



# FOXWOOD SPRINGS

## SENIOR LIVING

An Oakdale Seniors Alliance Supported Community

### Foxwood Springs 2026 Garden Home Rates

| UNIT DESCRIPTION                  | Size (SQ FT) | Monthly Service Fee | Entrance Fee 80% | Entrance Fee 0% |
|-----------------------------------|--------------|---------------------|------------------|-----------------|
| Lady Wynn<br>1 Bedroom/1 Bath     | 834          | \$2,575             | \$187,000        | \$103,900       |
| Lady Merle<br>2 Bedroom/1 Bath    | 1106         | \$2,745             | \$199,600        | \$110,900       |
| Lady Ruth<br>2 Bedroom/2 Bath     | 1106         | \$2,745             | \$199,600        | \$110,900       |
| Sir Thomas<br>2 Bedroom/1.5 Bath  | 1128         | \$2,730             | \$198,200        | \$110,100       |
| Sir James<br>2 Bedroom/2 Bath     | 1230         | \$3,135             | \$227,700        | \$126,500       |
| Sir Richard<br>2 Bedroom/1.5 Bath | 1258         | \$3,045             | \$221,200        | \$122,900       |
| Lady Dean<br>2 Bedroom/ 2 Bath    | 1274         | \$3,085             | \$224,100        | \$124,500       |
| Lady Lee<br>2 Bedroom/ 2 Bath     | 1302         | \$3,150             | \$228,900        | \$127,200       |
| Sir William<br>2 Bedroom/ 2 Bath  | 1330         | \$3,135             | \$227,700        | \$126,500       |
| Sir Phillip<br>2 Bedroom/ 2 Bath  | 1343         | \$3,165             | \$230,100        | \$127,800       |
| Sir Henry<br>2 Bedroom/ 2 Bath    | 1434         | \$3,285             | \$238,900        | \$132,700       |
| <b>Second Person Fee</b>          | <b>n/a</b>   | <b>\$475</b>        | <b>\$38,800</b>  | <b>\$19,900</b> |

Included in the **Monthly Service Fee** (MSF) are utilities, basic cable, a pendant, transportation, bi-weekly housekeeping, weekly trash pickup, and 15 meals per month.

Rates are effective as of January 1, 2026, and are subject to change at any time. Individual unit pricing may vary.





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### Entry Fee

#### **Foxwood Spring's Standard Plan - Declining Return Plan - 0%**

- 5% Reduction off base rate for AL/MC/SNF (no reduction in care fees) – does not include rehab -
- 4% Processing fee
- 4% monthly amortization until 0% is reached – 24 months

#### **Foxwood Spring's Legacy Plan - Return on Asset Plan - 80%**

- Reduction of 25% of the MSF
- 10% reduction of base rate for AL/MC/SNF (no reduction in care fees) – does not include rehab
- 4% Processing fee
- 4% Amortization until 80% is reached – 4 months
- Return of 80% upon resale of the home/apartment

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