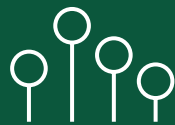


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# Fee Schedule



APARTMENT HOMES AND COTTAGES

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# A variety of choices to meet your needs

Choosing to move to Edgewood LifeCare Community is a decision that not only enhances your current lifestyle but also provides peace of mind and security for the future. With so many activities, services and amenities already included in your monthly fee, you'll find you have ample time to do all the things you truly love. You'll also have the assurance of knowing that, should your needs change, you'll have access to excellent care and supportive services right here in the community you call home — without a significant change in fees. In fact, you'll enjoy knowing your financial future is secure with Edgewood's Return-of-Capital™ plan. This innovative plan provides a 85% refund of your entrance fee once residence has ended, allowing you to live an exceptional lifestyle while also preserving your estate.

## Cottage Homes

### 85% Return-of-Capital™ Plan\*

Floor Plan Type	Square Feet	Entrance Fee 85% Refundable	Monthly Service Fee
<b>The Wiggin-Loux</b> 2 Bedrooms	1,671	\$926,000	\$7,617
<b>The Hawkins</b> 2 Bedrooms	1,736	\$940,000	\$7,765
<b>The Kendrick</b> 2 Bedrooms w/Study	1,846	\$978,000	\$8,036
<b>The Breen</b> 2 Bedrooms w/Loft	2,034	\$952,000	\$8,408
<b>The Johnston</b> 2 Bedrooms	2,213	\$1,022,000	\$8,707
<b>The Wilson</b> 3 Bedrooms w/Study	2,470	\$1,217,000	\$9,248
<b>Second-Person Fees:</b>		<b>\$45,900</b>	<b>\$2,252</b>

\*Pricing subject to change

*Pricing effective January 1, 2026.*

Pricing and fees listed include only standard floor plans, fixtures and appliances. Upgrades from standard are additional. Monthly fees are based on operating costs and are subject to change with a 30-day notice. A one-time capital reserve fee equal to the monthly fee will be due upon payment of entrance fee balance.

# Apartment Homes

## 85% Return-of-Capital™ Plan\*

Floor Plan Type	Square Feet	Entrance Fee 85% Refundable	Monthly Service Fee
1 Bedroom Traditional	675	\$366,000	\$5,069
1 Bedroom Select	741	\$404,000	\$5,158
1 Bedroom Deluxe	830	\$477,000	\$5,433
1 Bedroom Custom Deluxe	830	\$477,000	\$5,433
1 Bedroom Classic	869	\$497,000	\$5,433
1 Bedroom w/Den	1,023	\$572,000	\$5,628
2 Bedroom Traditional	1,039	\$612,000	\$5,799
2 Bedroom Custom	1,099	\$647,000	\$5,853
2 Bedroom Select	1,152	\$708,000	\$5,972
2 Bedroom Deluxe	1,195	\$726,000	\$6,188
2 Bedroom Classic	1,236	\$739,000	\$6,571
2 Bedroom Primary w/Den	1,303	\$768,000	\$6,796
2 Bedroom w/Den	1,311	\$775,000	\$6,870
2 Bedroom Grand	1,322	\$822,000	\$7,005
2 Bedroom Premier	1,350	\$890,000	\$7,281
2 Bedroom Premier Deluxe	1,505	\$896,000	\$7,405
2 Bedroom Deluxe w/Den	1,519	\$910,000	\$7,465
<b>Second-Person Fees:</b>		<b>\$45,900</b>	<b>\$2,252</b>

\*Pricing subject to change

Pricing effective January 1, 2026.

Pricing and fees listed include only standard floor plans, fixtures and appliances. Upgrades from standard are additional. Monthly fees are based on operating costs and are subject to change with a 30-day notice. A one-time capital reserve fee equal to the monthly fee will be due upon payment of entrance fee balance.

# Inventory and Building Locations

Cottage Floor Plan Type	Square Feet	Count
<b>The Wiggin-Loux</b> 2 Bedrooms	1,671	2
<b>The Hawkins</b> 2 Bedrooms	1,736	2
<b>The Kendrick</b> 2 Bedrooms w/Study	1,846	11
<b>The Breen</b> 2 Bedrooms w/Loft	2,034	4
<b>The Johnston</b> 2 Bedrooms	2,213	2
<b>The Wilson</b> 3 Bedrooms w/Study 2 Story	2,470	3
<b>TOTAL</b>		<b>24</b>

Apartment Floor Plan Type	Square Feet	Count	Buildings
1 Bedroom Traditional	675	28	2000, 3000, 5000, 6000
1 Bedroom Select	741	3	7000
1 Bedroom Deluxe	830	26	2000, 3000, 5000, 6000
1 Bedroom Custom Deluxe	830	6	3000, 5000
1 Bedroom Classic	869	12	1000, 7000
1 Bedroom w/Den	1,023	12	1000, 7000
2 Bedroom Traditional	1,039	33	2000, 3000, 5000, 6000
2 Bedroom Custom	1,099	9	1000
2 Bedroom Select	1,152	9	7000
2 Bedroom Deluxe	1,195	27	2000, 3000, 5000, 6000
2 Bedroom Classic	1,236	9	1000
2 Bedroom Primary w/Den	1,303	6	7000
2 Bedroom w/Den	1,311	15	2000, 3000, 6000
2 Bedroom Grand	1,322	12	1000, 7000
2 Bedroom Premier	1,350	2	2000
2 Bedroom Premier Deluxe	1,505	1	5000
2 Bedroom Deluxe w/Den	1,519	6	3000, 6000
<b>TOTAL</b>		<b>216</b>	



Explore Edgewood

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