



*Village on the Square – Independent Living*

**Schedule of Monthly Fees - Rates Effective July 1, 2025**

<b>Apartments</b>	<b>Residency Fee</b>	<b>Monthly Fee</b>
One Bedroom	\$171,000	\$1,552
	\$107,000	\$1,865
	\$75,000	\$2,037
Two Bedroom	\$212,000	\$2,052
	\$152,000	\$2,348
	\$110,000	\$2,563
Two Bedroom Deluxe	\$222,000	\$2,412
	\$160,000	\$2,714
	\$124,000	\$2,904
Two Bedroom Deluxe with Den	\$260,000	\$2,966
	\$196,000	\$3,291
	\$149,000	\$3,526
Premium	\$316,000	\$3,132
	\$253,000	\$3,458
	\$216,000	\$3,638

For apartments with a river view, please add \$40 per month.

\*\*\*\*\*Please note, meals are *not included* in apartment rates. Utilities included in apartments only.\*\*\*\*\*

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**Schedule of Monthly Fees Continued - Rates Effective July 1, 2025**

<b>Village Homes</b>	<b>Residency Fee</b>	<b>Monthly Fee</b>
Private Residence Village Home with Multi-Purpose Room	\$327,000	\$2,806
	\$245,000	\$3,188
	\$203,000	\$3,395
Private Residence Village Home with Basement	\$319,000	\$2,714
	\$242,000	\$3,098
	\$200,000	\$3,299
Biltmore – Village Home	\$362,000	\$2,949
	\$251,000	\$3,534
Woodford - Village Home	\$421,756	\$3,391
	\$310,756	\$4,064

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## **Residency and Monthly Fees Explained**

The monthly fee is determined by one of three available residency fees. The residency fee is 90% refundable to you or your estate should you leave Village on the Square.

### **Monthly Fees Include:**

- Gas and electric\*
- Water and sewer
- Basic Cable
- Storage Unit\*\*\*\*\*
- Monthly housekeeping\*\*

### **Additional Fees:**

- Each additional occupant is \$80\*\*\*\*\* per person, per month
- \$120\*\*\*dining per person, per month to be utilized at the River's Edge Restaurant or the Fireside Cafe

### **Optional Fees:**

- Telephone \$32 per month (optional)
- Refundable pet fee
- Lower-level parking \$61 per month, per space

\*Utilities are not included with Village Homes.

\*\*Some additional housekeeping services available for an additional charge.

\*\*\*Village Homes are not charged the monthly dining fee.

\*\*\*\*Excluding the Village Homes.

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**Do you really live in your home for free?**

Village on the Square offers a great value when you calculate the number of services and amenities included in your monthly fee compared to the costs of maintaining your own home. To help you see the value for yourself, complete this worksheet with your estimated expenses, and you'll see the benefits of living in our independent senior community.

<b><u>Homeowner's Expenses</u></b>	<b><u>Monthly Expenses</u></b>	<b><u>Village on the Square Expenses</u></b>
Mortgage or Rent   Homeowner's Fee		Included
Property Taxes		Included
Lawn, tree, & shrub care		Included
Gutter Cleaning		Included
Snow Removal		Included
Maintenance - Interior   Exterior <small>(Many economists use a factor of 3% of home value.)</small>		Included
Roof   Driveway Repairs		Included
Major Appliance Repair   Replacement		Included
Trash Removal		Included
Furnace   AC		Included
Homeowner's Insurance vs. Renter's Insurance		
<b><u>Lifestyle</u></b>		
Meal Plan		\$120
Housekeeping		Monthly Included
Events   Programs   Classes   Entertainment		Included <small>(Some fees may be required)</small>
Automobile: Car Maintenance   Fuel   Insurance		Scheduled transportation included
Travel Expenses to Bank, Salon   Spa, Church, Restaurants, and Convenience Store		On campus cafe, gift shop, chapel, salon   spa
Three Pillars Wellness Connection (Fitness Membership)		Included
Emergency Response System		Included
<b><u>Utilities</u></b>		
*Electric   Gas   Heat		Included
Sewer   Water		Included
Telephone		\$32
*Basic Cable TV		Included
Village on the Square Monthly Fee		\$1,552 - \$4,064
<b><u>Total</u></b>		
*Not included in private residences.		

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