

A close-up portrait of an older man with a warm smile, wearing a brown leather fedora and black-rimmed glasses. He is holding a white card in front of him, which is partially obscured by the text. The background is softly blurred, showing what appears to be an indoor setting with other people.

Independent  
Living  
at ClarkLindsey

# StartBelieving

*in a plan for life*

Residency Contract Options  
2025 Pricing & Amenities



## THE APARTMENTS

Traditional plan entrance fees by residence type starting at:

| APARTMENT TYPE                     |   | SQ. FT. | SINGLE    | 2ND PERSON | JOINT OCCUPANCY |
|------------------------------------|---|---------|-----------|------------|-----------------|
| The Bristol                        | One bedroom, one bath                             | 564     | \$126,000 | \$17,000   | \$143,000       |
| The Brighton                       | One bedroom expanded, one bath                    | 678     | \$153,000 | \$20,000   | \$173,000       |
| The Carlton                        | One bedroom expanded deluxe, one-and-a-half baths | 822     | \$203,000 | \$25,000   | \$228,000       |
| The Concord                        | Two bedrooms, two baths                           | 822     | \$203,000 | \$25,000   | \$228,000       |
| The Hartford                       | Two bedroom expanded, two baths                   | 918     | \$227,000 | \$34,000   | \$261,000       |
| The Stratford                      | Corner two bedroom expanded, two baths            | 1,114   | \$276,000 | \$44,000   | \$320,000       |
| The Devonshire<br>The Lincolnshire | Two bedrooms, two baths                           | 1,136   | \$275,000 | \$44,000   | \$319,000       |
| The Berkshire                      | Two bedrooms, two baths                           | 1,065   | \$275,000 | \$44,000   | \$319,000       |
| The Wilshire                       | Two bedrooms, two baths                           | 1,136   | \$275,000 | \$44,000   | \$319,000       |
| The Yorkshire                      | Two bedrooms, two baths                           | 1,360   | \$338,000 | \$51,000   | \$389,000       |

# THE APARTMENTS

75% refundable plan entrance fees by residence type starting at:

| APARTMENT TYPE                     |   | SQ. FT. | SINGLE    | 2ND PERSON | JOINT OCCUPANCY |
|------------------------------------|---|---------|-----------|------------|-----------------|
| The Bristol                        | One bedroom, one bath                             | 564     | \$212,000 | \$28,000   | \$240,000       |
| The Brighton                       | One bedroom expanded, one bath                    | 678     | \$271,000 | \$36,000   | \$307,000       |
| The Carlton                        | One bedroom expanded deluxe, one-and-a-half baths | 822     | \$341,000 | \$46,000   | \$387,000       |
| The Concord                        | Two bedrooms, two baths                           | 822     | \$341,000 | \$46,000   | \$387,000       |
| The Hartford                       | Two bedroom expanded, two baths                   | 918     | \$381,000 | \$63,000   | \$444,000       |
| The Stratford                      | Corner two bedroom expanded, two baths            | 1,114   | \$464,000 | \$76,000   | \$540,000       |
| The Devonshire<br>The Lincolnshire | Two bedrooms, two baths                           | 1,136   | \$462,000 | \$75,000   | \$537,000       |
| The Berkshire                      | Two bedrooms, two baths                           | 1,065   | \$462,000 | \$75,000   | \$537,000       |
| The Wilshire                       | Two bedrooms, two baths                           | 1,136   | \$462,000 | \$75,000   | \$537,000       |
| The Yorkshire                      | Two bedrooms, two baths                           | 1,360   | \$568,000 | \$90,000   | \$658,000       |







## THE APARTMENTS

### Monthly service fees

| APARTMENT TYPE                     |   | SQ. FT. | SINGLE   | 2ND PERSON | JOINT OCCUPANCY |
|------------------------------------|---|---------|----------|------------|-----------------|
| The Bristol                        | One bedroom, one bath                             | 564     | \$2,780  | \$1,305    | \$4,085         |
| The Brighton                       | One bedroom expanded, one bath                    | 678     | \$3,140  | \$1,305    | \$4,445         |
| The Carlton                        | One bedroom expanded deluxe, one-and-a-half baths | 822     | \$3,560  | \$1,305    | \$4,865         |
| The Concord                        | Two bedrooms, two baths                           | 822     | \$3,560  | \$1,305    | \$4,865         |
| The Hartford                       | Two bedroom expanded, two baths                   | 918     | \$3,885  | \$1,305    | \$5,190         |
| The Stratford                      | Corner two bedroom expanded, two baths            | 1,114   | \$4,650  | \$1,305    | \$5,955         |
| The Devonshire<br>The Lincolnshire | Two bedrooms, two baths                           | 1,136   | \$5,020  | \$1,305    | \$6,325         |
| The Berkshire                      | Two bedrooms, two baths                           | 1,065   | \$5,020  | \$1,305    | \$6,325         |
| The Wilshire                       | Two bedrooms, two baths                           | 1,136   | \$5,020  | \$1305     | \$6,325         |
| The Yorkshire                      | Two bedrooms, two baths                           | 1,360   | \$ 5,820 | \$1,305    | \$7,125         |



