

BERKELEY SQUARE | WESTOVER

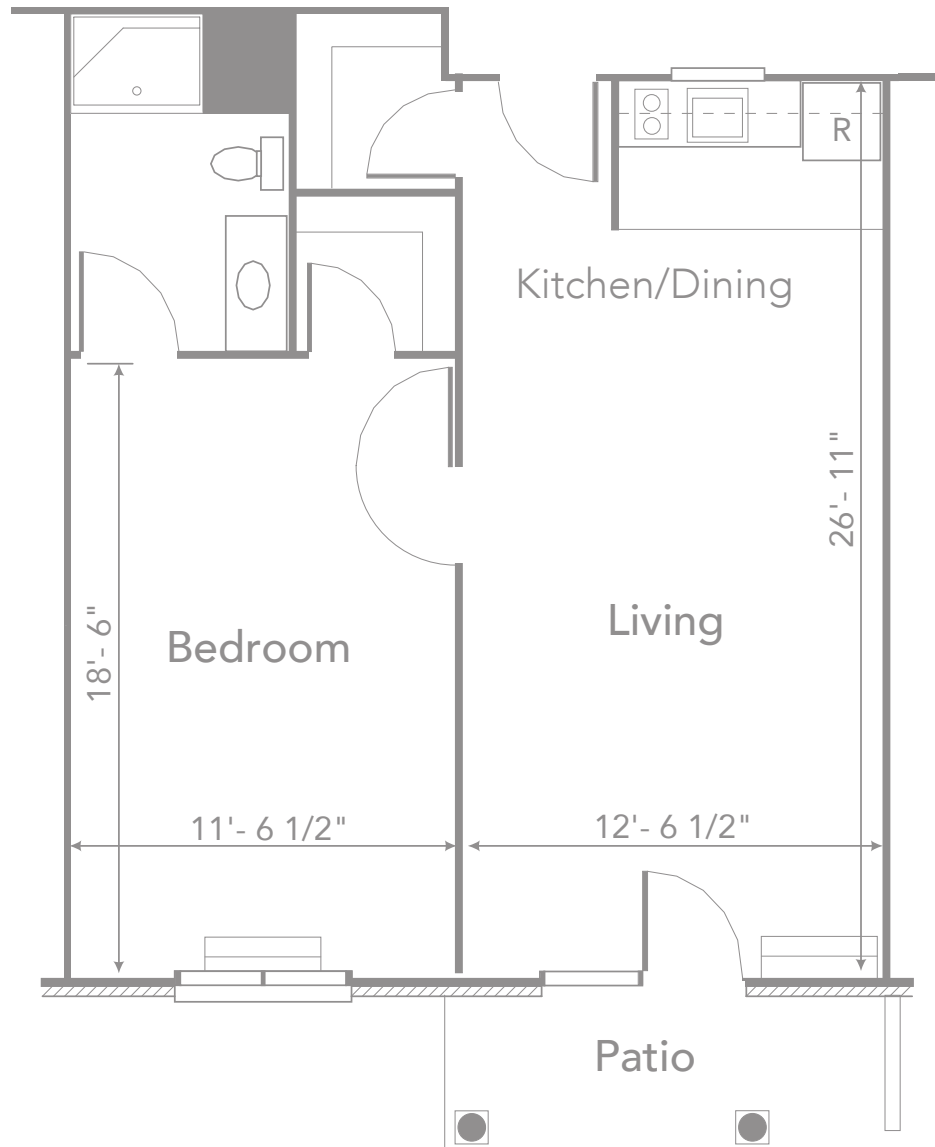
# FLOOR PLANS & PRICING GUIDE 2018

Independent Living | Apartments



A Community First Solutions Company  
- A Not-For-Profit Network since 1918 -

## Corridor



## One Bedroom Apartment

*These apartments are conveniently located near the Donna Y. Carruthers Manor House and The Coach House. In our spacious apartments your monthly rate includes all utilities.*

- Bright & cheerful main living area
- Spacious bedroom featuring large walk-in closet
- Covered walk-out patio
- Living areas designed with accessibility in mind

\* Representation of a typical Independent Living 1 Bedroom Apartment. Floor plans may vary based on available units.

