

Rates & Services

Carriage Homes, Cottages, Townhomes



MORAVIAN MANOR
COMMUNITIES

Carriage Homes & Townhomes, Warwick Woodlands Campus

CARRIAGE HOMES & TOWNHOMES		ENTRANCE FEE PLANS			MONTHLY FEES
Style	Description	Traditional	25% Refund	50% Refund	Per Home
Bonfield1,772 sq. ft.	2 BR / 2 BA	\$330,800	\$396,900	\$463,100	\$2,030
Forester/Alley ...1,955 sq. ft.	2 BR / 2 BA	\$356,000	\$427,200	\$498,400	\$2,227
Forester/Street ..1,908 sq. ft.	2 BR / 2 BA	\$356,000	\$427,200	\$498,400	\$2,227
Saxony.....1,945 sq. ft.	2 BR / 2 BA	\$356,000	\$427,200	\$498,400	\$2,227
Springs2,198 sq. ft.	2 BR / Den / 2 BA	\$375,900	\$451,100	\$526,300	\$2,343
Sturgis 2,114 sq. ft.	2 BR / Den / 2 BA	\$375,900	\$451,100	\$526,300	\$2,343
Klein2,771 sq. ft.	3 BR / Loft / 3 BA	\$414,800	\$497,700	\$580,700	\$2,593
Lexington.....2,854 sq. ft.	3 BR / Loft / 3 BA	\$414,800	\$497,700	\$580,700	\$2,593
Woodridge3,049 sq. ft.	4 BR / 3.5 BA	\$419,000	\$502,800	\$586,600	\$2,784
Wilbur3,280 sq. ft.	4 BR / 3.5 BA	\$483,000	\$579,600	\$676,200	\$2,784

Monthly Service Fee includes:

- Real Estate taxes
- Trash removal
- 24-hour resident alert system
- 24-hour emergency maintenance
- 24-hour security
- Building & grounds maintenance
- Annual Lititz recCenter membership
- Use of amenities
- Dining Dollars – \$100/home (*Balance does not carry over from month to month. A 50% credit will be applied if resident is away for the entire month starting day 1.*)

Additional Charges:

See back for details

Resident Responsibility:

- Electric
- Gas (fireplace & heat)
- Water/Sewer (including storm water management fee)
- Phone
- Cable/internet
- Housekeeping
- Ambulance membership
- Elevator inspection and maintenance

Entrance Fee Descriptions:

All plans are amortized over a 50-month period

- Traditional – 2% per month
- 25% Refund – 1.5% per month
- 50% Refund – 1% per month

Rates effective January 1, 2023 and subject to change upon 30-day notice

Cottages & Townhomes, Founders Campus

MORAVIAN AVENUE COTTAGES		ENTRANCE FEE PLANS			MONTHLY FEES
Cottage Style	Description	Traditional	25% Refund	50% Refund	Per Home
Cottage 1,400 sq. ft.	2 BR / 1.5 BA	\$265,700	\$318,800	\$371,900	\$1,540
Deluxe Cottage 1,756 sq. ft.	3 BR / 1.5 BA	\$277,800	\$333,300	\$388,900	\$1,540

HENDRICKS PLACE TOWNHOMES		ENTRANCE FEE PLANS			MONTHLY FEES
Townhome Style	Description	Traditional	25% Refund	50% Refund	Per Home
Models A, B, C 2,609 – 2,833 sq. ft.	3 BR / Den / 3 BA	\$395,300	\$474,400	\$553,500	\$2,234
Model C (middle unit) 2,726 sq. ft.	3 BR / Den / 3 BA	\$375,600	\$450,700	\$525,800	\$2,234

Monthly Service Fee includes:

- Real Estate taxes
- Trash removal
- 24-hour resident alert system
- 24-hour emergency maintenance
- 24-hour security
- Building & grounds maintenance
- Annual Lititz recCenter membership
- Use of amenities
- Dining Dollars – \$100/home (*Balance does not carry over from month to month. A 50% credit will be applied if resident is away for the entire month starting day 1.*)

Additional Charges:

See back for details

Resident Responsibility:

- Electric
- Gas (fireplace & heat)
- Water/Sewer (including storm water management fee)
- Phone
- Cable/internet
- Housekeeping
- Ambulance membership
- Elevator inspection and maintenance (if applicable)

Entrance Fee Descriptions:

All plans are amortized over a 50-month period

- Traditional – 2% per month
- 25% Refund – 1.5% per month
- 50% Refund – 1% per month

Additional Charges

Barber/Styling Salon	Current price list posted in styling salon
Telephone: <i>Garden Court Apartments only</i>	\$25/month for local service and long distance
Telephone: <i>The Woods Apartments only</i>	Bulk Package – 25 MB high speed internet (\$35/month) & 1 Basic Residential Phone line (\$15/month)
Medical Transport	Zone 1 – \$18 (0-5 miles round trip) Zone 2 – \$28 (6-15 miles round trip) Zone 3 – \$42 (16-25 miles round trip) Mileage – \$1.50 for each mile over 25 miles Companion Fee – \$40 per appointment Cancellation Fee – \$25 (less than 24-hour notice)
Non-Medical Transport	Prices vary based on services requested
Maintenance Service	\$15/quarter hour plus supplies for repair of personal belongings
Emergency Call Pendant	\$160 replacement fee (must be returned upon discharge)
Technology Charge	\$120/hour plus supplies (billed in 1/2 hour increments)
Transfer Fee	\$25,000 – Fee charged when transferring from one residential living accommodation to another (not applicable to Assisted Living, Personal Care, or Skilled Nursing)
Garage Rentals	\$100/month (if renting a second space or for non-Woods or non-Garden Court Residents)
Wellness Center	\$1.00 per 1 minute – this applies to scheduled recurring services
Keys/Fobs	Replacement Fob: \$15 each Additional Fob: \$25 each (criminal background check required) Additional Key: \$5 each
Item Disposal Fee	\$100 standard fee (price may be adjusted based on number of items requested to be disposed of – submit a work order for pricing)

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www.moravianmanorcommunities.org

Residential Living Sales Center

Warwick Woodlands Campus

544 W. 6th Street | Lititz, PA 17543 | 717-626-0214

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