

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	\$417,200	\$500,600	\$584,100	\$2,310
Forester/Alley 1,955 sq. ft.	2 BR / 2 BA	\$449,000	\$538,800	\$628,600	\$2,530
Forester/Street ... 1,908 sq. ft.	2 BR / 2 BA	\$449,000	\$538,800	\$628,600	\$2,530
Saxony..... 1,945 sq. ft.	2 BR / 2 BA	\$449,000	\$538,800	\$628,600	\$2,530
Springs..... 2,198 sq. ft.	2 BR / Den / 2 BA	\$474,300	\$569,200	\$664,000	\$2,660
Sturgis..... 2,114 sq. ft.	2 BR / Den / 2 BA	\$474,300	\$569,200	\$664,000	\$2,660
Klein..... 2,771 sq. ft.	3 BR / Loft / 3 BA	\$523,000	\$627,600	\$732,200	\$2,940
Lexington 2,854 sq. ft.	3 BR / Loft / 3 BA	\$523,000	\$627,600	\$732,200	\$2,940
Woodridge 3,049 sq. ft.	4 BR / 3.5 BA	\$528,500	\$634,200	\$739,900	\$3,160
Wilbur..... 3,280 sq. ft.	4 BR / 3.5 BA	\$609,100	\$730,900	\$852,700	\$3,160

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:

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

The Woods Apartments

THE WOODS APARTMENTS		ENTRANCE FEE PLANS			MONTHLY FEE
Style	Description	Traditional	25% Refund	50% Refund	Per Home
Alden 1,040 sq. ft.	1 BR & 1.5 BA	\$249,500	\$299,400	\$349,300	\$1,770
Bomberger 1,222 sq. ft.	1 BR / Den & 1.5 BA	\$309,800	\$371,800	\$433,700	\$2,220
Clair 1,397 sq. ft.	2 BR & 2 BA	\$350,900	\$421,100	\$491,300	\$2,420
Steinman 1,575 sq. ft.	1 BR / Den & 1.5 BA	\$373,900	\$448,700	\$523,500	\$2,510
Linden 1,592 sq. ft.	2 BR / Den & 2.5 BA	\$392,100	\$470,500	\$548,900	\$2,550
Zinzendorf 1,782 sq. ft.	2 BR & 2.5 BA	\$402,400	\$482,900	\$563,400	\$2,720
Tait 1,944 sq. ft.	2 BR & 2 BA	\$414,500	\$497,400	\$580,300	\$2,750

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:

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



**TOBACCO
FREE**