FERNECREST
A COMMUNITY of MESSIAH LIFEWAYS

COTTAGE FEES

Effective October 1, 2026 to June 30, 2027

COURTYARD HOMES

Cottage	Square Feet	Bedrooms/Baths	Garage	0% Refund Entrance Fee	50% Refund Entrance Fee	90% Refund Entrance Fee	Monthly Fee
Bluebird	1,200	2 BR / 2 BA	1.5-car	$375,000	$546,800	$861,600	$2,090
Dove	1,400	2 BR / 2 BA	1.5-car	$425,000	$619,700	$976,500	$2,500

DUPLEX HOMES

Cottage	Square Feet	Bedrooms/Baths	Garage	0% Refund Entrance Fee	50% Refund Entrance Fee	90% Refund Entrance Fee	Monthly Fee
Mallard	1,683	2 BR / 2 BA optional den	2-car	$465,000	$678,100	$1,068,400	$2,750
Heron I	2,078	2 BR / 2.5 BA optional dining/den	2-car	$540,000	$787,400	$1,240,700	$3,350
Heron II*	2,078	2 BR / 2.5 BA optional dining/den	2-car	$570,000	$831,200	$1,309,700	$3,500

ESTATE HOMES

Cottage	Square Feet	Bedrooms/Baths	Garage	0% Refund Entrance Fee	50% Refund Entrance Fee	90% Refund Entrance Fee	Monthly Fee
Peacock I	2,508	3 BR / 3 BA optional den upgrade	2-car	$660,000	$962,400	$1,516,400	$3,750
Peacock II*	2,508	3 BR / 3 BA optional den upgrade	2-car	$699,000	$1,019,300	$1,606,100	$3,900

The following second person fee will apply to the cottages listed above:	$389

*These floor plans include an unfinished basement not included in the square footage, and pricing may vary.

INCLUDED IN THE MONTHLY COTTAGE 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
- Cottage maintenance, including appliances
- Cable TV and Internet
- Grounds care
- 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

NOT INCLUDED IN THE MONTHLY COTTAGE FEE:

- Electricity
- Gas heat
- Telephone
- Pet fee (one-time fee)

UPGRADES:

Upgrade features such as finished basements or other options 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.