# THE VILLAS

## Residency contract options and fees

| VILLA TYPE |                                       | SQ. FT. | TRADITIONAL PLAN    | 75%<br>REFUNDABLE PLAN | MONTHLY<br>SERVICE FEE |
|------------|---------------------------------------|---------|---------------------|------------------------|------------------------|
| Monarch    | Two bedrooms, two baths               | 1,980   | \$462,000-\$546,000 | \$776,000-\$900,000    | \$4,060                |
| Trails     | Two bedrooms, two baths               | 2,100   | \$460,000-\$511,000 | \$772,000-896,000      | \$4,280                |
| Parkview   | Two bedrooms,<br>two-and-a-half baths | 2,435   | \$671,000-\$721,000 | \$1,127,000-1,307,000  | \$4,870                |

The 75% refundable plans are available to those who are 85 years old or younger.





## Traditional Contract Plan

*(Apartments and Villas)*

This contract plan includes apartment or villa living with all of the lifestyle features and amenities available, plus priority access to all levels of care. If the last occupant relinquishes their residence prior to 60 months of occupancy, a pro-rata refund is available (80% at the end of year one, 60% at the end of year two, 40% at the end of year three, 20% at the end of year four).

## 75% Refundable Contract Plan

*(Apartments and Villas)*

This contract includes apartment or villa living with all of the lifestyle features and amenities available, plus priority access to all levels of care. Under this contract, residents are guaranteed a minimum refund of 75% of entrance fees, no matter how long they reside in their unit.

Refundable contracts are only available to individuals who are 85 years of age or younger. As a couple, eligibility is based off the younger of the two.

**Note:** Under the traditional contract, the pro-rata refund is payable upon death within the first 5 years. Upon withdrawal or after the last survivor leaves any level of care at ClarkLindsey, the refund is issued after the unit is under a new contract. Under the 75% refundable contract option, 75% of the entrance fee is payable upon death. Upon withdrawal or after the last survivor leaves any level of care at ClarkLindsey, the refund is issued after the unit is under a new contract. In cases of benevolence, the refundable portion would first be used before Friendship Fund assistance is available.





# Services & Amenities

## Wellness Center

- Fitness gym
- 45'x26' indoor pool
- Locker rooms with full showers and amenities
- Land- and aqua-based group fitness classes
- Personal training opportunities
- Lobby with refreshment bar

## Community Spaces

- Art studio
- Solarium
- Patio with outdoor fireplace
- Screened-in porches
- Billiards & game room
- Hobby & craft center
- Floral arranging area
- Activity center
- Multi-purpose room
- Furnished lounges
- Landscaped & furnished courtyards

## Dining

- Restaurant-style dining
- Evening bar
- Private dining & meeting rooms
- Catering & special events

## Technology

- Expansive library with computer lab
- Wireless internet access
- Individualized tech assistance
- Technology workshops & forums
- Private social media network
- Resident app

## Recreation

- Walking paths
- Outdoor grills
- Outdoor recreation areas
- Personal garden plots
- Full program & special event calendar
- Tai chi circle
- Putting green
- Horseshoes
- Shuffleboard court
- Masterpiece Garden with koi pond and gazebo

## Convenience

- Complimentary laundry room
- Convenience store
- Full-service salon and gift shop
- Guest suites
- Notary services
- Storage lockers, 4'x4'x8'
- Biweekly housekeeping
- Chauffeur service for medical and financial appointments

- Weekly flat laundry service
- 24-hour security
- All utilities included except phone and cable TV

## Health

- **MeadowLark**
  - Assisted Living
  - Memory Care
- **MeadowBrook Health Center**
  - Skilled Care
  - Residential and short-term
- **Green House Homes**
  - Skilled Care
- **Therapy at ClarkLindsey**
  - