



SouthPointe Apartments

Entrance and Monthly Fees

Effective January 1, 2025

Name	Description	Sq.Ft.	Capital (Zero)	Traditional (33%)	*Estate (90%)	2025 MSF
Devon	1 BR, 1½ Bath w/Study	1,385	\$367,600	\$488,700	\$698,800	\$4,079
Hatfield	2 BR, 2½ Bath	1,704	\$494,600	\$657,700	\$939,800	\$4,598
Hatfield Variation	2 BR, 2½ Bath	1,737	\$494,600	\$657,700	\$939,800	\$4,598
Kingsbury	2 BR, 2½ Bath w/Study	1,878	\$544,600	\$724,700	\$1,034,800	\$5,581
Everett	2 BR, 2½ Bath w/Study	1,878	\$544,600	\$724,700	\$1,034,800	\$5,581
Second Person Fee			\$32,000	\$38,000	\$55,000	\$1,713

An underground garage parking space is included with each apartment. Subject to availability, an extra parking space may be reserved for a fee of \$10,000 (fully refundable) and a monthly fee of \$38.85. There is no charge for outside parking.

Top Floor Premium

Devon	\$8,000
Hatfield	\$8,000
Hatfield Variation	\$8,000
Everett	\$10,000

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached.

All Monthly Service Fees (MSF) include a Dining Credit of \$450 per month per person. If you opt out of the Dining Credit Meal Plan, your MSF will be reduced by \$355 per month per person. There are two other meal plan options available. Contact your Sales Counselor for details.

At Willow Valley Communities, your Monthly Service Fee includes our Lifecare coverage, which entitles you to short- or long-term personal care, skilled nursing care, or memory support, should you need it, at no extra cost. Maintenance, electricity, water, heating and cooling, trash removal, real estate taxes, and property insurance are also included in your Monthly Service Fee.

***The Estate Plan (90% refund) entrance fee option is available to those 79 years of age or younger.**