

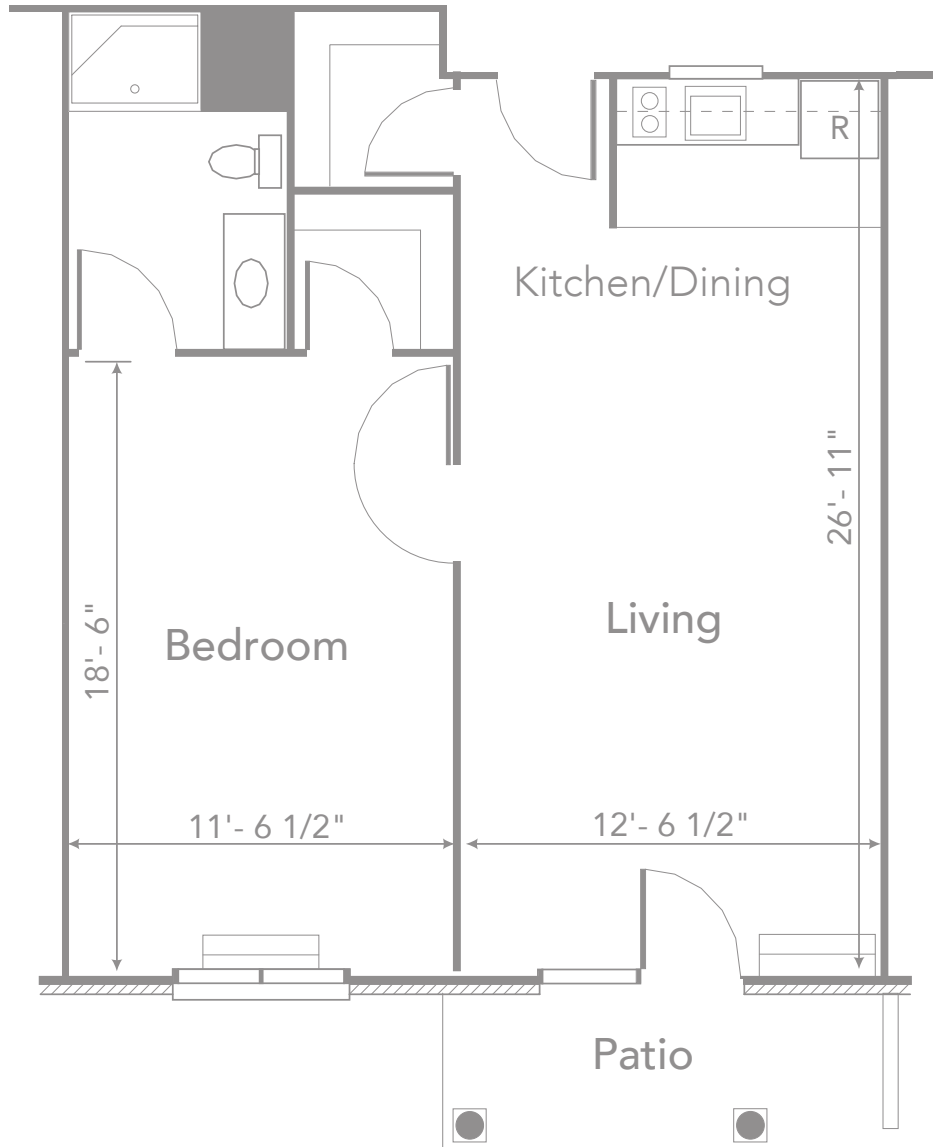
BERKELEY SQUARE | WESTOVER

FLOOR PLANS & PRICING GUIDE 2019

Independent Living | Apartments



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.

