

LIFECARE RESIDENCY AGREEMENT

Apartment Fee Schedule

Residence	Location	Type	Square Footage	Entrance Fees		Monthly Fees	
				Single	Double (Single + \$78,400)	Single	Double (Single + \$1,840)
Rowan	The Manor	1 Bed, 1 Bath, Study	770 sq. ft.	\$250,000	\$328,400	\$4,046	\$5,886
Hawthorn	The Manor	1 Bed, 1.5 Bath, Den	975 sq. ft.	\$316,663	\$395,063	\$4,490	\$6,330
Laurel Deluxe	The Manor	2 Bed, 2 Bath	1,214 sq. ft.	\$357,261	\$435,661	\$5,376	\$7,216
Camellia	The Manor	2 Bed, 2 Bath	1,299 sq. ft.	\$421,892	\$500,292	\$5,521	\$7,361
Holly	The Manor	2 Bed, 2 Bath	1,317 sq. ft.	\$427,739	\$506,139	\$5,598	\$7,438
Cypress	The Manor	2 Bed, 2 Bath	1,319 sq. ft.	\$428,388	\$506,788	\$5,606	\$7,446
Willow	The Manor	2 Bed, 2 Bath	1,332 sq. ft.	\$432,610	\$511,010	\$5,661	\$7,501

Residence	Location	Type	Square Footage	Entrance Fees		Monthly Fees	
				Single	Double (Single + \$78,400)	Single	Double (Single + \$1,840)
Iris	The Lodge	1 Bed, 1.5 Bath	1,028 sq. ft.	\$333,876	\$412,276	\$4,733	\$6,573
Azalea	The Lodge	1 Bed, 2 Bath, Den	1,230 sq. ft.	\$399,482	\$477,882	\$5,446	\$7,286
Violet	The Lodge	2 Bed, 2 Bath	1,336 sq. ft.	\$433,909	\$512,309	\$5,915	\$7,755
Sage	The Lodge	2 Bed, 2 Bath	1,462 sq. ft.	\$474,832	\$553,232	\$6,474	\$8,314
Wisteria	The Lodge	2 Bed, 2 Bath, Study	1,582 sq. ft.	\$513,806	\$592,206	\$6,724	\$8,564
Heather	The Lodge	2 Bed, 2.5 Bath, Study	1,625 sq. ft.	\$527,772	\$606,172	\$6,907	\$8,747
Hyacinth	The Lodge	2 Bed, 2 Bath, Study	1,660 sq. ft.	\$523,436	\$601,836	\$7,056	\$8,896

Entrance fees are based on full Life Care Declining Refund which declines at 2% per month, reaching zero in 50 months. Please see back for entrance fee options.

Lifecare • April 1, 2023 through March 31, 2024

Covenant Woods Lifecare Residency Agreements

Declining Balance: A portion of the Entrance Fee paid is refunded to you or your estate if you leave Covenant Woods within 49 months after the Occupancy Date. The refund will be an amount equal to the Entrance Fee paid, less 4% Administrative Fee, and less 2% of the Entrance Fee paid for each full or partial month of residency until the balance is zero.

50% Refundable Fee: No less than 50% of the Entrance Fee paid is refundable to you or your estate if you leave Covenant Woods. The refund will be an amount equal to the Entrance Fee paid, less 4% Administrative Fee, and less 2% of the Entrance Fee paid for full or partial month of residency, through the 25th month of residency, at which time the refund will be 50% of the Entrance Fee. It will remain a constant 50% thereafter, regardless of the length of residency at Covenant Woods. Not available to persons above the age of 89.

90% Refundable Fee: No less than 90% of the Entrance Fee paid is refundable to you or your estate if you leave Covenant Woods. The refund will be an amount equal to the Entrance Fee paid, less 4% Administrative Fee, and less 2% of the Entrance Fee paid for full or partial month of residency, through the 5th month of residency, at which time the refund will be 90% of the Entrance Fee. It will remain a constant 90% thereafter, regardless of the length of residency at Covenant Woods. Not available to persons above the age of 89.

All monthly fees are associated with the residence type and do not change with entrance fee option selections. Services included:

- Dining dollars to use at any of our three restaurants
- Bi-weekly housekeeping
- All utilities with the exception of cable
- Private internet service
- Maintenance of residence and grounds
- Appliances furnished
- On-campus and local transportation
- Fitness, wellness, and recreational programs
- 24-hour security and emergency assistance
- Pastoral care

The continuing care retirement facilities and services offered herein are offered solely by Covenant Woods, a Virginia corporation, which is not affiliated with any outside continuing care retirement facility or provider.

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Cottage Fee Schedule

Residence	Type	Square Footage	Entrance Fees		Monthly Fees	
			Single	Double (Single + \$78,400)	Single	Double (Single + \$1,840)
Bartlett	2 Bed, 2 Bath	1,510 sq. ft.	\$498,877	\$577,277	\$5,419	\$7,259
Mulberry	2 Bed, 2 Bath, Study	1,520 sq. ft.	\$502,181	\$580,581	\$5,456	\$7,296
Cortland	2 Bed, 2 Bath	1,628 sq. ft.	\$537,862	\$616,262	\$5,843	\$7,683
Spruce	2 Bed, 2 Bath, Study	1,710 sq. ft.	\$564,954	\$643,354	\$6,137	\$7,977
York	2 Bed, 2 Bath, Study	1,762 sq. ft.	\$582,133	\$660,533	\$6,324	\$8,164
Poplar	2 Bed, 2 Bath, Study	1,785 sq. ft.	\$589,732	\$668,132	\$6,406	\$8,246
Hickory	2 Bed, 2.5 Bath, Study	1,855 sq. ft.	\$612,859	\$691,259	\$6,658	\$8,498
Magnolia	2 Bed, 2 Bath, Study	1,987 sq. ft.	\$550,000	\$628,400	\$7,131	\$8,971

**Options specific to some cottages include two-car garage, sunroom, screened-in porch, fireplace, etc. (additional costs may apply)*

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