

GARDEN COURT APARTMENTS

FEES & CHARGES 2014

ENTRANCE FEE PLAN	NO REFUND PLAN I	60% REFUND PLAN II	MONTHLY SERVICE FEE
1-bedroom Apt. (790 sq. ft.)	\$134,000	\$182,800	\$ 1,360.00*
Classic (1020-1100 sq. ft.)			
2-bed/2-bath Apt.	\$167,000	\$227,900	\$1,597.00*
Select (1070-1225 sq. ft.)	\$180,000	\$245,500	\$1,612.00*
Premier (1260-1510 sq. ft.)	\$189,000	\$260,800	\$1,654.00*
Deluxe (1605 sq. ft.)	\$217,000	\$296,400	\$1,726.00*

RENTAL PLAN - \$5,000 Entrance Fee

1-bedroom Apt -	\$2,495 per month*
Classic -	\$2,955 per month*
Select -	\$3,110 per month*
Premier -	\$3,260 per month*
Deluxe -	\$3,565 per month*

Additional Monthly Service Fee \$435.00 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

ENTRANCE FEE DESCRIPTIONS:

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

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

Rental Plan: Month to month rental with option to transfer to Plan I or II within the first 24 months.

Rates are subject to change upon 30 day notice

Additional Charges

Telephone -	Direct billing from telephone company OR \$22.00/month for local service and long distance and \$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	\$30.00 per hour; \$15.00 minimum; (\$86.00 maximum transport per trip within Lancaster County) Holiday Transport \$40.
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 (including computer services).
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 Fees are \$50/night for a single room and \$75/night for a 2-room suite. Fee 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)