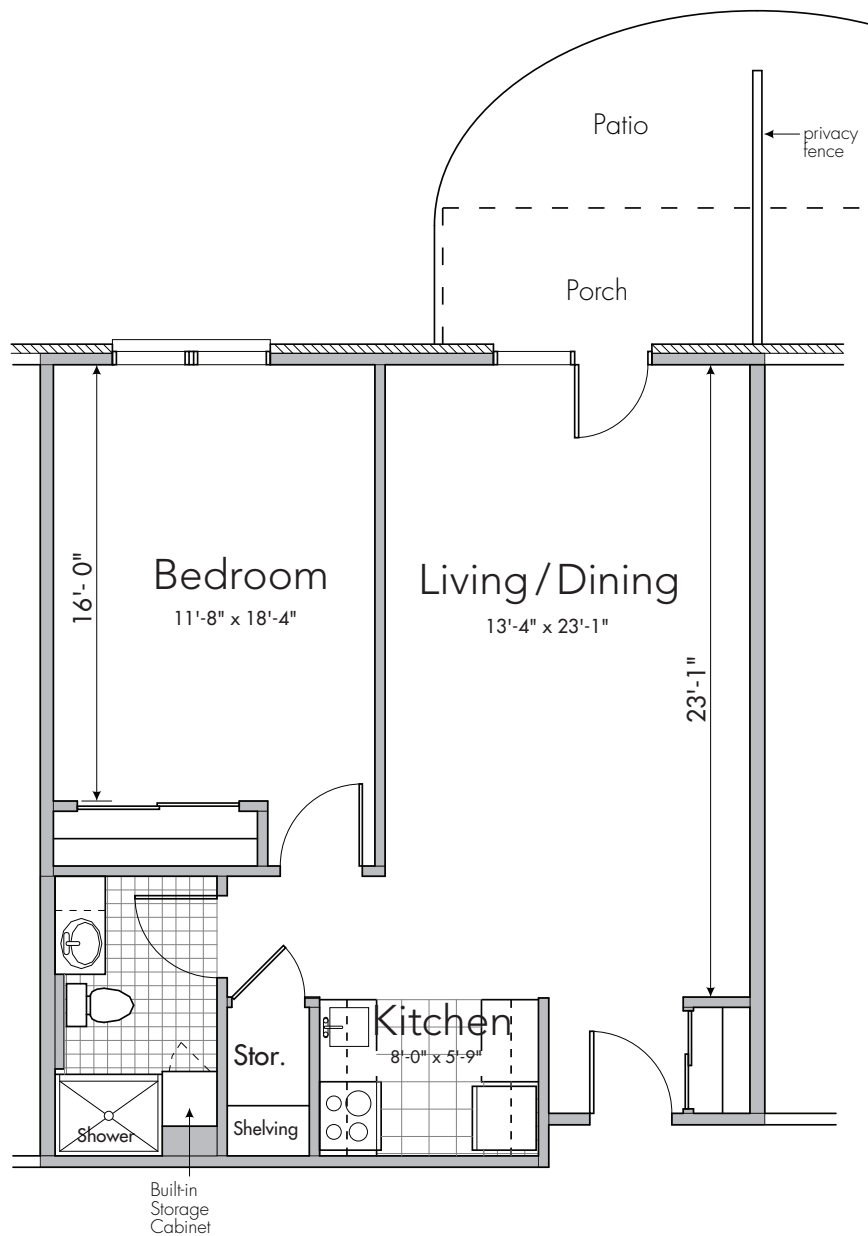
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Total Square Footage — 675 sq. ft.



