



*Schedule of Cottage Fees*  
*Effective: January 1, 2026*

**COTTAGE ENTRANCE FEE STRUCTURE**

Description	Allegheny	Susquehanna	Clarion	Delaware	Lehigh	Juniata
Reservation Fee (15%)	\$27,750	\$30,750	\$32,250	\$33,750	\$37,500	\$48,000
Balance Due Prior to Occupancy (85%)	\$157,250	\$174,250	\$182,750	\$191,250	\$212,500	\$272,000
<b>Total Entrance Fee</b>	<b>\$185,000</b>	<b>\$205,000</b>	<b>\$215,000</b>	<b>\$225,000</b>	<b>\$250,000</b>	<b>\$320,000</b>

**AMORTIZATION AND REFUND SCHEDULE**

15% of the Entrance Fee is Non-refundable upon Occupancy	\$27,750	\$30,750	\$32,250	\$33,750	\$37,500	\$48,000
70% of the Entrance Fee is reduced in equal monthly amounts over the first 60 months of Occupancy	\$129,500	\$143,500	\$150,500	\$157,500	\$175,000	\$224,000
15% of the Entrance Fee is Refundable	\$27,750	\$30,750	\$32,250	\$33,750	\$37,500	\$48,000

**MONTHLY MAINTENANCE FEES**

<b>Monthly Fees</b>	<b>\$760.00</b>	<b>\$812.00</b>	<b>\$836.00</b>	<b>\$871.00</b>	<b>\$935.00</b>	<b>\$1,150.00</b>
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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.