

Rates & Services

Founders Campus



Cottages & Townhomes

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	\$340,100	\$408,100	\$476,100	\$1,665
Deluxe Cottage 1,756 sq. ft.	3 BR / 1.5 BA	\$355,000	\$426,000	\$497,000	\$1,665

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	\$463,700	\$556,400	\$649,200	\$2,419
Model C (middle unit) 2,726 sq. ft.	3 BR / Den / 3 BA	\$440,700	\$528,800	\$616,900	\$2,419

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 – \$125/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 related page 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

Garden Court Apartments

GARDEN COURT APARTMENTS		ENTRANCE FEE PLANS			MONTHLY FEE*	RENTAL PLAN	
Apartment Style	Description	Traditional	25% Refund	50% Refund	Per Home	Community Fee	Monthly Rental Fee*
1 Bedroom 790 sq. ft.	1 BR / 1 BA	\$188,400	\$226,100	\$263,800	\$2,152	\$30,000	\$3,673
Classic 1,020-1,100 sq. ft.	2 BR / 2 BA	\$236,100	\$283,400	\$330,600	\$2,525	\$30,000	\$4,350
Select 1,070-1,225 sq. ft.	2 BR / 2 BA	\$250,900	\$301,100	\$351,300	\$2,549	\$30,000	\$4,577
Premier 1,260-1,510 sq. ft.	2 BR / 2 BA	\$267,200	\$320,700	\$374,100	\$2,615	\$30,000	\$4,798
Deluxe 1,605 sq. ft.	2 BR / Den & 2 BA	\$309,600	\$371,500	\$433,400	\$2,733	\$30,000	\$5,244

* Additional Monthly Service Fee of \$435.00 for second occupant

Monthly Service Fee includes:

- Utilities (except phone, cable, internet)
- Real Estate taxes
- Trash removal
- Water/Sewer
- 24-hour resident alert system
- 24-hour emergency maintenance
- 24-hour security
- Building & grounds maintenance
- Annual Lititz recCenter membership
- Use of amenities
- Bi-weekly housekeeping
- Meal plan (\$275/month per resident. Balance does not carry over from month to month. A credit of \$9.00 per day will be given when resident is away for 10 or more consecutive days (starting on day 11).

Resident Responsibility:

- Phone, Cable & Internet
- Ambulance membership

Entrance Fee Descriptions:

All plans (except Rental) are amortized over a 50-month period

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

Rental Plan:

One-time non-refundable Community Fee

Additional Charges:

See related page for details

Rates effective January 1, 2025 and subject to change upon 30-day notice

Manor Greene Apartments

MANOR GREENE APARTMENTS		ENTRANCE FEE PLANS			MONTHLY FEE	RENTAL PLAN	
Apartment Style	Description	Traditional	25% Refund	50% Refund	Per Home	Community Fee	Monthly Rental Fee
1 Bedroom 900 sq. ft.	1 BR / 1.5 BA	\$158,400	\$190,000	\$221,700	\$1,637	\$30,000	\$2,897
2 Bedroom 1,200 sq. ft.	2 BR / 1.5 BA	\$230,000	\$276,000	\$322,000	\$1,637	\$30,000	\$3,416

Monthly Service Fee includes:

- Real Estate taxes
- Gas & Electric
- Trash removal
- Water/Sewer
- 24-hour resident alert system
- 24-hour emergency maintenance
- 24-hour security
- Building & grounds maintenance
- Annual Lititz recCenter Membership
- Use of amenities
- Dining Dollars - \$125/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 related page for details

Resident Responsibility:

- Phone, Cable & Internet
- Housekeeping
- Carport - \$25/month (upon availability)
- Ambulance membership

Entrance Fee Descriptions:

All plans (except Rental) are amortized over a 50-month period

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

Rental Plan:

One-time non-refundable
Community Fee

Additional Charges

Barber/Styling Salon	Current price list posted in styling salon
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 - \$10 (0-5 miles round trip) Zone 2 - \$20 (6-10 miles round trip) Zone 3 - \$30 (11-15 miles round trip) Zone 4 - \$44 (16-25 miles round trip) Mileage - \$1.50 for each mile over 25 miles Companion Fee - \$45 per appointment Cancellation Fee - \$25 (less than 24-hour notice)
Non-Medical Transport	Prices vary based on services requested
Maintenance Service	\$20/quarter hour plus supplies for repair of personal belongings
Emergency Call Pendant	\$255 replacement fee (must be returned upon discharge)
Technology Charge	\$120/hour plus supplies (billed in 1/2 hour increments)
Transfer Fee	Fee charged when transferring from one residential living accommodation to another. Contact Sales & Marketing for details (not applicable to Assisted Living, Personal Care, or Skilled Nursing)
Garage Rentals	Additional parking space \$100/month
Homes with a Deck	\$5,000
Wellness Center	Appointment must be scheduled. Additional charges may apply if deemed necessary.
Keys/Fobs	Replacement Fob: \$20 each Additional Fob: \$25 each (criminal background check required) Additional Key: \$15 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)

Rates effective January 1, 2025 and subject to change upon 30-day notice



MORAVIAN MANOR COMMUNITIES

Residential Living Sales Center

WARWICK WOODLANDS CAMPUS

544 W. 6th Street | Lititz, PA 17543 | 717-625-6151 | info@moravianmanor.org

Open M-F, 8:00 AM - 4:30 PM

moravianmanorcommunities.org



**TOBACCO
FREE**