**Berkeley Square**

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## One Bedroom Apartment

*Conveniently located near Elements at the Bever, nestled down a private corridor. In our spacious apartments, your monthly rate includes all utilities, cable, telephone charges.*

- Large bedroom & bath
- Bright and spacious main living area
- Semi-private walk-out patio
- Living areas designed with accessibility in mind

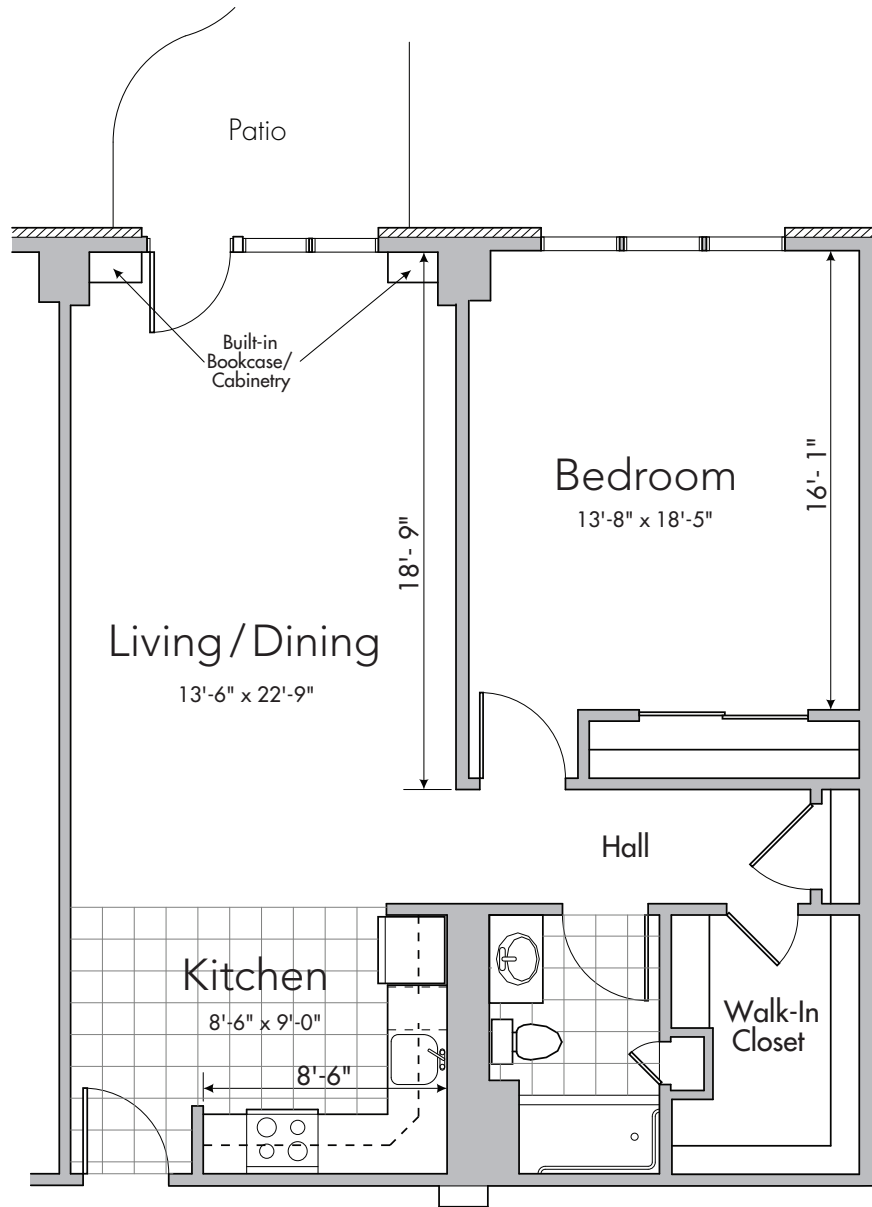
\* Representation of a typical One Bedroom Apartment. Floor plans may vary based on available units.

Total Square Footage — 770 sq. ft.



Westover  
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## Deluxe One Bedroom Apartment

Conveniently located near Elements at the Bever, nestled down a private corridor. In our spacious apartments, your monthly rate includes all utilities, cable, and telephone charges.

- Chefs kitchen featuring plenty of counter space
- Large master bedroom
- Oversized walk-in closet
- Spacious living area featuring built in shelving
- Walk-out patio

\* Representation of a typical Deluxe One Bedroom Apartment.  
Floor plans may vary based on available units.

Total Square Footage — 965 sq. ft.



