



SouthPointe at Lakes SouthPointe Park – Villas

Entrance and Monthly Fees Effective January 1, 2020

Name	Description	Sq.Ft.	Capital (Zero Refund)	Traditional (33% Refund)	*Estate (90% Refund)	2020 MSF
Hayes	2 BR, 2½ Bath	1,645	\$363,600	\$425,700	\$632,800	\$3,726
Hayes (detached)	2 BR, 2½ Bath	1,645	\$376,600	\$440,700	\$655,800	\$3,964
Whitby	2 BR, 2½ Bath	1,675	\$369,600	\$432,700	\$643,800	\$3,809
Whitby (detached)	2 BR, 2½ Bath	1,675	\$382,600	\$447,700	\$665,800	\$4,026
Marlow	2 BR, 2½ Bath w/Study	2,005	\$429,600	\$502,700	\$747,800	\$4,244
Marlow (detached)	2 BR, 2½ Bath w/Study	2,005	\$442,600	\$517,700	\$770,800	\$4,482
Rothwell	2 BR, 2½ Bath w/Study	2,010	\$431,600	\$504,700	\$750,800	\$4,295
Rothwell (detached)	2 BR, 2½ Bath w/Study	2,010	\$444,600	\$520,700	\$773,800	\$4,533
Second Person Fee			\$26,000	\$31,000	\$45,000	\$1,355

Premium for Perimeter Location

\$10,000

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached. All Monthly Service Fees (MSF) include a Dining Credit of \$400 per month per person. Contact your Sales Counselor for details.

At Willow Valley Communities, your Monthly Service Fee includes our Lifecare coverage, which entitles you to short- or long-term personal care, skilled nursing care, or memory support, should you need it, at no extra cost. Maintenance, electricity, water, heating and cooling, trash removal, real estate taxes, and property insurance are also included in your Monthly Service Fee.

***The Estate Plan (90% refund) entrance fee option is available to those 79 years of age or younger.**