

## INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

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

### Our Fee Structure

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

### 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.
- Under both entrance plans, the payment of a refund is contingent upon the resale and occupancy of the residence.

### Flexible Entrance Fee Options

We are pleased to offer you pricing alternatives to help make your new home a reality that best suits your situation. The New Flexible Entrance Fee Options described on the previous page were developed based on feedback from prospective residents. Please contact the community sales office to learn more about which option might work best for you.



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

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Learn more about life at Westminster Village by calling  
302-744-3542 or email us at [dstraughn@psl.org](mailto:dstraughn@psl.org).

## RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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

<b>RESIDENT INVESTMENT FEES</b>				
	<b>50 Month Plan</b>			<b>50% Refund Plan</b>
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
<b>APARTMENTS</b>				
Ashford	\$55,300	\$92,100	\$129,000	\$145,100
Middleford	\$65,800	\$109,600	\$153,500	\$172,700
Windsor	\$73,400	\$122,400	\$171,400	\$192,700

\*Note: Above prices are base prices and may vary according to upgrades. Double occupancy is an additional \$16,455 resident investment fee. \$421 second person maintenance fee.

<b>MONTHLY MAINTENANCE FEES</b>				
	<b>50 Month Plan</b>			<b>50% Refund Plan</b>
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
<b>APARTMENTS</b>				
Ashford	\$3,055	\$2,309	\$1,560	\$2,309
Middleford	\$2,960	\$2,503	\$2,045	\$2,503
Windsor	\$3,600	\$2,791	\$1,975	\$2,791

Second person monthly fee \$421.

### **Apartment Monthly Service Fee Includes:**

- All utilities (electric, water, heat/air conditioning, basic cable TV service – except telephone and internet)
- Weekly trash collection, including recyclables
- 24-hour emergency response system that includes daily safety checks via monitoring system and staff support
- \$100 dining dollars per month/person
- Landscaping and routine lawn maintenance
- Building and appliance maintenance
- Road maintenance and snow removal
- 14 days of on-site nursing care annually in either Assisted Living or the Health Center (when medically necessary, does not accrue)
- Regularly scheduled transportation for shopping trips to local stores and scheduled medical appointments within five miles of the community

### **A la carte services:**

Housekeeping, extra maintenance, weekly linen laundry service, transportation for medical appointments or for personal errands are all available at the hourly rates outlined on the fee schedule (available upon request). Meals are also optional and flexible.

## RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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

<b>RESIDENT INVESTMENT FEES</b>				
<b>COTTAGES</b>	<b>50 Month Plan</b>			<b>50% Refund Plan</b>
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
Asbury	\$130,100	\$216,800	\$303,500	\$341,200
Asbury w/ Sunroom	\$140,400	\$234,000	\$327,700	\$368,600
Bradford	\$135,400	\$225,700	\$316,000	\$355,400
Bradford w/ Sunroom	\$146,500	\$244,300	\$342,000	\$384,900
Canterbury	\$147,900	\$246,600	\$345,200	\$388,700
Canterbury w/ Sunroom	\$159,500	\$265,900	\$372,300	\$419,100

\*Note: Above prices are base prices and may vary according to upgrades. Double occupancy is an additional \$16,455 resident investment fee. \$421 second person maintenance fee.

<b>MONTHLY MAINTENANCE FEES</b>				
<b>COTTAGES</b>	<b>50 Month Plan</b>			<b>50% Refund Plan</b>
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
Asbury	\$3,825	\$2,926	\$2,025	\$2,926
Asbury w/ Sunroom	\$3,945	\$2,970	\$2,000	\$2,970
Bradford	\$4,185	\$3,252	\$2,310	\$3,252
Bradford w/ Sunroom	\$4,315	\$3,298	\$2,280	\$3,298
Canterbury	\$4,510	\$3,473	\$2,450	\$3,473
Canterbury w/ Sunroom	\$4,620	\$3,519	\$2,405	\$3,519

Second person monthly fee \$421.

### **Cottage Monthly Service Fee Includes:**

- All utilities (electric, water, heat/air conditioning, basic cable TV service – except telephone and internet)
- Weekly trash collection, including recyclables
- 24-hour emergency response system that includes daily safety checks via monitoring system and staff support
- \$100 dining dollars per month/person
- Landscaping and routine lawn maintenance
- Building and appliance maintenance
- Road maintenance and snow removal
- 14 days of on-site nursing care annually in either Assisted Living or the Health Center (when medically necessary, does not accrue)
- Regularly scheduled transportation for shopping trips to local stores and scheduled medical appointments within five miles of the community

### **A la carte services:**

Housekeeping, extra maintenance, weekly linen laundry service, transportation for medical appointments or for personal errands are all available at the hourly rates outlined on the fee schedule (available upon request). Meals are also optional and flexible.

# MONTHLY APARTMENT RENTAL AGREEMENT 2025 RATES

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

	Single Occupancy	Double Occupancy
<b>APARTMENTS</b>		
Ashford	\$3,564	\$4,209
Middleford	\$3,996	\$4,641
Windsor	\$4,459	\$5,104

\*A one time community fee of \$5,000 is required.

### Community Amenities Include:\*\*

- Dining options
  - Trash collection, including recyclables
  - 24-hour emergency response system that includes daily safety checks via monitoring system and staff support
  - Landscaping and routine lawn maintenance
  - Building and appliance maintenance
  - Road maintenance and snow removal
  - Regularly scheduled transportation
- \*\*Additional fees for some services may apply.



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