

Independent Living **Apartments Fee Schedule**

Fairwood Retirement Village offers a life lease agreement to residents. Those who purchase life lease in 2025 receive **65 percent refund** of the original amount of the purchase price once the home is vacated by the resident(s) and the unit is resold. Monthly fees may increase annually. Property tax is assessed annually and billed semi-annually.

Apartments are indicated in blue on the community map.

Style and Square Footage Range	Purchase Price Range	Monthly Fee Single Occupant	Monthly Fee Double Occupant
1 Bedroom/ 1 Bath			
629 – 1,058 sq ft	\$151,000 - \$259,000	\$2,007.00	\$2,689.00
1 Bedroom/ 1 Bath/ Den			
990 sq ft	\$232,000 - \$244,000	\$2,046.00	\$2,729.00
2 Bedroom/ 1 Bath			
912 – 1,164 sq ft	\$218,000 – \$267,000	\$2,086.00	\$2,768.00
2 Bedroom/ 2 Bath			
1,081-1,540 sq ft	\$245,000 - \$362,000	\$2,442.00	\$3,125.00
2 Bedroom/ 2 Bath/ Den			
1,691 – 1,741 sq ft	\$312,000 - \$415,000	\$2,730.00	\$3,412.00
3 Bedroom/ 2 Bath			
1,750 – 2,303 sq ft	\$420,000 \$521,000	\$2,808.00	\$3,490.00

Independent Living **Meadow Homes** Fee Schedule

Fairwood Retirement Village offers a life lease agreement to residents. Those who purchase life lease in 2025 receive **65 percent refund** of the original amount of the purchase price once the home is vacated by the resident(s) and the unit is resold. Monthly fees may increase annually. Property tax is assessed annually and billed semi-annually.

Meadow Homes are indicated in green on the community map.

Style and Square Footage Range	Purchase Price Range	Monthly Fee Single Occupant	Monthly Fee Double Occupant
1 Bedroom/ 1 Bath 720-816 sq ft	\$151,000 - \$204,000	\$2,007.00	\$2,689.00
2 Bedroom/ 1 Bath 911-1,164 sq ft	\$218,000 – \$291,000	\$2,086.00	\$2,768.00
2 Bedroom/ 2 Bath 1,102-1400 sq ft	\$269,000 - \$432,000	\$2,442.00	\$3,125.00



Independent Living Hillside Homes Fee Schedule

Fairwood Retirement Village offers a life lease agreement to residents. Those who purchase life lease in 2025 receive **65 percent refund** of the original amount of the purchase price once the home is vacated by the resident(s) and the unit is resold. Monthly fees may increase annually. Property tax is assessed annually and billed semi-annually.

Resident is responsible for gas and electricity bills. The Meal Plan is not included with the **Hillside Homes** monthly fees but may be added for a cost of \$450 per month, per resident; or \$15 per meal and \$20 for special meals.

Hillside Homes are indicated in yellow on the community map.

Style and Square Footage Range	Purchase Price Range	Monthly Fee Single Occupant	Monthly Fee Double Occupant
Upper Hillside Home (12)			
with attached two-car garage			
1,400 sq ft	\$366,000	\$1,625	\$2,306

Lower Hillside Home (12)

Outdoor parking or detached garage available for monthly lease

1,370 sq ft	\$239,000	\$1,625	\$2,306
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Your Independent living fee includes the following service benefits:

- ✓ All utilities (water, sewer, garbage, *electricity, *heat, *A/C) except for telephone and cable TV. All homes are cable ready. Comcast Xfinity offers a special deal only for our residents for television and Wi-Fi service.
- ✓ Daily Restaurant Style Dining (*Evening Meal, Luncheon Buffets throughout the month, Morning Coffee/Tea Cart with Assorted baked goods.
- ✓ Complete and Comprehensive Maintenance Service
- ✓ Groundskeeping Service
- ✓ Transportation Services offered by Fairwood Village (Medical/Dental/Therapy appointments 3 days per week; nearby shopping 1 day per week, various other scheduled outings)
- ✓ 24/7 Fairwood Village Community Security
- ✓ Onsite Resident Management 24/7
- ✓ Emergency Call System Support in each home 24/7
- ✓ Social Activities, Wellness/Education & Weekly Senior Exercise Programs
- ✓ Fairwood Village Group Travel Coordination
- ✓ Use of Common areas to include the Indoor Pool, Jacuzzi, Fitness Equipment Room and Community Computer/Printer, TV room
- ✓ Common area Housekeeping
- ✓ Concierge Support (Resident Support: Fax, Copies, Resource Referral Support and Coordination, Guest Home and Guest Meal Coordination)
- ✓ Administration Support and Notary Service

*** Hillside Homes do not include the evening meal, gas and electric utilities**

If you have further questions regarding our fees and services, please contact our Fairwood Retirement Village marketing department at **(509) 467-2365**. Ask for Sheila.

Considered Outside Expenses

There are some things you may wish to consider when budgeting for living at Fairwood Retirement Village. The following are resident responsibilities that are not included in our monthly fees. Monthly fees may increase annually, and this is typically in May. These fees are also subject to change

Cable TV/Internet- Wifi, Phone Land Line/Cell Phone

Residents may use any service they wish except satellite or any other service that requires attached fixtures or dishes. Xfinity/Comcast has a special Fairwood Plan for our residents. Residents carry their own account but get a special discount and the channel package is billed through Fairwood. This requires you to use our special customer service for set-up. The channel package fee is currently \$55 and only this portion will appear on your Fairwood monthly bill.

