

The Towne House: A BHI Community

SERVICE & AMENITIES

The **TOWNEHOUSE**
A BHI Community

The following are the many services and amenities that are included with all monthly financial plans. Please consult our Sales Director for further explanation of additional services.

- Exterior and interior home maintenance and repair (including landscaping and snow removal)
- Weekly housekeeping in all apartments
- Social, educational, and cultural activities
- Wellness & fitness center
- Walking trails & gardens
- Woodworking shop
- Shuffleboard court
- Pet-friendly campus
- On-site salon
- Multiple dining venues
- Library
- Weekly chapel services
- Scheduled transportation to local events and attractions



For more information, you may call the Sales Director at (260) 483-3116. Our team will be happy to sit down with you to review additional details, including specific pricing for The Towne House apartment of your choice.



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FINANCIAL PLAN OPTIONS

Before joining The Towne House, you can choose a residency agreement with the financial plan that fits your needs. The following information outlines the two main options: continuing care and rental.

Continuing Care Plans:

Residents who enter The Towne House under a continuing care residency agreement pay an initial (one time only) entrance fee and a monthly service fee throughout their residency.

All Continuing Care agreements provide the following:

- Includes up to 60 complimentary days in an available accommodation within the Health & Rehabilitation Center, should the need arise, in accordance with the contract.
- Lower monthly service fees than the fees required for rental plans. (In the long term, this usually results in notable savings.)
- The opportunity to apply for charitable care if your financial resources are exhausted through no fault of your own.
- The right to receive the services described in the residency agreement, including priority access to on-site health & rehab center services should the need arise.
- A medical tax deduction (calculated annually) for entrance fees and a portion of the monthly service charges.

The two different Continuing Care Plans that are offered:

Return of Capital (80% Refundable)

Under this plan, if you should move out permanently from The Towne House at any time, up to 80% of the entrance fee will be refunded to you or your estate, as per the terms of the residency agreement.

Traditional Declining Refund

With the Traditional Declining Refund plan, the potential refund is based on 90% of the entrance fee and declines each month of residency until it is fully exhausted at the end of 48 months. The monthly service fee is the same for both the Return of Capital and Traditional Declining Refund plans.

The terms and benefits of the various continuing care residency agreements are the same with the exception of the fees charged and the refund policies.

Rental Month to Month Plan:

Residents who enter The Towne House with a rental residency agreement pay no up front entrance fee, but pay a higher monthly service fee than with any of the continuing care plans. Residents with rental agreements also are not eligible for the other benefits of the continuing care plans, as previously listed, such as the 60 health & rehab center days or the opportunity to apply for charitable care if needed. Under this plan, residents are required to pay a refundable deposit upon entry to the community.

