



Mosaic

by Willow Valley Communities

Entrance and Estimated Monthly Fees
Effective July 1, 2026

Style	Description	Sq.Ft.	Capital (Zero Refund)	**2029 MSF
MR-I	2 BR, 2½ Bath	1,592	\$804,000	\$6,522
MR-H	2 BR, 2½ Bath	1,597	\$806,500	\$6,522
MR-J	2 BR, 2½ Bath	1,620	\$850,500	\$6,605
MR-E	2 BR, 2½ Bath w/Den	1,772	\$965,800	\$6,946
MR-F	2 BR, 2½ Bath w/Den	1,830	\$997,400	\$7,229
MR-G	2 BR, 2½ Bath w/Den	1,885	\$1,048,000	\$7,352
MR-K	2 BR, 2½ Bath	1,940	\$1,078,700	\$7,566
MR-B	2 BR, 2½ Bath w/Den	2,012	\$1,110,700	\$7,686
MR-C	2 BR, 2½ Bath w/Den	2,188	\$1,207,800	\$8,227
MR-D	2 BR, 2½ Bath w/Den	2,246	\$1,235,400	\$8,400
MR-A	2 BR, 2½ Bath w/Den	2,451	\$1,348,000	\$8,863
PH-3	2 BR, 2½ Bath w/Den	2,370	\$1,339,100	\$8,816
PH-5	2 BR, 2½ Bath w/Den	2,401	\$1,356,600	\$8,884
PH-2	2 BR, 2½ Bath w/Den	2,437	\$1,376,900	\$8,895
PH-4	2 BR, 2½ Bath w/Den	2,484	\$1,403,500	\$8,992
PH-1	3 BR, 3½ Bath w/Den	3,338	\$1,886,000	\$11,349
Second Person Fee			\$53,000	\$2,438

High-rise (HR floors 11-16) Floors Premium View Entrance Fee \$20,000 over Midrise (MR floors 3-10)

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached. The Estate Plan (80% refund) entrance fee option is available with a premium of 45% to those 79 years of age or younger.

At Mosaic by Willow Valley Communities, your Monthly Service Fee includes our Lifecare coverage, which entitles you to short- or long-term personal care, skilled nursing care, or memory support, should you need it, at no extra cost. Maintenance, electricity, water, heating and cooling, trash removal, real estate taxes, and property insurance are also included in your Monthly Service Fee.

****2029 Monthly Service Fees are estimated**