

A Variety of Contracts Make Life Easier

Cypress Cove offers three unique contract options, giving you the opportunity to choose your entrance fee, monthly service fee, and how you want to prepare for higher levels of care you may need in the future.

Our flexible approach makes retirement living at Cypress Cove more affordable than ever. Our team of experienced retirement counselors will help you make the choice best suited to your individual needs and preferences. All our plans include use of Cypress Cove's beautiful amenities along with comprehensive services like dining, housekeeping, utilities, transportation, and even property taxes.

Life Care Plan

The Life Care Plan provides security and peace of mind by including all the benefits of an independent lifestyle plus unlimited Assisted Living, Memory Care Assisted Living, and Skilled Nursing – should you need it in the future – all for the same monthly service fee.

With our comprehensive Life Care Plan, you're assured that your long-term care needs will be met and your financial assets will be protected.

Modified Care Plan

The Modified Care Plan offers a reduced entrance fee for Independent Living, with the assurance of unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee.

Fee-for-Service Plan

With the Fee-for-Service Plan, you only pay for the long-term care services you use. Should you need Assisted Living, Memory Care Assisted Living, or Skilled Nursing in the future, it will be available to you as needed on a private pay basis.

Just as important, all of our plans offer refundable options. If you ever leave our community, your entrance fee will be refunded to you or your estate.

Everyone's needs are different – that's why Cypress Cove offers a variety of plans from which to choose. Call us today at **239-481-6605** to learn more about which plan may be best for you.

Ask about our 100% satisfaction guarantee.



INDEPENDENT LIVING FEES & PRICING

Understanding the Contract Options

Shown below is an example of how monthly service fees will change, depending upon which contract is chosen.

	<i>Independent Living</i>	<i>Assisted Living</i>	<i>Memory Care</i>	<i>Nursing Care</i>
<i>Contract Type</i>	MONTHLY SERVICE FEE	MONTHLY SERVICE FEE	MONTHLY SERVICE FEE	MONTHLY SERVICE FEE
Life Care	\$3,000	\$3,000	\$3,000	\$3,000
Modified Care	\$3,000	\$3,000	\$3,000	\$11,193 <i>After 30 days</i>
Fee-for-Service	\$3,000	\$6,844	\$7,604	\$11,193

Additional ancillary charges may apply. All rates are approximate and subject to change.

The Life Care Plan includes unlimited Assisted Living, Memory Care Assisted Living, and Skilled Nursing for the future at the same monthly service fee.

The Modified Care Plan offers a reduced entrance fee for Independent Living, with the assurance of unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee.

The Fee-for-Service Plan allows you to pay only for the long-term care services you use. Should you need Assisted Living, Memory Care Assisted Living, or Skilled Nursing in the future, it will be available to you on a private pay basis.



INDEPENDENT LIVING FEES & PRICING THE VILLAS NEIGHBORHOOD I

The Life Care Plan includes unlimited Assisted Living, Memory Care Assisted Living, and Skilled Nursing for the future at the same monthly service fee.

VILLA / SQUARE FEET (BED/BATH)	ENTRANCE FEES		MONTHLY SERVICE FEE
	<i>Nonrefundable After 48 Months</i>	<i>75% Refundable</i>	
Villa A / 1,521 (2/2)	\$503,000	\$814,300	\$5,530
Villa B / 1,561 (2/2)	\$521,300	\$843,900	\$6,051
Villa C / 1,770 (3/2)	\$574,900	\$930,700	\$6,465
<i>Second Occupant Adds</i>	\$24,800	\$40,000	\$1,135

The Modified Care Plan includes unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee.

VILLA / SQUARE FEET (BED/BATH)	ENTRANCE FEES		MONTHLY SERVICE FEE
	<i>Nonrefundable After 48 Months</i>	<i>75% Refundable</i>	
Villa A / 1,521 (2/2)	\$402,400	\$724,200	\$5,530
Villa B / 1,561 (2/2)	\$417,000	\$750,600	\$6,051
Villa C / 1,770 (3/2)	\$459,900	\$827,900	\$6,465
<i>Second Occupant Adds</i>	\$19,700	\$35,500	\$1,135

The Fee-for-Service Plan includes priority access to Assisted Living, Memory Care Assisted Living, and Skilled Nursing on private pay fee-for-service basis.

VILLA / SQUARE FEET (BED/BATH)	ENTRANCE FEES	MONTHLY SERVICE FEE	ENTRANCE FEES	MONTHLY SERVICE FEE
	<i>Nonrefundable After 48 Months</i>		<i>100% Refundable</i>	
Villa A / 1,521 (2/2)	\$344,800	\$5,000	\$759,600	\$5,530
Villa B / 1,561 (2/2)	\$355,500	\$5,521	\$787,300	\$6,051
Villa C / 1,770 (3/2)	\$386,700	\$5,935	\$868,100	\$6,465
<i>Second Occupant Adds</i>	\$18,700	\$1,135	\$37,300	\$1,135

Pricing is effective as of October 1, 2020.



