

Willow Valley Retirement Communities

Entrance and Monthly Fees – 2012



Type of Residence	Capital Preservation (No Refund)	Traditional (33% Refund)	Estate Preservation (90% Refund)	Monthly Fees
<u>Apartments (Main Building)</u>				
Studio	\$73,500	\$85,600	\$123,700	\$1,668
One Bedroom	\$116,500 - \$140,500	\$135,600 - \$166,600	\$195,700 - \$238,700	\$1,799- \$2,012
Two Bedroom	\$150,500 - \$189,500	\$177,600 - \$223,600	\$254,700 - \$323,700	\$1,931 - \$2,322
Two Bedroom Deluxe	\$189,500 - \$220,500	\$223,600 - \$259,600	\$322,700 - \$376,700	\$1,997 - \$2,400
Two Bedroom Deluxe w/Study	\$202,500 - \$277,500	\$238,600 - \$326,600	\$344,700 - \$469,700	\$1,997 - \$2,758
<u>Garden Apts / Midrise / Spring Run</u>				
One Bedroom	\$143,500 - \$169,500	\$169,600 - \$200,600	\$244,700 - \$289,700	\$1,204 - \$1,409
Two Bedroom Deluxe	\$209,500 - \$280,500	\$246,600 - \$331,600	\$355,700 - \$476,700	\$1,920 - \$2,491
Two Bedroom Deluxe w/Study	\$238,500 - \$351,500	\$278,600 - \$413,600	\$396,700 - \$596,700	\$1,980 - \$3,097
<u>Villas (One-Story)</u>				
Two Bedroom Deluxe	\$242,500 - \$272,500	\$284,600 - \$321,600	\$410,700 - \$463,700	\$1,980 - \$2,094
Two Bedroom Deluxe w/Sunroom or Den	\$260,500 - \$284,500	\$308,600 - \$335,600	\$444,700 - \$484,700	\$2,153 - \$2,269
<u>Townhomes (Two-Story)</u>				
The Lyon	\$345,500 - \$366,500	\$407,600 - \$428,600	\$586,700 - \$609,700	\$2,944 - \$3,023
The Marseille	\$392,500 - \$414,500	\$463,600 - \$485,600	\$667,700 - \$689,700	\$3,260 - \$3,338
The Versailles	\$407,500 - \$428,500	\$479,600 - \$501,600	\$691,700 - \$714,700	\$3,574 - \$3,653
Second Person Fees	\$16,000	\$19,000	\$27,000	\$718 - \$1,208

Service and amenities package varies by residence selected. Please ask your sales counselor for details and for specific fees related to your selected residence.

Under the Capital Preservation Plan, entrance fee refunds depreciate to zero. Under the Traditional Plan entrance fee refunds depreciate to thirty-three percent. Under the Estate Preservation Plan, entrance fee refunds depreciate to ninety percent. Entrance fees are subject to change without notice. Monthly fees are adjusted on an annual basis. Fees effective January 1, 2012.