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## Two Bedroom Apartment

These apartments are conveniently located near the Donna Y. Carruthers Manor House and The Coach House. In our spacious apartments your monthly rate includes all utilities.

- Patio access from master bedroom.
- The second bedroom makes for a cozy den or hobby room
- Two full bathrooms offer plenty of privacy for yourself and your guests
- Living areas designed with accessibility in mind

\* Representation of a typical Independent Living 2 Bedroom Apartment. Floor plans may vary based on available units.

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Total Square Footage — 1,070 sq. ft.



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# INDEPENDENT LIVING APARTMENTS PRICE GUIDE

## MONTHLY RATE PLANS

YOUR HOME	LOCATION	RESIDENCY FEE RANGE	DECLINING BALANCE	LEVEL BALANCE
Studio	Berkeley Square	\$25,000	\$1,189	\$1,489
Studio	Westover	\$25,000	\$1,595	\$1,887
1 Bedroom, 1 Bath	Berkeley Square	\$45,000	\$1,552	\$2,093
1 Bedroom, 1 Bath	Westover	\$50,000 - \$55,000	\$1,727 - \$1,838	\$2,310 - \$2,480
1 Bedroom, 1 Bath Lakeview	Berkeley Square	\$50,000	\$1,552	\$2,153
1 Bedroom, 1 Bath Deluxe Kitchen	Berkeley Square	\$55,000	\$1,601	\$2,262
2 Bedroom, 2 Bath	Berkeley Square	\$70,000 - \$75,000	\$1,659 - \$1,709	\$2,501 - \$2,610
2 Bedroom, 2 Bath	Westover	\$75,000	\$1,990	\$2,865

Declining Balance: 70% of Residency Fee is refundable and declines at 20% per year over 5 years

Level Balance: 70% of Residency Fee does not decline

\*An extra-person charge of \$500 will be added to the Monthly Rate, if applicable.

# INDEPENDENT LIVING APARTMENTS PRICING OPTIONS

Berkeley Square and Westover are now offering two financial alternatives to make it easier to move now versus later. Choose the plan that is right for you and your financial situation. The Residency Fee is the same for each plan- the difference is in the refundable balance that is returned to you or your estate.

DECLINING BALANCE PLAN <i>enjoy a low monthly rate</i>	LEVEL BALANCE PLAN <i>Pay a higher monthly rate while preserving your assets</i>
Non-refundable portion (30%) of the Residency Fee is paid and earned at the time of contract signing	Non-refundable portion (30%) of the Residency Fee is paid and earned at the time of contract signing
Refundable portion (70%) of the Residency Fee declines at 20% per year over 5 years	Refundable portion (70%) of the Residency Fee remains level for length of contract

# COST COMPARISON WORKSHEET for an Independent Living Apartment

This worksheet will allow you to evaluate some of the current and future expenses of living in your own home, compared with the expenses of living in our neighborhood. Many residents are surprised how much they save when moving to Berkeley Square or Westover.

	Enter your current	Berkeley Square Apartment	Westover Apartment
<b>HOUSING</b>			
Real estate property taxes	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Property & Casualty Insurance	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Utilities:			
Water/Electric	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Telephone & Long Distance Charges	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Cable	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
<b>HOME MAINTENANCE</b>			
Interior & exterior maintenance	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Major repairs & replacements	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Appliance repairs & replacements	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Trash & recycling collection	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Lawn care & snow removal	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Housekeeping services	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Laundry services	_____		<b>INCLUDED</b>
Integrated emergency, fire and security system	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
<b>TRANSPORTATION</b>			
Car (gas, repairs, insurance, etc.)	_____	<b>AVAILABLE</b>	<b>AVAILABLE</b>
<b>ENTERTAINMENT &amp; RECREATION</b>			
Bever Wellness membership	_____		<b>INCLUDED</b>
Elements Wellness membership	_____	<b>INCLUDED</b>	
Coach House membership	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
Full calendar of social events and activities	_____	<b>INCLUDED</b>	<b>INCLUDED</b>
<b>TOTAL</b>	_____	<b>\$1,552</b>	<b>\$1,727</b>