INDEPENDENT LIVING FEES & PRICING THE VILLAS NEIGHBORHOOD II

The Life Care Plan includes unlimited Assisted Living, Memory Care Assisted Living, and Skilled Nursing for the future at the same monthly service fee.

VILLA / SQUARE FEET (BED/BATH)	ENTRANCE FEES		MONTHLY SERVICE FEE
	<i>Nonrefundable After 48 Months</i>	<i>75% Refundable</i>	
Villa B-Preserve / 1,573 (2/2)	\$539,700	\$873,600	\$6,051
Villa B-Lakefront / 1,573 (2/2)	\$545,200	\$882,500	\$6,051
Villa C-Preserve / 1,742 (3/2)	\$597,700	\$967,300	\$6,465
Villa C-Lakefront / 1,742 (3/2)	\$614,000	\$994,000	\$6,465
<i>Second Occupant Adds</i>	\$26,200	\$42,600	\$1,135

The Modified Care Plan includes unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee.

VILLA / SQUARE FEET (BED/BATH)	ENTRANCE FEES		MONTHLY SERVICE FEE
	<i>Nonrefundable After 48 Months</i>	<i>75% Refundable</i>	
Villa B-Preserve / 1,573 (2/2)	\$431,700	\$777,100	\$6,051
Villa B-Lakefront / 1,573 (2/2)	\$436,200	\$785,100	\$6,051
Villa C-Preserve / 1,742 (3/2)	\$478,100	\$860,500	\$6,465
Villa C-Lakefront / 1,742 (3/2)	\$491,200	\$884,100	\$6,465
<i>Second Occupant Adds</i>	\$20,900	\$37,500	\$1,135

The Fee-for-Service Plan includes priority access to Assisted Living, Memory Care Assisted Living, and Skilled Nursing on private pay fee-for-service basis.

VILLA / SQUARE FEET (BED/BATH)	ENTRANCE FEES	MONTHLY SERVICE FEE	ENTRANCE FEES	MONTHLY SERVICE FEE
	<i>Nonrefundable After 48 Months</i>		<i>100% Refundable</i>	
Villa B-Preserve / 1,573 (2/2)	\$367,000	\$5,356	\$815,100	\$6,051
Villa B-Lakefront / 1,573 (2/2)	\$370,400	\$5,356	\$822,700	\$6,051
Villa C-Preserve / 1,742 (3/2)	\$406,400	\$5,769	\$902,500	\$6,465
Villa C-Lakefront / 1,742 (3/2)	\$417,700	\$5,769	\$927,700	\$6,465
<i>Second Occupant Adds</i>	\$19,800	\$1,135	\$39,700	\$1,135

Pricing is effective as of October 1, 2020.



INDEPENDENT LIVING FEES & PRICING APARTMENT HOMES

Life Care Plan

The Life Care Plan provides security and peace of mind by including all the benefits of an independent lifestyle plus unlimited Assisted Living, Memory Care Assisted Living, and Skilled Nursing – should you need it in the future – at the same monthly service fee. With our comprehensive Life Care Plan, which offers two entrance fee options, you can be sure that your long-term care needs will be met and your financial assets will be protected.

	STYLE	BED / BATH	SQUARE FEET	MONTHLY SERVICE FEE	ENTRANCE FEES	
					<i>Nonrefundable After 48 Months</i>	<i>75% Refundable</i>
One Bedroom Apartments	A	1 / 1	682	\$3,084	\$193,600	\$313,400
	A2	1 / 1.5	709	\$3,206	\$200,900	\$325,200
	B	1 / 1	726	\$3,301	\$214,100	\$346,400
	B2	1 / 1.5	806	\$3,568	\$222,400	\$360,000
	C	1 / 1	796	\$3,482	\$232,300	\$376,000
	D	1 / 1	921	\$3,998	\$260,700	\$421,900
	E	1 / 1	931	\$3,998	\$269,800	\$436,900
	F	1 / 1	931	\$3,998	\$269,800	\$436,900
	G	1 / 1	923	\$3,998	\$269,000	\$435,400
	G2	1 / 1.5	912	\$3,998	\$269,000	\$435,400
Two Bedrooms	I	2 / 2	1,166	\$4,486	\$338,500	\$546,200
	J	2 / 2	1,355	\$5,076	\$402,900	\$652,100
	K	2 / 2	1,378	\$5,174	\$413,700	\$669,600
	L	2 / 2	1,547	\$5,530	\$476,900	\$772,100
	M	2 / 2 / Den	1,727	\$6,465	\$533,300	\$863,300
<i>Second Occupant Adds</i>				\$1,135	\$24,800	\$40,000

*A limited number of apartments have premium-view pricing.
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INDEPENDENT LIVING FEES & PRICING APARTMENT HOMES

Modified Care Plan

The Modified Care Plan offers a reduced entrance fee for Independent Living, with the assurance of unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee.

