

Rates & Services

Carriage Homes, Cottages, Townhomes



MORAVIAN MANOR
COMMUNITIES

Carriage Homes & Townhomes, Warwick Woodlands Campus

CARRIAGE HOMES & TOWNHOMES		ENTRANCE FEE PLANS			MONTHLY FEES
Style	Description	Traditional	25% Refund	50% Refund	Per Home
Bonfield1,772 sq. ft.	2 BR / 2 BA	\$315,000	\$378,000	\$441,000	\$1,893
Forester/Alley ...1,955 sq. ft.	2 BR / 2 BA	\$339,000	\$407,000	\$475,000	\$2,077
Forester/Street ..1,908 sq. ft.	2 BR / 2 BA	\$339,000	\$407,000	\$475,000	\$2,077
Saxony.....1,945 sq. ft.	2 BR / 2 BA	\$339,000	\$407,000	\$475,000	\$2,077
Springs2,198 sq. ft.	2 BR / Den / 2 BA	\$358,000	\$430,000	\$500,000	\$2,185
Sturgis 2,114 sq. ft.	2 BR / Den / 2 BA	\$358,000	\$430,000	\$500,000	\$2,185
Klein2,771 sq. ft.	3 BR / Loft / 3 BA	\$395,000	\$474,000	\$553,000	\$2,417
Lexington.....2,854 sq. ft.	3 BR / Loft / 3 BA	\$395,000	\$474,000	\$553,000	\$2,417
Woodridge3,049 sq. ft.	4 BR / 3.5 BA	\$399,000	\$478,800	\$558,600	\$2,596
Wilbur3,280 sq. ft.	4 BR / 3.5 BA	\$460,000	\$552,000	\$644,000	\$2,596

Monthly Service Fee includes:

- Real Estate taxes
- Trash removal
- 24-hour Emergency call system
- 24-hour Emergency maintenance
- 24-hour Security
- Building & Grounds maintenance
- Annual Lititz recCenter membership
- Use of amenities
- Dining Dollars – \$100/home *(Balance does not carry over from month to month. A 50% credit will be applied if resident is away for the entire month starting day 1.)*

Additional Charges:

See back for details

Resident Responsibility:

- Electric
- Gas (fireplace & heat)
- Water/Sewer (including storm water management fee)
- Phone
- Cable/internet
- Housekeeping
- Ambulance membership
- Elevator inspection and maintenance

Entrance Fee Descriptions:

All plans are amortized over a 50-month period

- Traditional – 2% per month
- 25% Refund – 1.5% per month
- 50% Refund – 1% per month

Rates effective January 1, 2022 and subject to change upon 30-day notice

Cottages & Townhomes, Founders Campus

MORAVIAN AVENUE COTTAGES		ENTRANCE FEE PLANS			MONTHLY FEES
Cottage Style	Description	Traditional	25% Refund	50% Refund	Per Home
Cottage 1,400 sq. ft.	2 BR / 1.5 BA	\$241,500	\$289,800	\$338,100	\$1,443
Deluxe Cottage 1,756 sq. ft.	3 BR / 1.5 BA	\$252,500	\$303,000	\$353,500	\$1,443

HENDRICKS PLACE TOWNHOMES		ENTRANCE FEE PLANS			MONTHLY FEES
Townhome Style	Description	Traditional	25% Refund	50% Refund	Per Home
Models A, B 2,609 – 2,833 sq. ft.	3 BR / Den / 3 BA	\$376,500	\$451,800	\$527,100	\$2,090
Model C (middle unit) 2,726 sq. ft.	3 BR / Den / 3 BA	\$357,000	\$429,210	\$500,745	\$2,090

Monthly Service Fee includes:

- Real Estate taxes
- Trash removal
- 24-hour Emergency call system
- 24-hour Emergency maintenance
- 24-hour Security
- Building & Grounds maintenance
- Annual Lititz recCenter membership
- Use of amenities
- Dining Dollars – \$100/home (*Balance does not carry over from month to month. A 50% credit will be applied if resident is away for the entire month starting day 1.*)

Additional Charges:

See back for details

Resident Responsibility:

- Electric
- Gas (fireplace & heat)
- Water/Sewer (including storm water management fee)
- Phone
- Cable/internet
- Housekeeping
- Ambulance membership
- Elevator inspection and maintenance (if applicable)

Entrance Fee Descriptions:

All plans are amortized over a 50-month period

- Traditional – 2% per month
- 25% Refund – 1.5% per month
- 50% Refund – 1% per month

Additional Charges

Barber/Styling Salon	Current price list posted in styling salon
Telephone: <i>Garden Court Apartments only</i>	\$25/month for local service and long distance; additional \$4.95/month for voice mail
Telephone: <i>The Woods Apartments only</i>	Bulk Package – 25 MB high speed internet (\$35/month) & 1 Basic Residential Phone line (\$15/month)
Medical Transport	Zone 1 – \$10 (0-5 miles round trip) Zone 2 – \$25 (6-15 miles round trip) Zone 3 – \$40 (16-25 miles round trip) Mileage – \$1 for each mile over 25 miles Companion Fee – \$20 per ½ hour Cancellation Fee – \$25 (less than 24-hour notice)
Non-Medical Transport	Prices vary based on services requested
Maintenance Service	\$15/quarter hour plus supplies for repair of personal belongings
Emergency Call Pendant	\$160 replacement fee (must be returned upon discharge)
Technology Charge	\$120/hour plus supplies (billed in 1/2 hour increments)
Transfer Fee	\$20,000 – Fee charged when transferring from one residential living accommodation to another
Garage Rentals	\$100/month (if renting a second space or for non-Woods or non-Garden Court Residents)
Housekeeping	Brochures available in the Community Services Office & Sales Center
Wellness Center	\$1.00 per 1 minute – this applies to scheduled recurring services
Keys/Fobs	Replacement Fob: \$15 each Additional Fob: \$25 each (criminal background check required) Additional Key: \$5 each

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www.moravianmanorcommunities.org

Residential Living Sales Center

Warwick Woodlands Campus

544 W. 6th Street | Lititz, PA 17543 | 717-626-0214

info@moravianmanor.org | Open M–F, 8:00 AM – 4:30 PM

