

The Village

SCHEDULE OF 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
Total Entrance Fee	\$185,000	\$205,000	\$215,000	\$225,000	\$250,000	\$320,000

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

Monthly Fees	\$760.00	\$812.00	\$836.00	\$871.00	\$935.00	\$1,150.00
--------------	----------	----------	----------	----------	----------	------------

- 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.