



Robin Run Village Garden Home Rates

Garden Home Rates 2025

UNIT DESCRIPTION	Size (SQ FT)	MSF Rental Full Service	MSF Entry Fee	Entrance Fee 80%	Entrance Fee 0%
Hummingbird 1 Bedroom/1 Bath	957 - 1,133	\$3070 - \$3330	\$2455 - \$2665	\$185,600	\$103,100
Goldfinch 1 Bedroom/1 Bath	1,065 - 1,250	\$3270 - \$3415	\$2615 - \$2730	\$197,600	\$109,800
Meadowlark 2 Bedroom/2 Bath	1,250 - 1,418	\$3270 - \$3415	\$2615 - \$2730	\$197,600	\$109,800
Mockingbird 2 Bedroom/2 Bath	1,165 - 1,360	\$3440 - \$3740	\$2750 - \$2990	\$207,900	\$115,500
Cardinal 2 Bedroom/2 Bath	1,260 - 1,330	\$3440 - \$3740	\$2750 - \$2990	\$207,900	\$115,500
Birch 2 Bedroom/2 Bath	1,470	\$3820 - \$4200	\$3055 - \$3360	\$230,900	\$128,300
Oak 3 Bedroom/ 2 Bath/Den	1,500	\$3820 - \$4200	\$3055 - \$3360	\$230,900	\$128,300
2nd Person Fee	n/a	\$420	\$315	\$31,700	\$17,600

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

Entry Fee

→ **Robin Run's Standard Plan - Declining Return Plan - 0%**

- Reduction of 25% of the MSF
- 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

→ **Robin Run'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

Robin Run's Rental Plan - Month to month lease

- Monthly service fee (no reduction)
- Community fee