



Residential Living Cottage Fees

Effective July 1, 2026 - June 30, 2027

Cottage	Square Feet	Bedrooms/Baths	0% Refund Entrance Fee	50% Refund Entrance Fee	90% Refund Entrance Fee	Monthly Fee
Franklin	730	1 BR / 1 BA	\$131,300	\$191,000	\$300,900	\$1,607
Cumberland I	940	2 BR / 1 BA	\$216,700	\$315,200	\$496,600	\$1,857
Lancaster	1,010	2 BR / 2 BA	\$239,900	\$348,900	\$549,800	\$1,881
Cumberland II	1,300	2 BR / 2 BA	\$291,000	\$423,200	\$666,900	\$1,927
Cumberland II with basement	1,300	2 BR / 2 BA	\$371,500	\$540,300	\$851,400	\$1,985
Chester	1,245	2 BR / 2 BA	\$323,800	\$470,900	\$742,100	\$1,927
Jefferson	1,516	2 BR / 2 BA	\$350,600	\$509,900	\$803,500	\$1,985
Washington	1,545	2 BR / 2 BA	\$367,400	\$534,300	\$842,000	\$2,030
*Chester II	1,496	2 BR / 2 BA	\$387,100	\$563,000	\$887,100	\$1,970
Northampton I	1,640	2 BR / 2 BA	\$409,000	\$594,800	\$937,300	\$2,137
*Northampton II	1,640	2 BR / 2 BA	\$418,900	\$609,200	\$960,000	\$2,137
Northampton III	1,640	2 BR / 2 BA	\$439,100	\$638,600	\$1,006,300	\$2,240
*Somerset I	1,856	2 BR / 2 BA	\$443,900	\$645,600	\$1,017,300	\$2,391
*Somerset II	1,887	2 BR / 2 BA	\$510,100	\$741,900	\$1,169,000	\$2,429
*Somerset III	1,887	2 BR / 2 BA	\$547,600	\$796,400	\$1,254,900	\$2,556
The following second person fee will apply to the cottages listed above:						\$434

*These floorplans include a basement not included in the square footage, and pricing may vary.

Included in the monthly Cottage fee:

- Water, sewer, and trash
- Flexible \$225 Dining Dollars (\$100 for second person) to use at four on-campus venues
- Real estate taxes and building insurance
- Grounds care
- Cottage maintenance, including appliances
- Access to all campus amenities and services
- Wellness membership
- Scheduled shopping trips
- 24-hour security response

Not included in the monthly Cottage fee:

- Electricity
- Gas (select cottages)
- Telephone
- Cable TV and Internet
- Pet fee (one-time fee)
- IT in-home support

Upgrades:

Upgrade features such as finished basements, sunrooms, and other options may be available with adjustments to the base price.

Additional Campus Services & Amenities:

- Enrichment Center
- Libraries
- On-site pharmacy
- Full-service spa
- Salon & barbershop services
- Wi-Fi in common areas
- Campus gift shops
- Resident gardens
- Center for Vitality & Wellness (includes fitness center, strength training studio, and saltwater pool)
- Woodshop
- Business center
- Courtyard with fire pit
- On-site physician practice
- Media/theater room
- Billiards

Entrance Fees:

Standard or 0% refund plan: This is the most affordable option. This option reduces 2% each month for 50 months until 0% refund is reached.

50% refund plan: This plan is at a higher entrance fee price but preserves 50% of your entrance fee for refund. The remaining 50% declines as in the standard plan above.

90% refund plan: 10% of the entrance fee amortizes immediately. 90% is available to be refunded.

Reservation Fee: A nonrefundable \$500 reservation fee holds an available apartment or cottage. The fee is applied to the entrance fee.

Additional resources are required for Personal Care and Nursing Care. See Residential Living Counselor for more specifics. Entrance fees may vary based on customization and specific floor plans.