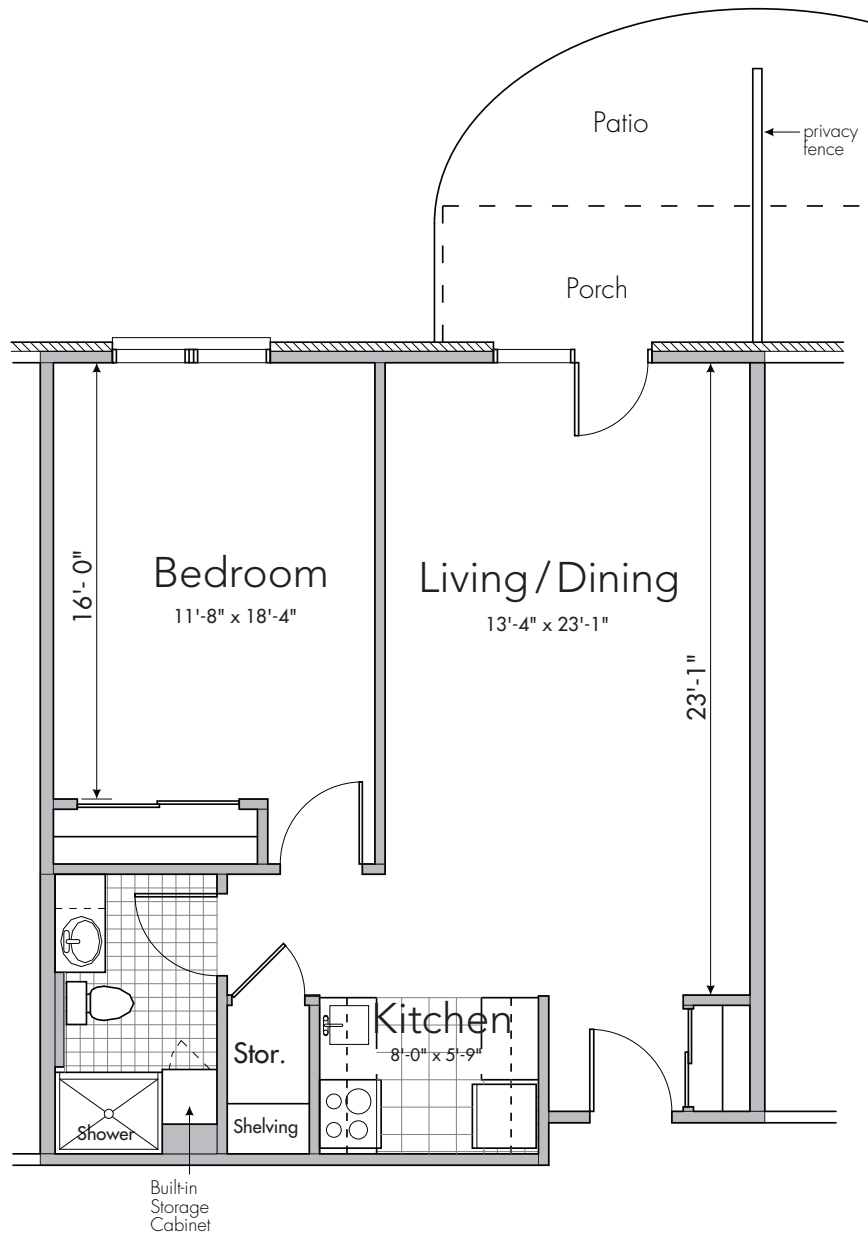
rev 5.19

Total Square Footage — 675 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS



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.

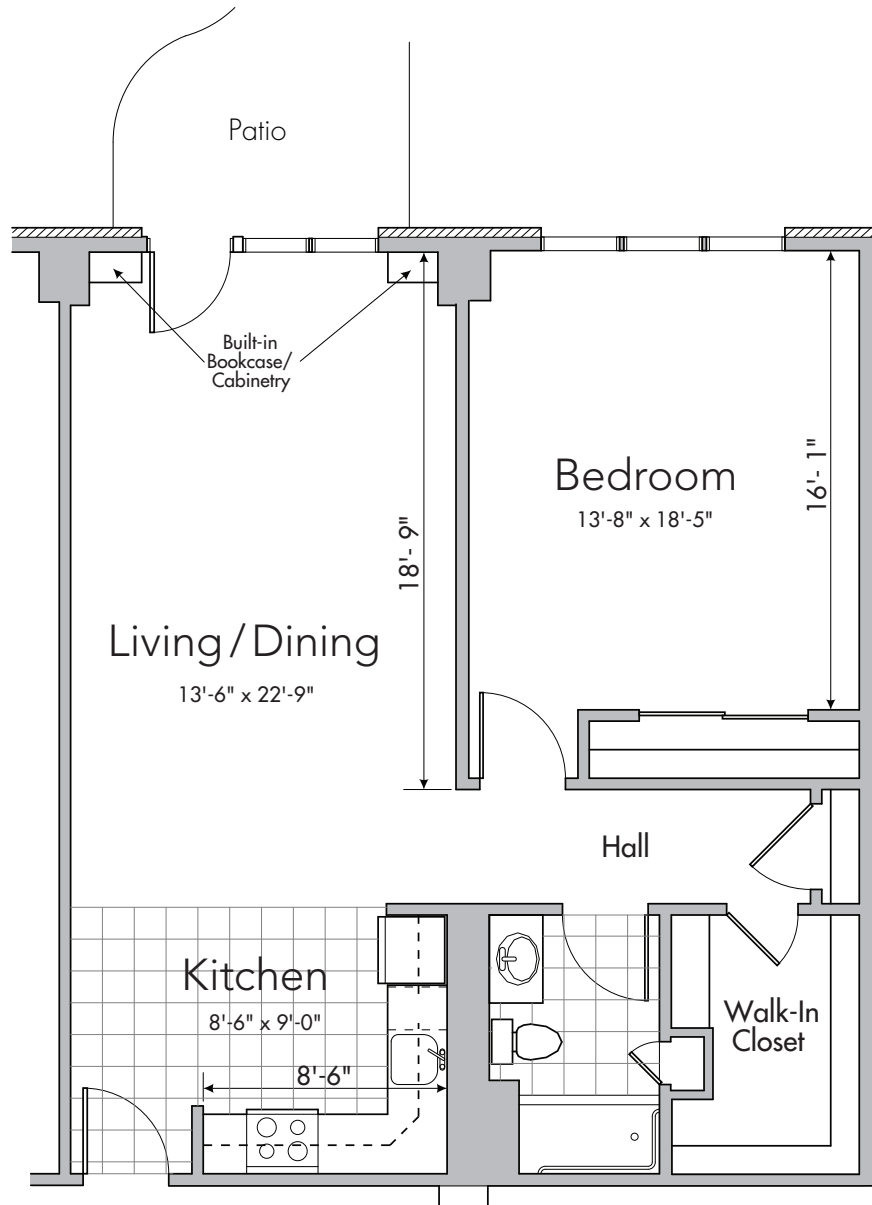
Total Square Footage — 770 sq. ft.

