

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	\$357,100	\$428,500	\$499,900	\$1,740
Deluxe Cottage 1,756 sq. ft.	3 BR / 1.5 BA	\$372,800	\$447,400	\$521,900	\$1,740

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	\$486,900	\$584,300	\$681,700	\$2,530
Model C (middle unit) 2,726 sq. ft.	3 BR / Den / 3 BA	\$462,700	\$555,200	\$647,800	\$2,530

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:

Your entrance fee is refundable based on the plan you select. Each plan is amortized over 50 months, and if you leave the community or move to a higher level of care, the refundable portion is shown in the schedule below.

	Traditional (2% per month)	25% Refund (1.5% per month)	50% Refund (1% per month)
12 months	76%	82%	88%
24 months	52%	64%	76%
36 months	28%	46%	64%
48 months	4%	28%	52%
50 months and after	0%	25%	50%

Rates effective January 1, 2026 and subject to change upon 30-day notice

Garden Court Apartments

GARDEN COURT APARTMENTS		ENTRANCE FEE PLANS			MONTHLY FEE*
Apartment Style	Description	Traditional	25% Refund	50% Refund	Per Home
1 Bedroom 790 sq. ft.	1 BR / 1 BA	\$197,800	\$237,400	\$276,900	\$2,260
Classic 1,020-1,100 sq. ft.	2 BR / 2 BA	\$247,900	\$297,500	\$347,100	\$2,650
Select 1,070-1,225 sq. ft.	2 BR / 2 BA	\$263,400	\$316,100	\$368,800	\$2,680
Premier 1,260-1,510 sq. ft.	2 BR / 2 BA	\$280,600	\$336,700	\$392,800	\$2,750
Deluxe 1,605 sq. ft.	2 BR / Den & 2 BA	\$325,100	\$390,100	\$455,100	\$2,870

* Additional Monthly Service Fee of \$470.00 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:

Your entrance fee is refundable based on the plan you select. Each plan is amortized over 50 months, and if you leave the community or move to a higher level of care, the refundable portion is shown in the schedule below.

	Traditional (2% per month)	25% Refund (1.5% per month)	50% Refund (1% per month)
12 months	76%	82%	88%
24 months	52%	64%	76%
36 months	28%	46%	64%
48 months	4%	28%	52%
50 months and after	0%	25%	50%

Additional Charges:

See related page for details

Manor Greene Apartments

MANOR GREENE APARTMENTS		ENTRANCE FEE PLANS			MONTHLY FEE
Apartment Style	Description	Traditional	25% Refund	50% Refund	Per Home
1 Bedroom 900 sq. ft.	1 BR / 1.5 BA	\$166,300	\$199,600	\$232,800	\$1,720
2 Bedroom 1,200 sq. ft.	2 BR / 1.5 BA	\$241,500	\$289,800	\$338,100	\$1,720

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:

Your entrance fee is refundable based on the plan you select. Each plan is amortized over 50 months, and if you leave the community or move to a higher level of care, the refundable portion is shown in the schedule below.

	Traditional (2% per month)	25% Refund (1.5% per month)	50% Refund (1% per month)
12 months	76%	82%	88%
24 months	52%	64%	76%
36 months	28%	46%	64%
48 months	4%	28%	52%
50 months and after	0%	25%	50%

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, 2026 and subject to change upon 30-day notice



MORAVIAN MANOR COMMUNITIES

A Unitas Communities Affiliate

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



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