

VIP & Resident Detail Rate Sheet

VIL-164, Rev.10, Date: 1/15/26

VIP - Black Card

Includes discounted fees, full service maintenance, housekeeping, meal plans, activities, & utilities (cable, internet, water, electric, sewer, trash) **MONTHLY OR ANNUAL LEASE TERMS**

RESIDENT - White Card ("Affordable" Lease)
****LIMITED TIME OFFER FOR LIMITED ROOMS**** No housekeeping, meal plan, fitness room, movie theatre, activities, or Gas/Electric (does include water, sewer, trash, cable, internet)
ONLY ANNUAL LEASE TERMS

	Price:	Price:	Duration:	Notes:
Community Fee-Service, Administration & Grounds	\$3,000.00	\$3,000.00	One-time	One-time fee, Holds room 60 days, Non-refundable, \$500 down holds place on the waitlist
Small Pets	\$30.00	\$35.00	Month	
Pet Deposit	\$500.00	\$500.00	One-time	Refundable
Renters Insurance				
VARIES BY COMPANY				
Community Fee-Service, Administration & Grounds	\$3,000.00	\$3,000.00	Month	
Small Pets	\$30.00	\$35.00	Month	
Pet Deposit	\$500.00	\$500.00	Month	
Renters Insurance				
Room Rates				
Monthly Leases				
Second Person Fee	\$725.00		Month	
Studio (VIP - 324 Central/Core)	\$2,730.00		Month	
1 Bedroom, 1 Bathroom	\$3,675.00		Month	
1 Bedroom, 1 Bathroom - Deluxe	\$4,050.00		Month	
2 Bedroom, 2 Bathroom	\$4,275.00		Month	
2 Bedroom, 2 Bathroom - Deluxe	\$4,650.00		Month	
Annual Leases				
Second Person Fee	\$700.00	\$325.00	Month	
Studio (VIP - 324 Central/Core)	\$2,600.00		Month	
1 Bedroom, 1 Bathroom	\$3,500.00	\$2,050.00	Month	Resident - 208, 210, 211, 212, 213, 214 (All Wing B)
1 Bedroom, 1 Bathroom - Deluxe	\$3,850.00	NOT AVAILABLE	Month	
2 Bedroom, 2 Bathroom	\$4,075.00	NOT AVAILABLE	Month	
2 Bedroom, 2 Bathroom - Deluxe	\$4,425.00	NOT AVAILABLE	Month	
Ala Carte Options				
Brunch & Dinner - Daily				See below for pricing on meal vouchers
Brunch Voucher				
Dinner Voucher				
Daily Activities				
Biweekly Housekeeping				
Phone Service				
Phone Service - Initial Hook Up Fee				
Storage Unit - Standard, 4x4				
Storage Unit - Premium, 5x5				
Carport				
Reserved Parking				
Replacement Keys (Card, Suite, Mailbox)				
Extended Cable				
Community Internet				
Additional Housekeeping Services (ex: Laundry)				
Medical Pendant				
Extended Maintenance (lightbulb replacement, etc.)				
Included	\$15.00	\$15.00	Month	
Included	\$20.00	\$20.00	Month	
NOT AVAILABLE				
AVAILABLE BY QUOTE				
Included	\$50.00	\$50.00	Month	
Included	\$50.00	\$50.00	Month	
Included	\$30.00	\$40.00	One-time	
Included	\$45.00		Month	
Included	\$35.00	\$55.00	Month	
Included	\$35.00	\$55.00	Month	
Included	\$25.00	\$25.00	Month	
Included	\$20.00		Each	
AVAILABLE BY QUOTE				
Inquire with 3rd party service for \$			Per Load	See VIL-158 for more services and pricing
Included			Month	See Medical Team for more information
Included				Standard maintenance included for both types (filter replacements, appliance repairs, etc.)

Check in: 2:00-5:00pm **Check out:** 11:00am **1 Bedroom:** #224 Queen, #226 Queen, #227 Queen, #326 Queen **2 Bedrooms:** #225 Queen & Full, #228 Queen & Full, #327 Queen & Twin

Airbnb, Vrbo, & In-house Rentals

No Meal Plan or Activities + 6% Use Tax (if less than 30 days), Guests have the option to purchase meal vouchers, Credit cards accepted at 3.5% + \$0.30 on the total charge

1B/1B	\$150.00	10% discount for 7+ nights	Payments are sent to Accounting to process
2B/2B	\$200.00	10% discount for 28+ nights	Payments are sent to Accounting to process

Trial Stay

Includes Meal Plan, Weekly Housekeeping, & Activities + 6% Use Tax (if less than 30 days), \$500 refundable deposit per week (not to exceed \$2,000), Credit cards accepted at 3.5% + \$0.30 on the total charge

1B/1B	\$175.00	Payments are sent to Accounting to process
2B/2B	\$250.00	Payments are sent to Accounting to process

Real Estate Services

Professional Fee	6%	
Cleaning	Negotiable	
Staging	Negotiable	
Photography	Realtor Pays	
Video	Realtor Pays	
Marketing	Realtor Pays	
Maintenance/Repairs	Negotiable	
Title Work	Paid at Closing	