

# FEE-FOR-SERVICE RESIDENCY AGREEMENT

## Apartment Fee Schedule

Residence	Location	Type	Square Footage	Entrance Fees		Monthly Fees	
				Single	Double <i>(single plus \$77,760)</i>	Single	Double <i>(single plus \$2,160)</i>
Primrose	The Manor	1 Bed, 1 Bath	770 sq. ft.	\$256,520	\$334,280	\$3,362	\$5,522
Rowan	The Manor	1 Bed, 1 Bath, Study	770 sq. ft.	\$256,520	\$334,280	\$3,362	\$5,522
Hawthorn	The Manor	1 Bed, 1.5 Bath, Den	975 sq. ft.	\$327,986	\$405,746	\$3,954	\$6,114
Iris	The Lodge	1 Bed, 1.5 Bath	1,028 sq. ft.	\$339,352	\$417,112	\$4,168	\$6,328
Laurel	The Manor	2 Bed, 2 Bath	1,100 sq. ft.	\$366,578	\$444,338	\$4,461	\$6,621
Aster	The Manor	1 Bed, 1.5 Bath	1,131 sq. ft.	\$376,909	\$454,669	\$4,410	\$6,570
Laurel Deluxe	The Manor	2 Bed, 2 Bath	1,214 sq. ft.	\$404,568	\$482,328	\$4,735	\$6,895
Azalea	The Lodge	2 Bed, 1.5 Bath	1,230 sq. ft.	\$409,901	\$487,661	\$4,797	\$6,957
Camellia	The Manor	2 Bed, 2 Bath	1,299 sq. ft.	\$432,896	\$510,656	\$4,862	\$7,022
Holly	The Manor	2 Bed, 2 Bath	1,317 sq. ft.	\$438,894	\$516,654	\$4,929	\$7,089
Cypress	The Manor	2 Bed, 2 Bath	1,319 sq. ft.	\$439,560	\$517,320	\$4,937	\$7,097
Willow	The Manor	2 Bed, 2 Bath	1,332 sq. ft.	\$443,893	\$521,653	\$4,986	\$7,146
Violet	The Lodge	2 Bed, 2 Bath	1,336 sq. ft.	\$445,226	\$522,986	\$5,210	\$7,370
Sage	The Lodge	2 Bed, 2 Bath	1,462 sq. ft.	\$496,409	\$574,169	\$5,702	\$7,862
Garden Hyacinth	The Lodge	2 Bed, 2 Bath, Study	1,505 sq. ft.	\$501,545	\$579,305	\$5,087	\$7,247
Wisteria	The Lodge	2 Bed, 2 Bath, Study	1,582 sq. ft.	\$537,153	\$614,913	\$5,921	\$8,081
Heather	The Lodge	2 Bed, 2.5 Bath, Study	1,625 sq. ft.	\$541,536	\$619,296	\$6,083	\$8,243
Hyacinth	The Lodge	2 Bed, 2 Bath, Study	1,660 sq. ft.	\$547,221	\$624,981	\$6,213	\$8,373

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

Fee For Service • April 1, 2026 through March 31, 2027



# FEE-FOR-SERVICE RESIDENCY AGREEMENT

## Cottage Fee Schedule

Residence	Type	Square Footage	Entrance Fees		Monthly Fees	
			Single	Double <i>(single plus \$77,760)</i>	Single	Double <i>(single plus \$2,160)</i>
Bartlett	2 Bed, 2 Bath	1,510 sq. ft.	\$514,302	\$592,062	\$4,772	\$6,932
Mulberry	2 Bed, 2 Bath, Study	1,520 sq. ft.	\$517,708	\$595,468	\$4,804	\$6,964
Cortland	2 Bed, 2 Bath	1,628 sq. ft.	\$554,493	\$632,253	\$5,147	\$7,307
Spruce	2 Bed, 2 Bath, Study	1,710 sq. ft.	\$582,421	\$660,181	\$5,405	\$7,565
York	2 Bed, 2 Bath, Study	1,762 sq. ft.	\$600,133	\$677,893	\$5,569	\$7,729
Poplar	2 Bed, 2 Bath, Study	1,785 sq. ft.	\$673,307	\$751,067	\$5,642	\$7,802
Hickory	2 Bed, 2.5 Bath, Study	1,855 sq. ft.	\$697,149	\$774,909	\$5,863	\$8,023
Magnolia	2 Bed, 2 Bath, Study	1,987 sq. ft.	\$722,395	\$800,155	\$6,280	\$8,440

\*Options specific to some cottages include premium locations, garage size, and sunrooms. (additional costs may apply)

### Fee For Service Residency Agreement

A lower Entrance Fee and Monthly 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 an Administrative Fee, and less 2% of the Entrance Fee paid for each full or partial month of residency until the balance is zero. Ask your Sales Counselor for more details.

**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
- Spiritual care

#### Manor East Daily/Monthly Rates

Assisted Living	\$266/\$7,980
Memory Support	\$309/\$9,270
Healthcare	\$433/\$12,990

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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