Garage Monthly Lease Fee

Dependent Upon Size, garages range from \$175 to \$275 per month. Garages may be lease month to month and are intended for drivers only. These may not be subleased or used exclusively as storage.

Renters Personal Property Insurance

Our residents are required to cover their own personal property and specific liability insurance. Details can be provided any time on these requirements and it is typically very affordable.

Annual Property Tax

Tax Dependent Upon Unit Assessment Value Assessed annually and billed semi-annually

Housekeeping

Fairwood Village provides common area housekeeping only. Fairwood provides approved referrals for day-to-day housekeeping services if you would like to hire a housekeeper. Most of our residents find that they need little or no housekeeping help and prefer to hire their own if needed.

Guest Meals

Please give the kitchen at least two days' notice if possible, when you are expecting guests. The current Guest Meal cost is \$15/regular meal and \$20 per special holiday meal.

Meal Pickup or Meal Delivery

If you wish to pick up a meal or have your meal delivered to your home, there is a small charge for these services. Currently we bill \$2 for meal pickup and \$3 for meal delivery.

Guest Rooms

Two guest rooms are available and can be scheduled by contacting the front desk. The cost is currently \$75/night.

Garbage Service

We make it easy to drop your garbage in the dumpsters or outside cans but if you wish to add a weekly garbage pickup service the cost is currently \$10 month



FAIRWOOD RETIREMENT VILLAGE -COST COMPARISON

Monthly Expenses

Your Current Home Expenses

Included in Fairwood's Low Monthly Fees

Mortgage/Lease/Rent/HOA Fees	\$ _____
Real Estate Tax/Property Tax	\$ _____
Homeowner's/Personal Property Insurance	\$ _____
Gas and Electric	\$ _____
Water, Sewer, Garbage	\$ _____

✓
Assessed annually
Renter's policy only
✓ (except Hillside Homes)
✓

Exterior Home Maintenance

Paint	\$ _____
Roof and Fence Repair/Replacement	\$ _____
Gutter Maintenance	\$ _____
Window Cleaning	\$ _____
Sidewalk/Driveway Repair	\$ _____
Sprinkler System Maintenance	\$ _____
Pest Control	\$ _____
HVAC/Water Heater	\$ _____

✓
✓
✓
✓
✓
✓
✓
✓

Subtotal/Year = \$ _____

All Services Included
In Monthly Fees

Interior Home Maintenance

Paint	\$ _____
Appliance Repair/Replacement	\$ _____
Furnace/AC Maintenance	\$ _____
Water Heater Repair/Replace	\$ _____
Plumbing/Electrical	\$ _____
Carpet Cleaning	\$ _____

✓
✓
✓
✓
✓
✓

New/like-new carpet and flooring at move-in

Subtotal/Year = \$ _____

All Services Included
In Monthly Fees

24-Hour On-site Security	\$ _____
Lawn and Landscaping Service	\$ _____
Snow Removal Service	\$ _____
Entertainment/Activities	\$ _____
Transportation to Healthcare Appointments	\$ _____
Transportation to Activities/Outings	\$ _____
Fitness/Gym	\$ _____

✓
✓
✓
✓
✓
✓
✓

✓ (May be added for Hillside Homes)

One Restaurant-style Meal Per Day	\$ _____
24-Hour Emergency Call System with Monitoring	\$ _____

✓

A Buy-in plan with a guaranteed, fixed refund with all the amenities and services you are looking for...

PRICELESS!

TOTAL MONTHLY COSTS \$ _____

\$ _____

Simplify Your Life!

Fairwood Retirement Village offers you...

We will move you!

We hire professional movers who will complete your move. We contract our movers of choice, and this usually covers the entire cost of the move into our community.

Transition Coordination

Real Estate/Estate Sale/Elder Law/Packing and
Storage/Lender/Transition Service Referral Resources

Home Care and Home Healthcare Agency Resources

If you need additional in-home care, we are happy to provide resources upon request. There are agencies who have special rates for our community, which means savings for you! Many agencies can access your third-party payor sources such as long term care policy benefits, Veterans Benefits, or medical insurance payment for licensed and skilled care. Fairwood also allows family members to care for loved ones as they age in place in our Independent Living Community.

~ Testimonials ~

"On behalf of my mother who was a resident at Fairwood Retirement Village, we would like to highly recommend this community to others. The accommodations were comfortable, the staff very friendly and helpful, and the food in the dining room was well prepared and delicious. The activities are plentiful and well organized." *Family of former resident, Mrs. Shaw*

"It was a big step for me to leave my home which was not in the Spokane area. All the first impressions Fairwood Retirement Village have proven right. The continued effort by the owners and staff to keep the warmth alive remains. I now have new friends and a new community to continue to learn about." *Resident, A. Wood-Gaines*

"Living maintenance free is comforting and makes life so much easier! Fairwood Village provides professional upkeep for heat, A/C, plumbing, electrical and even picture hanging inside the apartment. Grounds keeping and snow removal is a plus. All the things my husband used to do!" *Resident, Mr. & Mrs. Smith*

"We are very happy we chose Fairwood Retirement Village as our place to retire. Physicians, dentists, vision specialists and shopping are not far away. We love our condo and have met so many nice, friendly people through the activities and trips Fairwood provides." *Residents, Larry and Bonnie*

"The apartment is wonderful. For those few things we needed, maintenance is right there. But most important are the people. Both staff and residents are so kind, patient, understanding, and welcoming. Our decision to move to Fairwood Retirement Village was the right thing for us, the right time, and to the right place. We are so pleased and happy we are here." *Residents, Charles and Nancy Young*