Waverly Heights

VILLA FEES 2027 - FEE FOR SERVICE HEALTHCARE PLAN

Villa Type	Style	Units	Sq.Ft.	OCCUPANCY RIGHTS FEES 100% & 50% Refund Options		MONTHLY SERVICE FEES 100% Refund		MONTHLY SERVICE FEES 50% Refund	
One Level Villa				**Single**	**Double**	**Single**	**Double**	**Single**	**Double**
Two bedroom, 1 car garage	(V1)	25	1,450	$978,000	$1,029,000	$7,467	$ 9,919	$5,514	$ 7,966
Two bedroom, 2 car garage	(V2)	18	1,578	$1,103,000	$1,154,000	$8,085	$ 10,537	$5,965	$ 8,417
Two Level Villa				**Single**	**Double**	**Single**	**Double**	**Single**	**Double**
Courtyard Villa	(V3)	4	3,421	$1,571,000	$1,622,000	$8,929	$ 11,381	$6,589	$ 9,041
Sq. Ft.: 1,759 1st level, 1,662 2nd level									
Center Villa	(V3)	4	3,903	$1,606,000	$1,657,000	$9,014	$ 11,466	$6,652	$ 9,104
Sq. Ft.: 1,975 1st level, 1,928 2nd level									
Corner Villa	(V3)	2	4,247	$1,634,000	$1,685,000	$9,188	$ 11,640	$6,783	$ 9,235
Sq. Ft.: 2,222 1st level, 2,025 2nd level									
End Villa	(V3)	2	4,391	$1,671,000	$1,722,000	$9,230	$ 11,682	$6,814	$ 9,266
Sq. Ft.: 2,345 1st level, 2,046 2nd level									
Two Level Villa with Loft				**Single**	**Double**	**Single**	**Double**	**Single**	**Double**
Sq. Ft.: 2,346 1st level	(V5)	8	5,148	$1,797,000	$1,848,000	$10,553	$ 13,005	$7,785	$ 10,237
2,237 Lower level; 565 Loft									

A non-refundable Contract Fee of $32,500 per person is required upon entry and is not included in the above fees.

The double fees above include a Second Person Fee of $51,000 for Occupancy Rights and $2,452 for Monthly Fees.

All fees are effective January 1, 2027.

A Non-Refundable Transfer Fee (equivalent to the then current Contract Fee) is applicable for internal transfers within independent living for residents under Contract Type K, effective 9/1/26.

The Fee-for-Service Healthcare Plan does not include the cost of admission to the Health Care Center. Residency in the Health Care Center will be charged at the per diem rates which are as follows in 2027: Windsor Personal Care ranges from $475-$599; Devonshire Memory Support ranges from $594-$694; and Muirfield Skilled Nursing ranges from $594-$694.

EQUAL HOUSING OPPORTUNITY

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