

FEE-FOR-SERVICE RESIDENCY AGREEMENT

Apartment Fee Schedule

Residence	Location	Type	Square Footage	Entrance Fees		Monthly Fees	
				Single	Double (Single + \$54,000)	Single	Double (Single + \$1,950)
Rowan	The Manor	1 Bed, 1 Bath, Study	770 sq. ft.	\$212,000	\$266,000	\$3,035	\$4,985
Hawthorn	The Manor	1 Bed, 1.5 Bath, Den	975 sq. ft.	\$271,063	\$325,063	\$3,569	\$5,519
Laurel Deluxe	The Manor	2 Bed, 2 Bath	1,214 sq. ft.	\$334,354	\$388,354	\$4,274	\$6,224
Camellia	The Manor	2 Bed, 2 Bath	1,299 sq. ft.	\$357,765	\$411,765	\$4,389	\$6,339
Holly	The Manor	2 Bed, 2 Bath	1,317 sq. ft.	\$362,722	\$416,722	\$4,450	\$6,400
Cypress	The Manor	2 Bed, 2 Bath	1,319 sq. ft.	\$363,273	\$417,273	\$4,457	\$6,407
Willow	The Manor	2 Bed, 2 Bath	1,332 sq. ft.	\$366,854	\$420,854	\$4,501	\$6,451

Residence	Location	Type	Square Footage	Single	Double (Single + \$54,000)	Single	Double (Single + \$1,950)
Iris	The Lodge	1 Bed, 1.5 Bath	1,028 sq. ft.	\$280,456	\$334,456	\$3,763	\$5,713
Violet	The Lodge	2 Bed, 2 Bath	1,336 sq. ft.	\$367,955	\$421,955	\$4,703	\$6,653
Sage	The Lodge	2 Bed, 2 Bath	1,462 sq. ft.	\$410,255	\$464,255	\$5,147	\$7,097
Wisteria	The Lodge	2 Bed, 2 Bath, Study	1,582 sq. ft.	\$443,928	\$497,928	\$5,345	\$7,295
Heather	The Lodge	2 Bed, 2.5 Bath, Study	1,625 sq. ft.	\$447,550	\$501,550	\$5,491	\$7,441
Hyacinth	The Lodge	2 Bed, 2 Bath, Study	1,660 sq. ft.	\$452,249	\$506,249	\$5,609	\$7,559

*Options specific to some apartments include premium locations (additional costs may apply)

Fee-For-Service V2 • April 1, 2024 through March 31, 2025

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Cottage Fee Schedule

Residence	Type	Square Footage	Entrance Fees		Monthly Fees	
			Single	Double (Single + \$54,000)	Single	Double (Single + \$1,950)
Bartlett	2 Bed, 2 Bath	1,510 sq. ft.	\$425,043	\$479,043	\$4,308	\$6,258
Mulberry	2 Bed, 2 Bath, Study	1,520 sq. ft.	\$427,858	\$481,858	\$4,337	\$6,287
Cortland	2 Bed, 2 Bath	1,628 sq. ft.	\$458,259	\$512,259	\$4,646	\$6,596
Spruce	2 Bed, 2 Bath, Study	1,710 sq. ft.	\$481,340	\$535,340	\$4,879	\$6,829
York	2 Bed, 2 Bath, Study	1,762 sq. ft.	\$495,978	\$549,978	\$5,027	\$6,977
Poplar	2 Bed, 2 Bath, Study	1,785 sq. ft.	\$502,452	\$556,452	\$5,093	\$7,043
Hickory	2 Bed, 2.5 Bath, Study	1,855 sq. ft.	\$522,156	\$576,156	\$5,293	\$7,243
Magnolia	2 Bed, 2 Bath, Study	1,987 sq. ft.	\$543,021	\$597,021	\$5,669	\$7,619

*Options specific to some cottages include two-car garage, sunroom, screened-in porch, or premium locations (additional costs may apply)

Fee-For-Service V2 • April 1, 2024 through March 31, 2025

Covenant Woods Fee-For-Service Agreement

Fee-For-Service Healthcare Agreement: A lower Entrance Fee and monthly fee which does not provide pre-payment toward future healthcare. 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.

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

- 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

2024-2025 Daily Fees:

Assisted Living: \$248
Memory Support: \$287
Nursing Care: \$402

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.