



Schedule of Cottage Fees
Effective: January 1, 2024

COTTAGE ENTRANCE FEE STRUCTURE

Description	Allegheny Duplex	Susquehanna Plus	Clarion Duplex	Delaware Duplex	Lehigh Duplex	Juniata Duplex
Reservation Fee (15%)	\$19,530	\$23,250	\$23,550	\$25,988	\$33,750	\$40,050
Balance Due Prior to Occupancy (85%)	\$110,670	\$131,750	\$133,450	\$147,263	\$191,250	\$226,950
Total Entrance Fee*	\$130,200	\$155,000	\$157,000	\$173,250	\$225,000	\$267,000

AMORTIZATION AND REFUND SCHEDULE

15% of the Entrance Fee is Non-refundable upon Occupancy	\$19,530	\$23,250	\$23,550	\$25,988	\$33,750	\$40,050
65% of the Entrance Fee is reduced in equal monthly amounts over the first 60 months of Occupancy	\$84,630	\$100,750	\$102,050	\$112,613	\$146,250	\$173,550
20% of the Entrance Fee is Refundable	\$26,040	\$31,000	\$31,400	\$34,650	\$45,000	\$53,400

MONTHLY MAINTENANCE FEES

Monthly Fees	\$676.00	\$723.00	\$744.00	\$775.00	\$832.00	\$1,024.00
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- Charges for electric, telephone and cable television are the responsibility of the resident.
- Entrance Fees are subject to change without notice.
- The minimum age for entrance to Valley View's Residential Living program is 65. If a married couple desires admission and one member of the couple is between 60 and 64 years of age, an additional charge of 2% per number of years less than age 65 will be added to the entrance fee.