

LIFECARE RESIDENCY AGREEMENT

Apartment Fee Schedule

Residence	Location	Type	Square Footage	Entrance Fees		Monthly Fees	
				Single	Double <i>(single plus \$119,520)</i>	Single	Double <i>(single plus \$2,160)</i>
Primrose	The Manor	1 Bed, 1 Bath	770 sq. ft.	\$320,650	\$440,170	\$4,751	\$6,911
Rowan	The Manor	1 Bed, 1 Bath, Study	770 sq. ft.	\$320,650	\$440,170	\$4,751	\$6,911
Hawthorn	The Manor	1 Bed, 1.5 Bath, Den	975 sq. ft.	\$409,983	\$529,503	\$5,272	\$7,432
Iris	The Lodge	1 Bed, 1.5 Bath	1,028 sq. ft.	\$424,190	\$543,710	\$5,558	\$7,718
Laurel	The Manor	2 Bed, 2 Bath	1,100 sq. ft.	\$458,222	\$577,742	\$5,948	\$8,108
Aster	The Manor	1 Bed, 1.5 Bath	1,131 sq. ft.	\$471,136	\$590,656	\$5,879	\$8,039
Laurel Deluxe	The Manor	2 Bed, 2 Bath	1,214 sq. ft.	\$505,711	\$625,231	\$6,313	\$8,473
Azalea	The Lodge	2 Bed, 1.5 Bath	1,230 sq. ft.	\$512,376	\$631,896	\$6,395	\$8,555
Camellia	The Manor	2 Bed, 2 Bath	1,299 sq. ft.	\$541,119	\$660,639	\$6,483	\$8,643
Holly	The Manor	2 Bed, 2 Bath	1,317 sq. ft.	\$548,618	\$668,138	\$6,573	\$8,733
Cypress	The Manor	2 Bed, 2 Bath	1,319 sq. ft.	\$549,450	\$668,970	\$6,582	\$8,742
Willow	The Manor	2 Bed, 2 Bath	1,332 sq. ft.	\$554,866	\$674,386	\$6,648	\$8,808
Violet	The Lodge	2 Bed, 2 Bath	1,336 sq. ft.	\$556,532	\$676,052	\$6,946	\$9,106
Sage	The Lodge	2 Bed, 2 Bath	1,462 sq. ft.	\$620,511	\$740,031	\$7,601	\$9,761
Garden Hyacinth	The Lodge	2 Bed, 2 Bath, Study	1,505 sq. ft.	\$626,931	\$746,451	\$6,782	\$8,942
Wisteria	The Lodge	2 Bed, 2 Bath, Study	1,582 sq. ft.	\$671,441	\$790,961	\$7,895	\$10,055
Heather	The Lodge	2 Bed, 2.5 Bath, Study	1,625 sq. ft.	\$676,920	\$796,440	\$8,110	\$10,270
Hyacinth	The Lodge	2 Bed, 2 Bath, Study	1,660 sq. ft.	\$684,026	\$803,546	\$8,285	\$10,445

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

Lifecare • April 1, 2026 through March 31, 2027



LIFECARE RESIDENCY AGREEMENT

Cottage Fee Schedule

Residence	Type	Square Footage	Entrance Fees		Monthly Fees	
			Single	Double <i>(single plus \$119,520)</i>	Single	Double <i>(single plus \$2,160)</i>
Bartlett	2 Bed, 2 Bath	1,510 sq. ft.	\$642,878	\$762,398	\$6,363	\$8,523
Mulberry	2 Bed, 2 Bath, Study	1,520 sq. ft.	\$647,136	\$766,656	\$6,406	\$8,566
Cortland	2 Bed, 2 Bath	1,628 sq. ft.	\$693,116	\$812,636	\$6,861	\$9,021
Spruce	2 Bed, 2 Bath, Study	1,710 sq. ft.	\$728,028	\$847,548	\$7,206	\$9,366
York	2 Bed, 2 Bath, Study	1,762 sq. ft.	\$750,166	\$869,686	\$7,425	\$9,585
Poplar	2 Bed, 2 Bath, Study	1,785 sq. ft.	\$759,959	\$879,479	\$7,522	\$9,682
Hickory	2 Bed, 2.5 Bath, Study	1,855 sq. ft.	\$789,761	\$909,281	\$7,817	\$9,977
Magnolia	2 Bed, 2 Bath, Study	1,987 sq. ft.	\$821,320	\$940,840	\$8,373	\$10,533

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

Declining Refund: 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. Additional refundable plans are available - 50% and 90%. Ask your Sales Counselor for more details.

A portion of the Entrance Fee may be applied to your Federal Income Tax medical expense deduction and may be taken in the year the fee is paid.

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
- Spiritual 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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