

# Rates & Services

*Warwick Woodlands Campus*



# Carriage Homes & Townhomes

CARRIAGE HOMES & TOWNHOMES		ENTRANCE FEE PLANS			MONTHLY FEES
Style	Description	Traditional	25% Refund	50% Refund	Per Home
Bonfield..... 1,772 sq. ft.	2 BR / 2 BA	\$388,100	\$465,700	\$543,400	\$2,206
Forester/Alley ..... 1,955 sq. ft.	2 BR / 2 BA	\$417,700	\$501,200	\$584,800	\$2,420
Forester/Street ... 1,908 sq. ft.	2 BR / 2 BA	\$417,700	\$501,200	\$584,800	\$2,420
Saxony ..... 1,945 sq. ft.	2 BR / 2 BA	\$417,700	\$501,200	\$584,800	\$2,420
Springs ..... 2,198 sq. ft.	2 BR / Den / 2 BA	\$441,200	\$529,400	\$617,600	\$2,547
Sturgis..... 2,114 sq. ft.	2 BR / Den / 2 BA	\$441,200	\$529,400	\$617,600	\$2,547
Klein..... 2,771 sq. ft.	3 BR / Loft / 3 BA	\$486,500	\$583,800	\$681,200	\$2,817
Lexington ..... 2,854 sq. ft.	3 BR / Loft / 3 BA	\$486,500	\$583,800	\$681,200	\$2,817
Woodridge ..... 3,049 sq. ft.	4 BR / 3.5 BA	\$491,600	\$590,000	\$688,300	\$3,025
Wilbur ..... 3,280 sq. ft.	4 BR / 3.5 BA	\$566,600	\$679,900	\$793,300	\$3,025

## 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 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, 2025 and subject to change upon 30-day notice*

# The Woods Apartments

THE WOODS APARTMENTS		ENTRANCE FEE PLANS			MONTHLY FEE	RENTAL OPTION	
Style	Description	Traditional	25% Refund	50% Refund	Per Home	Community Fee	Monthly Rental Fee
Alden 1,040 sq. ft.	1 BR & 1.5 BA	\$232,100	\$278,500	\$324,900	\$1,685	\$30,000	\$3,908
Bomberger 1,222 sq. ft.	1 BR / Den & 1.5 BA	\$288,200	\$345,800	\$403,400	\$2,111	\$30,000	\$4,600
Clair 1,397 sq. ft.	2 BR & 2 BA	\$326,400	\$391,700	\$457,000	\$2,307	\$30,000	\$5,284
Steinman 1,575 sq. ft.	1 BR / Den & 1.5 BA	\$347,800	\$417,400	\$486,900	\$2,390	\$30,000	\$5,741
Linden 1,592 sq. ft.	2 BR / Den & 2.5 BA	\$364,700	\$437,600	\$510,500	\$2,425	\$30,000	\$5,884
Zinzendorf 1,782 sq. ft.	2 BR & 2.5 BA	\$374,300	\$449,200	\$524,100	\$2,586	\$30,000	\$6,231
Tait 1,944 sq. ft.	2 BR & 2 BA	\$385,600	\$462,700	\$539,800	\$2,622	\$30,000	\$6,348

## Monthly Service Fee includes:

- Utilities (except phone & internet)
- Real Estate taxes
- Cable/Senior TV
- 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:

- Phone & Internet
- Housekeeping
- 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

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# Additional Charges

<b>Barber/Styling Salon</b>	Current price list posted in styling salon
<b>Telephone:</b> <i>The Woods Apartments only</i>	Bulk Package - 25 MB high speed internet (\$35/month) & 1 Basic Residential Phone line (\$15/month)
<b>Medical Transport</b>	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)
<b>Non-Medical Transport</b>	Prices vary based on services requested
<b>Maintenance Service</b>	\$20/quarter hour plus supplies for repair of personal belongings
<b>Emergency Call Pendant</b>	\$255 replacement fee (must be returned upon discharge)
<b>Technology Charge</b>	\$120/hour plus supplies (billed in 1/2 hour increments)
<b>Transfer Fee</b>	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)
<b>Garage Rentals</b>	Additional parking space \$100/month
<b>Homes with a Deck</b>	\$5,000
<b>Wellness Center</b>	Appointment must be scheduled. Additional charges may apply if deemed necessary.
<b>Keys/Fobs</b>	Replacement Fob: \$20 each Additional Fob: \$25 each (criminal background check required) Additional Key: \$15 each
<b>Item Disposal Fee</b>	\$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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**MORAVIAN MANOR  
COMMUNITIES**

**Residential Living Sales Center**

**WARWICK WOODLANDS CAMPUS**

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

[moravianmanorcommunities.org](http://moravianmanorcommunities.org)



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