, 2025 - subject to change without notice)*

EASTWOOD & WESTWOOD APARTMENTS	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Minsi	\$107,300	–	\$169,100	–	\$214,600	–	\$3,380	–
Stefko	\$125,200	\$144,765	\$196,900	\$216,465	\$250,400	\$269,965	\$3,586	\$4,086
Ettwein	\$148,100	\$167,665	\$233,000	\$252,565	\$296,300	\$315,865	\$4,029	\$4,529
Stafore	\$181,600	\$201,165	\$285,600	\$305,165	\$363,300	\$382,865	\$4,366	\$4,866
Dewberry	\$181,600	\$201,165	\$285,600	\$305,165	\$363,300	\$382,865	\$4,366	\$4,866
Macada	\$220,200	\$239,765	\$346,700	\$366,265	\$440,500	\$460,065	\$4,725	\$5,225
Weyhill	\$237,600	\$257,165	\$373,400	\$392,965	\$475,200	\$494,765	\$5,125	\$5,625
Altonah	\$299,100	\$318,665	\$470,600	\$490,165	\$598,200	\$617,765	\$5,619	\$6,119
Burnside	\$303,500	\$323,065	\$478,000	\$497,565	\$607,100	\$626,665	\$5,692	\$6,192
Crawford	\$361,700	\$381,265	\$569,500	\$589,065	\$723,400	\$742,965	\$6,243	\$6,743
Edgeboro	\$467,900	\$487,465	\$736,800	\$756,365	\$935,800	\$955,365	\$5,997	\$6,497
Fahy	\$193,900	\$213,465	\$305,000	\$324,565	\$387,900	\$407,465	\$4,774	\$5,274
Grenadier	\$220,200	\$239,765	\$346,600	\$366,165	\$440,500	\$460,065	\$4,774	\$5,274

\*Monthly fee does NOT include charges for the Flexible Declining Balance Meal Plan. Note: Above prices are base prices. Prices may vary according to upgrades and locations. Second person entrance fee \$19,565. Second person monthly fee \$500. \*\* All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

### Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic Plus cable package for TV and WiFi
- Connected Living Community platform- Internal and integrated app for residents
- Housekeeping every 2 weeks
- Optional linen service every 2 weeks
- Appliance maintenance
- Interior and exterior maintenance
- Central trash and recycling areas
- Heated indoor pool
- Exercise programs
- 24 hour gym
- Wellness education programs
- Emergency pendant/watch (SARA) with on-campus GPS
- Wellness Center available for first-aid, labwork, blood pressure etc
- Medical Director and CRNP available as Primary Care Physician (CURANA)
- Education on treatments, procedures and disease processes
- 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)
- Annual 14 days of in-patient nursing care (medical necessity is required, does not accrue)

Landline Telephone Service is \$0.86 a day and billed on your monthly statement

## RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

*(Effective January 1, 2025 - subject to change without notice)*

NORTHWOOD GARDENS	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**		Single	Double
	Single	Double	Single	Double	Single	Double		
Evergreen	\$290,100	\$309,665	\$456,700	\$476,265	\$580,300	\$599,865	\$3,997	\$4,497
Hummingbird	\$317,000	\$336,565	\$499,300	\$518,865	\$634,100	\$653,665	\$4,330	\$4,830
Bayberry	\$350,500	\$370,065	\$551,900	\$571,465	\$701,100	\$720,665	\$4,996	\$5,496
Angelica	\$356,100	\$375,665	\$560,300	\$579,865	\$712,200	\$731,765	\$4,996	\$5,496
Cardinal	\$435,500	\$455,065	\$686,000	\$705,565	\$871,100	\$890,665	\$5,995	\$6,495
Dahlia	\$467,900	\$487,465	\$736,900	\$756,465	\$935,900	\$955,465	\$5,995	\$6,495

Second person entrance fee \$19,565. Second person monthly fee \$500.

\*\* All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

### Northwood Gardens Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic Plus cable package for TV and WiFi
- Connected Living Community platform- Internal and integrated app for residents
- Housekeeping every 2 weeks
- Optional linen service every 2 weeks
- Appliance maintenance
- Interior and exterior maintenance
- Central trash and recycling areas
- Heated indoor pool
- Exercise programs
- 24 hour gym
- Wellness education programs
- Emergency pendant/watch (SARA) with on-campus GPS
- Wellness Center available for first-aid, labwork, blood pressure etc
- Medical Director and CRNP available as Primary Care Physician (CURANA)
- Education on treatments, procedures and disease processes
- 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)
- Annual 14 days of in-patient nursing care (medical necessity is required, does not accrue)

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SOUTHWOOD COTTAGES	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Monocacy	\$365,200	\$384,765	\$575,000	\$594,565	\$730,400	\$749,965	\$5,414	\$5,914

\* Monthly fee does NOT include charges for the Flexible Declining Balance Meal Plan.

Note: Above prices are base prices. Prices may vary according to upgrades and locations.

Second person entrance fee \$19,565. Second person monthly fee \$500.

\*\* All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

### Cottage Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic Plus cable package for TV and WiFi
- Connected Living Community platform- Internal and integrated app for residents
- Housekeeping every 2 weeks
- Optional linen service every 2 weeks
- Appliance maintenance
- Interior and exterior maintenance
- Central trash and recycling areas
- Heated indoor pool
- Exercise programs
- 24 hour gym
- Wellness education programs
- Emergency pendant/watch (SARA) with on-campus GPS
- Wellness Center available for first-aid, labwork, blood pressure etc
- Medical Director and CRNP available as Primary Care Physician (CURANA)
- Education on treatments, procedures and disease processes
- 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)
- Annual 14 days of in-patient nursing care (medical necessity is required, does not accrue)

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Kirkland Village

[www.psl.org/kirkland](http://www.psl.org/kirkland)

A Life Plan Community | Bethlehem, PA