WESTOVER



COMMUNITY FIRST SOLUTIONS

rev 5.19



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.

WESTOVER



COMMUNITY FIRST SOLUTIONS

rev 5.19



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.

rev 5.19

Total Square Footage — 1,070 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS

INDEPENDENT LIVING APARTMENTS PRICE GUIDE

MONTHLY RATE PLANS

YOUR HOME	LOCATION	RESIDENCY FEE RANGE	DECLINING BALANCE	LEVEL BALANCE
Studio	Berkeley Square	\$25,000	\$1,219	\$1,511
Studio	Westover	\$25,000	\$1,635	\$1,927
1 Bedroom, 1 Bath	Berkeley Square	\$45,000	\$1,591	\$2,116
1 Bedroom, 1 Bath	Westover	\$50,000 - \$55,000	\$1,770 - \$1,884	\$2,353 - \$2,526
1 Bedroom, 1 Bath Lakeview	Berkeley Square	\$50,000	\$1,591	\$2,174
1 Bedroom, 1 Bath Deluxe Kitchen	Berkeley Square	\$55,000	\$1,641	\$2,283
2 Bedroom, 2 Bath	Berkeley Square	\$70,000 - \$75,000	\$1,700 - \$1,752	\$2,517 - \$2,627
2 Bedroom, 2 Bath	Westover	\$75,000	\$2,040	\$2,915

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
HOUSING			
Real estate property taxes	_____	INCLUDED	INCLUDED
Property & Casualty Insurance	_____	INCLUDED	INCLUDED
Utilities:			
Water/Electric	_____	INCLUDED	INCLUDED
Telephone & Long Distance Charges	_____	INCLUDED	INCLUDED
Cable	_____	INCLUDED	INCLUDED
HOME MAINTENANCE			
Interior & exterior maintenance	_____	INCLUDED	INCLUDED
Major repairs & replacements	_____	INCLUDED	INCLUDED
Appliance repairs & replacements	_____	INCLUDED	INCLUDED
Trash & recycling collection	_____	INCLUDED	INCLUDED
Lawn care & snow removal	_____	INCLUDED	INCLUDED
Housekeeping services	_____	INCLUDED	INCLUDED
Laundry services	_____		INCLUDED
Integrated emergency, fire and security system	_____	INCLUDED	INCLUDED
TRANSPORTATION			
Car (gas, repairs, insurance, etc.)	_____	AVAILABLE	AVAILABLE
ENTERTAINMENT & RECREATION			
Bever Wellness membership	_____		INCLUDED
Elements Wellness membership	_____	INCLUDED	
Coach House membership	_____	INCLUDED	INCLUDED
Full calendar of social events and activities	_____	INCLUDED	INCLUDED
TOTAL	_____	\$1,591	\$1,770