



**ENRICHING THE LIVES OF SENIORS**  
**Independent Living Rates**  
**Effective January 1, 2024**

We offer a variety of Independent Living options to suit your needs. We have everything from a one-bedroom apartment to a 2,500 square foot single home with two-car garage.

<u>Village Apartments</u>	<u>Entrance Fee</u>	<u>Monthly Fee</u>
One-Bedroom	\$103,950	\$578
Two-Bedroom	\$126,500	\$660
Two-Bedroom (Cluster)	\$168,300	\$715
<u>Single Homes</u>		
Two-Bedrooms, One Bath, + One-car garage, 1,000 sq. feet +	\$242,000 and up	\$880-1,100
<u>Aushman Apartments (main building)</u>		
One-Bedroom	\$165,000	\$1,045
Two-Bedroom	\$198,000	\$1,100

*Second person fee is \$100 per month for any apartment or cottage*

**What is covered by your monthly maintenance fee for homes, cottages and Village apartments?**

- Water
- Sewer
- Trash Removal
- Snow Removal
- Chaplain Services
- Mowing

**Repairs to the home, such as, roofs, windows, electrical, plumbing, heating, air conditioning, etc.**

- Repairs or replacement of appliances supplied by the Community
- Transportation for group shopping & activities
- Access to Emergency Nursing Response.
- Onsite Medical Clinic is available 1-day week
- Non-emergency Nursing Service must be scheduled

***Charges for electric, telephone, reimbursement of property taxes and cable TV are the responsibility of the Resident.***

**Additional services covered for Aushman Apartments:**

- Centralized Heat and Air Conditioning
- Property Taxes (included in monthly fee)
- Cable TV
- Nurse Call System

**Other Services Available at an Additional Fee**

- Meals in the Dining Room
- Beauty Shop / Barber Services
- Housekeeping and Laundry Services
- Transportation

**Meal Plans are Available for an Additional Fee**

One Meal per Day \$198 / month (plus tax)

Two Meals per Day \$331 / month (plus tax)

Three Meals per Day \$441 / month (plus tax)

**Guest Room**

1 person - \$72 (includes breakfast); for two persons, \$83; for three, \$93; for four, \$107.

**Entrance Fee (E.F.)**

This is a one-time payment that, along with the Monthly Fee, covers a lifetime lease on the Independent Living cottage or apartment of your choice. Refund provisions are described below.

A. If you live in your cottage or apartment for less than 5 years and leave, either by death or by choice, you will be due a partial refund.

Year 1: 80%, Year 2: 60%, Year 3: 40%, Year 4: 20% Year 5: 0%

After 60 months there is no cash refund.

***Carefully read the Residency Agreement for the conditions that must be satisfied before Fahrney-Keedy Home & Village is required to pay the Entrance Fee refund.***



**Independent Living Services**

**Effective January 1, 2024**

<u>Meals</u>	<u>Rate</u>			
<b>Meal Plan A</b> (1 meal per day)	\$ 198.00	per month	plus tax	
<b>Meal Plan B</b> (2 meals per day)	\$ 331.00	per month	plus tax	
<b>Meal Plan C</b> (3 meals per day)	\$ 441.00	per month	plus tax	
Avg price is \$5-6 per meal on meal plans				
Individual Meals	\$ 8.00	each	plus tax	
Holiday Meals	\$ 13.00	each	plus tax	
Tray delivery (Main Building)	\$ 2.50	each	plus tax	
Meal delivery (Village-Lunch & Dinner)	\$ 3.50	each	plus tax	

<u>Non-Routine Maintenance Services</u>	<u>Minimum Rate</u>	<u>After minimum:</u>
<i>Scheduled</i>	\$ 11.00 per 1/4 hr	Billed in 1/4 hr increments
Monday - Friday, 7:30am - 4:00pm		
Mileage	\$ 0.65 per mile	All non emergency miles
Supplies	Prevailing rates	plus tax

<u>Landscaping Services</u>		
Level 1 mulch Annual	\$551	Cottage/Duplex
	\$166	Row apt/Cluster
		Ancillary beds around cottage property
Level 2 Mulch Annual	\$551	

<u>Transportation (Local)</u>			
Transportation (wheelchair)	\$ 56.00	1 hr min.	billed in 1/4 hr increments thereafter
Transportation (outside of local area)	\$ 110.00	1 hr min.	plus IRS mileage rate (currently \$.65/mile)

<u>Other</u>			
NSF fee for returned checks	\$ 42.00	each	
Lost keys	\$ 32.00	each	
Guest Regular Meals	\$ 8.00	each	plus tax
Holiday Guest Meals	\$ 13.00	each	plus tax
Photocopying/Faxing (black/white)	\$ 0.20	per page	
Photocopying - color	\$ 0.30	per page	
Personal Computer Repair Service	Fee for service by outside vendor		

<u>Guest Room</u>		
1 person (includes breakfast)	\$ 72.00	day
2 persons (includes breakfast)	\$ 83.00	day
3 persons (includes breakfast)	\$ 93.00	day
4 persons (includes breakfast)	\$ 107.00	day

<u>Beauty Shop Charges</u>	
Men's Haircut	\$ 17.00
Womens Haircut (no shampoo)	\$ 17.00
Shampoo	\$ 9.00
Shampoo/Cut/Dry	\$ 22.00
Shampoo/Set	\$ 22.00
Curl Only	\$ 11.00
Perm (includes cut & set)	\$ 71.00
Shampoo/Cut and Dry/Curl	\$ 34.00
In Room Service (extra fee)	\$ 12.00
Shampoo/Color/Cut/Set	\$ 56.00
Facial Hair Trim/ Beard Trim	\$ 6.00