FERNECREST
A COMMUNITY of MESSIAH LIFEWAYS

APARTMENT FEES

Effective October 1, 2026 to June 30, 2027

Apartment	Square Feet	Bedrooms/Baths	0% Refund Entrance Fee	50% Refund Entrance Fee	90% Refund Entrance Fee	Monthly Fee
Forsythia	840	1 BR / 1 BA	$286,900	$419,200	$660,400	$2,000
Azalea*	1,035	1 BR / 1.5 BA with den	$317,600	$464,100	$731,100	$2,350
Honeysuckle	1,225	2 BR / 2.5 BA	$368,900	$539,000	$849,200	$2,950
Primrose*	1,225	2 BR / 2 BA	$358,600	$524,000	$825,500	$2,950
Laurel*	1,265	2 BR / 2 BA	$379,100	$554,000	$872,600	$2,950
Foxglove	1,330	2 BR / 2 BA	$368,900	$539,000	$849,200	$2,950
Hosta*	1,420	2 BR / 2 BA with den	$430,400	$628,900	$990,700	$3,525
Juniper*	1,600	2 BR / 2.5 BA with den	$461,100	$673,800	$1,061,400	$3,750
The following second person fee will apply to the apartments listed above:						$565

*A $10,000 premium will be placed on all apartments located on the back of the building, facing the wooded area. This includes (12) Primrose, (6) Azalea, (6) Hosta, (4) Juniper, and (1) Laurel.

INCLUDED IN THE MONTHLY APARTMENT FEE:

- Water, sewer, and trash
- Flexible $225 Dining Dollars ($100 for second person) to use at the onsite restaurant and four venues located on the campus of Messiah Lifeways® at Messiah Village
- Real estate taxes and building insurance
- Apartment maintenance, including appliances
- Cable TV and Internet
- Additional storage area
- Access to the onsite fitness studio as well as a Wellness membership for the Center for Vitality & Wellness on the Messiah Village campus
- Scheduled shopping trips
- Bi-weekly cleaning of your home
- Electric
- One dedicated parking space

NOT INCLUDED IN THE MONTHLY APARTMENT FEE:

- Telephone
- Pet fee (one-time fee)

UPGRADES:

Upgrade features may be available for an additional cost.

ADDITIONAL SERVICES & AMENITIES LOCATED ON THE MESSIAH VILLAGE CAMPUS:

- Hostetter Enrichment Center
- Libraries
- Onsite pharmacy
- Full-service spa
- Salon & barbershop services
- Campus gift shops
- Resident gardens
- Media/theater room
- Center for Vitality & Wellness (includes fitness center, strength training studio, and saltwater pool)
- Woodshop
- Business center
- Courtyard with firepit
- Onsite physician practice
- Billiards

ENTRANCE FEES:

Standard or 0% Refund Plan: This is the most affordable option. This option reduces 2% each month for 50 months until 0% refund is reached.

50% Refund Plan: This plan is at a higher entrance fee price but preserves 50% of your entrance fee for refund. The remaining 50% declines as outlined in the standard plan above.

90% Refund Plan: 10% of the entrance fee amortizes immediately. 90% is available to be refunded.

Entrance fees may vary based on customization and specific floor plans.

Additional assets will be required.