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2026 MONTHLY RENTAL PLANS

| Name | Square Footage | Apartment /Residency Styles | Deposit \$5,000 | Rental Monthly Service Fee (No Entry Fee) | |
|---------------|----------------|---------------------------------|-----------------|---|---------|
| | | | | Single | Couple |
| Williamsburg | 515 sq ft | One Bedroom / One Bath | | \$4,650 | \$5,845 |
| Yorktown | 620 sq ft | One Bedroom / One Bath | | \$4,835 | \$6,030 |
| Arlington | 700 sq ft | One Bedroom / One Bath | | \$4,930 | \$6,125 |
| Fredricksburg | 743 sq ft | One Bedroom / One Bath | | \$4,865 | \$6,060 |
| Jamestown | 826 sq ft | One Bedroom / One Bath | | \$4,965 | \$6,160 |
| Cambridge | 911 sq ft | One Bedroom / One Bath | | \$5,815 | \$7,010 |
| Fairfax | 922 sq ft | Two Bedroom / Two Bath | | \$5,815 | \$7,010 |
| Bridgeport | 940 sq ft | Two Bedroom / Two Bath | | \$5,470 | \$6,665 |
| Concord | 940 sq ft | Two Bedroom / One Bath | | \$5,470 | \$6,665 |
| Alexandria | 971 sq ft | Two Bedroom / Two Bath | | \$5,465 | \$6,660 |
| Jackson | 973 sq ft | One Bedroom / One & a Half Bath | | \$5,710 | \$6,905 |
| Saratoga | 993 sq ft | Two Bedroom / Two Bath | | \$5,465 | \$6,660 |
| Jefferson | 1,008 sq ft | Two Bedroom / Two Bath | | \$5,875 | \$7,070 |
| Newport | 1,022 sq ft | Two Bedroom / One Bath | | \$5,815 | \$7,010 |
| Nantucket | 1,043 sq ft | Two Bedroom / Two Bath | | \$5,815 | \$7,010 |
| Lexington | 1,090 sq ft | Two Bedroom / Two Bath | | \$5,840 | \$7,035 |
| Chesapeake | 1,110 sq ft | Two Bedroom / Two Bath | | \$5,905 | \$7,100 |
| Madison | 1,140 sq ft | Two Bedroom / Two Bath | | \$6,255 | \$7,450 |
| Georgetown | 1,176 sq ft | Two Bedroom / Two Bath | | \$5,935 | \$7,130 |
| Potomac | 1,333 sq ft | Three Bedroom / Two Bath | | \$6,180 | \$7,375 |
| Charleston | 1,354 sq ft | Two Bedroom / Two Bath | | \$6,180 | \$7,375 |
| Monticello | 1,422 sq ft | Three Bedroom / Two Bath | | \$6,180 | \$7,375 |
| Harrison | 1,570 sq ft | Three Bedroom / Two Bath | | \$6,760 | \$7,955 |

