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 1 Bedroom/1 Bath	834	$2,575	$187,000	$103,900
Lady Merle 2 Bedroom/1 Bath	1106	$2,745	$199,600	$110,900
Lady Ruth 2 Bedroom/2 Bath	1106	$2,745	$199,600	$110,900
Sir Thomas 2 Bedroom/1.5 Bath	1128	$2,730	$198,200	$110,100
Sir James 2 Bedroom/2 Bath	1230	$3,135	$227,700	$126,500
Sir Richard 2 Bedroom/1.5 Bath	1258	$3,045	$221,200	$122,900
Lady Dean 2 Bedroom/ 2 Bath	1274	$3,085	$224,100	$124,500
Lady Lee 2 Bedroom/ 2 Bath	1302	$3,150	$228,900	$127,200
Sir William 2 Bedroom/ 2 Bath	1330	$3,135	$227,700	$126,500
Sir Phillip 2 Bedroom/ 2 Bath	1343	$3,165	$230,100	$127,800
Sir Henry 2 Bedroom/ 2 Bath	1434	$3,285	$238,900	$132,700
Second Person Fee	**n/a**	**$475**	**$38,800**	**$19,900**

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%

- 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

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