

# 2025 Northside Cottages Entrance and Monthly Fees

Residence	Type	Square Footage	Standard Entrance Fee	90% Refund Entrance Fee	Monthly Fee*
COTTAGES			2025 PRICING		
Altavista	2 Bed/2 Bath/Den/Garage	1,715 sq.ft.	\$375,000	\$694,000	\$4,533
Bedford	2 Bed/2 Bath/Den/Garage	1,900 sq.ft.	\$425,000	\$787,000	\$4,672
Chatham	2 Bed/2.5 Bath/Den/Garage	2,150 sq.ft.	\$450,000	\$833,000	\$4,890
Second Person			\$12,500	\$25,000	\$1,048

\*Monthly Service Fee, 2nd Person Entrance and Monthly Service Fee are shown in 2025 dollars and are subject to annual increases.

**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.