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2026 CONTINUING CARE PLANS

| Name | Square Footage | Apartment Styles | Traditional Declining Refund (48 Month) | | Return of Capital (80% Refund) | | Monthly Service Fee | |
|---------------|----------------|----------------------|---|-----------|--------------------------------|-----------|---------------------|---------|
| | | | Single | Couple | Single | Couple | Single | Couple |
| Williamsburg | 515 sq ft | 1 Bedroom / 1 Bath | \$73,700 | \$78,700 | N/A | N/A | \$3,250 | \$4,180 |
| Yorktown | 620 sq ft | 1 Bedroom / 1 Bath | \$88,700 | \$93,700 | \$141,900 | \$149,900 | \$3,370 | \$4,300 |
| Arlington | 700 sq ft | 1 Bedroom / 1 Bath | \$119,400 | \$124,400 | \$190,900 | \$198,900 | \$3,425 | \$4,355 |
| Fredricksburg | 743 sq ft | 1 Bedroom / 1 Bath | \$106,300 | \$111,300 | \$170,000 | \$178,000 | \$3,410 | \$4,340 |
| Jamestown | 826 sq ft | 1 Bedroom / 1 Bath | \$118,000 | \$123,000 | \$188,900 | \$196,900 | \$3,460 | \$4,930 |
| Cambridge | 911 sq ft | 1 Bedroom / 1 Bath | \$157,200 | \$162,200 | \$251,500 | \$259,500 | \$4,030 | \$4,960 |
| Fairfax | 922 sq ft | 2 Bedroom / 2 Bath | \$178,500 | \$183,500 | \$285,700 | \$293,700 | \$4,030 | \$4,960 |
| Bridgeport | 940 sq ft | 2 Bedroom / 2 Bath | \$134,500 | \$139,500 | \$215,300 | \$223,300 | \$3,795 | \$4,725 |
| Concord | 940 sq ft | 2 Bedroom / 1 Bath | \$134,500 | \$139,500 | \$215,300 | \$223,300 | \$3,795 | \$4,725 |
| Alexandria | 971 sq ft | 2 Bedroom / 2 Bath | \$165,600 | \$170,600 | \$264,900 | \$272,900 | \$3,795 | \$4,725 |
| Jackson | 973 sq ft | 1 Bedroom / 1.5 Bath | \$188,300 | \$193,300 | \$301,400 | \$309,400 | \$4,000 | \$4,930 |
| Saratoga | 993 sq ft | 2 Bedroom / 2 Bath | \$192,300 | \$197,300 | \$307,700 | \$315,700 | \$3,795 | \$4,725 |
| Jefferson | 1,008 sq ft | 2 Bedroom / 2 Bath | \$155,500 | \$160,500 | \$248,800 | \$256,800 | \$4,070 | \$5,000 |
| Newport | 1,022 sq ft | 2 Bedroom / 1 Bath | \$146,300 | \$151,300 | \$234,000 | \$242,000 | \$4,030 | \$4,960 |
| Nantucket | 1,043 sq ft | 2 Bedroom / 2 Bath | \$149,200 | \$154,200 | \$238,700 | \$246,700 | \$4,030 | \$4,960 |
| Lexington | 1,090 sq ft | 2 Bedroom / 2 Bath | \$185,900 | \$190,900 | \$297,400 | \$305,400 | \$4,050 | \$4,980 |
| Chesapeake | 1,110 sq ft | 2 Bedroom / 2 Bath | \$214,900 | \$219,900 | \$343,900 | \$351,900 | \$4,095 | \$5,025 |
| Madison | 1,140 sq ft | 2 Bedroom / 2 Bath | \$229,200 | \$234,200 | \$366,700 | \$374,700 | \$4,220 | \$5,150 |
| Georgetown | 1,176 sq ft | 2 Bedroom / 2 Bath | \$168,300 | \$173,300 | \$269,300 | \$277,300 | \$4,110 | \$5,040 |
| Potomac | 1,333 sq ft | 3 Bedroom / 2 Bath | \$258,100 | \$263,100 | \$412,900 | \$420,900 | \$4,290 | \$5,220 |
| Charleston | 1,354 sq ft | 2 Bedroom / 2 Bath | \$262,100 | \$267,100 | \$419,400 | \$427,400 | \$4,305 | \$5,235 |
| Monticello | 1,422 sq ft | 3 Bedroom / 2 Bath | \$242,400 | \$247,400 | \$387,900 | \$395,900 | \$4,290 | \$5,220 |
| Harrison | 1,570 sq ft | 3 Bedroom / 2 Bath | \$303,900 | \$308,900 | \$486,300 | \$494,300 | \$4,705 | \$5,635 |

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2026 CHAPMAN'S CROSSING PLANS

| Name | Square Footage | Villa Styles | Traditional Declining Refund (48 Month) | Return of Capital (80% Refund) | Monthly Service Fee | |
|-----------|----------------|--------------------|---|--------------------------------|---------------------|---------|
| | | | | | Single | Couple |
| Macintosh | 2,558 sq ft | 3 Bedroom / 3 Bath | \$256,100 | \$409,800 | \$2,345 | \$2,945 |
| Jonathon | 2,423 sq ft | 3 Bedroom / 3 Bath | \$242,600 | \$388,100 | \$2,345 | N/A |

| Name | Square Footage | Villa Styles | Deposit \$5,000 | Rental Monthly Service Fee (No Entry Fee) | |
|-----------|----------------|--------------------|-----------------|---|---------|
| | | | | Single | Couple |
| Macintosh | 2,558 sq ft | 3 Bedroom / 3 Bath | | \$3,460 | \$4,315 |
| Jonathon | 2,423 sq ft | 3 Bedroom / 3 Bath | | \$3,460 | N/A |

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2026 HEALTH & REHAB CENTER PLANS

| Health & Rehab Center / Memory Care | Daily Contract Fee | Daily Rental Fee |
|-------------------------------------|--------------------|------------------|
| Garden Private | \$525 | \$544 |
| Deluxe Private | \$525 | \$536 |
| Private | \$456 | \$467 |
| Skilled Private | \$594 | \$615 |
| Memory Care | \$334 | \$348 |

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