

## Entrance Fee Options:

### Standard Refundable:

Your entrance fee is refundable to you or your estate on a declining basis over a 50-month period, less a 4% administrative charge. A standard declining refund is amortized at a rate of 2% per month for the first 50 months of occupancy.

After 50 months, there is no refund on the entrance fee remaining. However, with payment of the ongoing monthly service fee, you'll continue to receive all the rights and benefits of residency.

### 90% Refund:

Your entrance fee is refundable to you or your estate less a 4% administrative charge and a deduction of 1% per month for the first 10 months of residency.

The refund is never less than 90% of the original entrance fee paid upon occupancy less the 4% administration fee.

Independent Living Apartments	Sq.Ft./ Unit	Standard Refundable Entrance Fee	90% Refund Entrance Fee	1 Resident Monthly Fee
One Bedroom - Poplar	732	\$126,000	\$232,000	\$3,014
One Bedroom, Den - James	925	\$183,000	\$338,000	\$3,174
One Bedroom, Den - Birch	933	\$192,000	\$351,000	\$3,313
Two Bedroom - Peaks of Otter	1,081	\$248,000	\$460,000	\$3,394
Two Bedroom - Magnolia	1,124	\$260,000	\$478,000	\$3,640
Two Bedroom, Den - Chestnut	1,273	\$276,000	\$509,000	\$3,691
Two Bedroom, Den - Skyline	1,418	\$283,000	\$522,000	\$3,796
Two Bedroom, Den - Dogwood	1,464	\$293,000	\$543,000	\$3,918
Second Person		\$12,500	\$25,000	\$1,048
West-Facing Premium View		\$10,000	\$10,000	

Independent Living Cottages	Sq.Ft./ Unit	Standard Refundable Entrance Fee	90% Refund Entrance Fee	1 Resident Monthly Fee
Cumberland - One-car garage	1,325	\$259,000	\$468,000	\$3,714
Chesapeake - One-car garage	1,362	\$279,000	\$504,000	\$3,714
Blue Ridge - Two-car garage	1,590	\$301,000	\$545,000	\$3,801
Shenandoah - Two-car garage	1,634	\$328,000	\$595,000	\$3,979
Appalachian - Two-car garage	1,849	\$373,000	\$676,000	\$4,257
Piedmont - Two-car garage	2,000	\$404,000	\$730,000	\$4,389
Buena Vista - Two-car garage	2,259	\$456,000	\$825,000	\$4,592
Second Person		\$12,500	\$25,000	\$1,048

## Long-Term Care Benefit Program:

Your entrance fee to The Summit provides priority access to our current Assisted Living community and future Memory Support, opening in 2027. Contracted residents receive a 10% discount on the daily rate for Assisted Living and Memory Support at The Summit.

Assisted Living	Sq.Ft./Unit	Daily Rate
Studio	325	\$176
One Bedroom	495	\$208
One Bedroom Grand	573	\$233
Second-Person Fee		\$143
Furnished Respite Studio	325	\$215

Levels of Care	Additional Daily Rate
Level 2	\$52
Level 3	\$78
Level 4	\$104

