



Covenant Woods Apartments Fee Schedule

Residence	Type	Square Footage	Entrance Fees		Monthly Fee	
			Single	Double (Single + \$66,500)	Single	Double (Single + \$1,435)
Bayberry	The Manor 1 Bedroom	770 sq. ft.	\$209,597	n/a	\$3,271	n/a
Hawthorn	The Manor 1 Bedroom & Den	975 sq. ft.	\$258,172	(+\$66,500) = \$324,672	\$3,542	(+\$1,435) = \$4,977
Iris	The Lodge 1 Bedroom	1,028 sq. ft.	\$282,517	(+\$66,500) = \$349,017	\$3,783	(+\$1,435) = \$5,218
Laurel	The Manor 2 Bedroom	1,100 sq. ft.	\$304,536	(+\$66,500) = \$371,036	\$3,995	(+\$1,435) = \$5,430
Aster	The Manor 1 Bedroom & Den	1,131 sq. ft.	\$307,444	(+\$66,500) = \$373,944	\$4,068	(+\$1,435) = \$5,503
Laurel Deluxe	The Manor 2 Bedroom	1,214 sq. ft.	\$333,902	(+\$66,500) = \$400,402	\$4,286	(+\$1,435) = \$5,721
Azalea	The Lodge 1 Bedroom & Den	1,230 sq. ft.	\$333,761	(+\$66,500) = \$400,261	\$4,414	(+\$1,435) = \$5,849
Camellia	The Manor 2 Bedroom	1,299 sq. ft.	\$350,386	(+\$66,500) = \$416,886	\$4,459	(+\$1,435) = \$5,894
Holly	The Manor 2 Bedroom	1,317 sq. ft.	\$356,532	(+\$66,500) = \$423,032	\$4,523	(+\$1,435) = \$5,958
Holly II	The Manor 2 Bedroom	1,317 sq. ft.	\$354,819	(+\$66,500) = \$421,319	\$4,523	(+\$1,435) = \$5,958
Cypress	The Manor 2 Bedroom	1,319 sq. ft.	\$353,977	(+\$66,500) = \$420,477	\$4,531	(+\$1,435) = \$5,966
Willow	The Manor 2 Bedroom	1,332 sq. ft.	\$358,289	(+\$66,500) = \$424,789	\$4,576	(+\$1,435) = \$6,011
Violet	The Lodge 2 Bedroom	1,336 sq. ft.	\$365,547	(+\$66,500) = \$432,047	\$4,800	(+\$1,435) = \$6,235
Sage	The Lodge 2 Bedroom	1,462 sq. ft.	\$398,287	(+\$66,500) = \$464,787	\$5,114	(+\$1,435) = \$6,549
Garden Hyacinth	The Lodge 2 Bedroom	1,505 sq. ft.	\$412,375	(+\$66,500) = \$478,875	\$4,508	(+\$1,435) = \$5,943
Wisteria	The Lodge 2 Bedroom & Den	1,582 sq. ft.	\$454,668	(+\$66,500) = \$521,168	\$5,435	(+\$1,435) = \$6,870
Heather	The Lodge 2 Bedroom	1,625 sq. ft.	\$448,351	(+\$66,500) = \$514,851	\$5,448	(+\$1,435) = \$6,883
Hyacinth	The Lodge 2 Bedroom & Den	1,660 sq. ft.	\$456,364	(+\$66,500) = \$522,864	\$5,469	(+\$1,435) = \$6,904



Note: Option 1 entrance fees are based on a full Life Care Declining Refund which declines at 2% per month, reaching zero in 50 months. Also available are 90% refundable, 50% refundable and other options that provide a discount for those who have long-term-care insurance. Please refer to the Disclosure or Residency Agreement for complete details.

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.

Covenant Woods Entrance Fee Options

Declining Refund Entrance Fee: 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 2% of the Entrance Fee paid for each full or partial month of residency until the balance is 0.

50% Refundable Entrance Fee: No less than 50% of the Entrance Fee paid is refunded to you or your estate if you leave Covenant Woods. The refund will be an amount equal to the Entrance Fee paid less 2% of the Entrance Fee paid for each full or partial month of residency, through the 25th month of residency, at which time the refund will be 50% of the Entrance Fee, regardless of the length of residency at Covenant Woods.

90% Refundable Entrance Fee: No less than 90% of the Entrance Fee paid will be refunded to you or your estate if you leave Covenant Woods. The refund will be an amount equal to the Entrance Fee paid less 2% of the Entrance Fee paid for each full or partial month of residency through the 5th month of residency, at which time the refund will reach 90% of the Entrance Fee. It will remain a constant 90% thereafter, regardless of the length of residency at Covenant Woods.

Modified Residency Agreement with Per Diem Healthcare Entrance Fee: A lower entrance fee which does not provide pre-payment toward future health care. 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 2% of the Entrance Fee paid for each full or partial month of residency until the balance is 0.

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

- › *The Community's Flex Spending Plan*
- › *Weekly housekeeping*
- › *Real estate taxes and utilities: electricity, water, natural gas, sewer, and refuse*
- › *Cable TV hook-up and basic Comcast channels*
- › *Washer and dryer, stove, dishwasher, refrigerator, and microwave, and maintenance of appliances furnished*
- › *Maintenance of residence and grounds*
- › *Transportation in accordance with the community policies*
- › *Activities, Fitness and Wellness Programs*
- › *Campus security*
- › *Emergency call system*