



*Schedule of Cottage Fees
Effective: February 1, 2025*

COTTAGE ENTRANCE FEE STRUCTURE

Description	Allegheny Duplex	Susquehanna Plus	Clarion Duplex	Clarion Single	Delaware Duplex	Lehigh Duplex	Juniata Duplex
Reservation Fee (15%)	\$25,500	\$26,250	\$28,050	\$28,500	\$30,000	\$34,500	\$43,500
Balance Due Prior to Occupancy (85%)	\$144,500	\$148,750	\$158,950	\$161,500	\$170,000	\$195,500	\$246,500
Total Entrance Fee	\$170,000	\$175,000	\$187,000	\$190,000	\$200,000	\$230,000	\$290,000

AMORTIZATION AND REFUND SCHEDULE

15% of the Entrance Fee is Non-refundable upon Occupancy	\$25,500	\$26,250	\$28,050	\$28,500	\$30,000	\$34,500	\$43,500
70% of the Entrance Fee is reduced in equal monthly amounts over the first 60 months of Occupancy	\$119,000	\$122,500	\$130,900	\$133,000	\$140,000	\$161,000	\$203,000
15% of the Entrance Fee is Refundable	\$25,500	\$26,250	\$28,050	\$28,500	\$30,000	\$34,500	\$43,500

MONTHLY MAINTENANCE FEES

Monthly Fees	\$717.00	\$766.00	\$789.00	\$789.00	\$822.00	\$882.00	\$1,085.00
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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 Independent 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.
- Cost of upgrades are the responsibility of the resident. A 10% markup will be applied to all upgrades.