	STYLE	BED / BATH	SQUARE FEET	MONTHLY SERVICE FEE	ENTRANCE FEES	
					<i>Nonrefundable After 48 Months</i>	<i>75% Refundable</i>
One Bedroom Apartments	A	1 / 1	682	\$2,930	\$170,300	\$306,600
	A2	1 / 1.5	709	\$3,052	\$176,200	\$317,100
	B	1 / 1	726	\$3,148	\$186,700	\$336,100
	B2	1 / 1.5	806	\$3,414	\$193,400	\$348,100
	C	1 / 1	796	\$3,328	\$201,300	\$362,300
	D	1 / 1	921	\$3,845	\$224,100	\$403,300
	E	1 / 1	931	\$3,845	\$231,300	\$416,400
	F	1 / 1	931	\$3,845	\$231,300	\$416,400
	G	1 / 1	923	\$3,845	\$230,600	\$415,100
	G2	1 / 1.5	912	\$3,845	\$230,600	\$415,100
Two Bedrooms	I	2 / 2	1,166	\$4,486	\$270,800	\$487,600
	J	2 / 2	1,355	\$5,076	\$322,300	\$580,300
	K	2 / 2	1,378	\$5,174	\$330,900	\$595,600
	L	2 / 2	1,547	\$5,530	\$381,600	\$686,900
	M	2 / 2 / Den	1,727	\$6,465	\$426,700	\$768,000
<i>Second Occupant Adds</i>				\$1,135	\$19,700	\$35,500

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INDEPENDENT LIVING FEES & PRICING APARTMENT HOMES

Fee-for-Service Plan (Nonrefundable)

With the Fee-for-Service Plan, you only pay for the long-term care services you use. Should you need Assisted Living, Memory Care Assisted Living, or Skilled Nursing in the future, it will be available to you as needed, on a private pay basis.

	STYLE	BED / BATH	SQUARE FEET	MONTHLY SERVICE FEE	ENTRANCE FEE <i>Nonrefundable After 48 Months</i>
One Bedroom Apartments	A	1 / 1	682	\$2,554	\$162,500
	A2	1 / 1.5	709	\$2,676	\$166,700
	B	1 / 1	726	\$2,771	\$174,400
	B2	1 / 1.5	806	\$3,038	\$179,300
	C	1 / 1	796	\$2,952	\$185,000
	D	1 / 1	921	\$3,468	\$201,700
	E	1 / 1	931	\$3,468	\$207,000
	F	1 / 1	931	\$3,468	\$207,000
	G	1 / 1	923	\$3,468	\$206,600
	G2	1 / 1.5	912	\$3,468	\$206,600
Two Bedrooms	I	2 / 2	1,166	\$3,956	\$248,700
	J	2 / 2	1,355	\$4,546	\$286,300
	K	2 / 2	1,378	\$4,644	\$292,600
	L	2 / 2	1,547	\$5,000	\$329,600
	M	2 / 2 / Den	1,727	\$6,217	\$362,500
<i>Second Occupant Adds</i>				\$1,135	\$18,700

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INDEPENDENT LIVING FEES & PRICING APARTMENT HOMES

Fee-for-Service Plan (100% Refundable)

With the Fee-for-Service Plan, you only pay for the long-term care services you use. Should you need Assisted Living, Memory Care Assisted Living, or Skilled Nursing in the future, it will be available to you as needed, on a private pay basis. Just as important, if you ever leave our community, your full entrance fee will be refunded to you or your estate.

	STYLE	BED / BATH	SQUARE FEET	MONTHLY SERVICE FEE	ENTRANCE FEE <i>100% Refundable</i>
One Bedroom Apartments	A	1 / 1	682	\$3,084	\$292,400
	A2	1 / 1.5	709	\$3,206	\$303,400
	B	1 / 1	726	\$3,301	\$323,200
	B2	1 / 1.5	806	\$3,568	\$335,800
	C	1 / 1	796	\$3,998	\$350,800
	D	1 / 1	921	\$3,998	\$393,700
	E	1 / 1	931	\$3,998	\$407,400
	F	1 / 1	931	\$3,998	\$407,400
	G	1 / 1	923	\$3,998	\$406,200
	G2	1 / 1.5	912	\$3,998	\$406,200
Two Bedrooms	I	2 / 2	1,166	\$4,486	\$511,100
	J	2 / 2	1,355	\$5,076	\$608,500
	K	2 / 2	1,378	\$5,174	\$624,600
	L	2 / 2	1,547	\$5,530	\$720,200
	M	2 / 2 / Den	1,727	\$6,465	\$805,400
	<i>Second Occupant Adds</i>				\$1,135

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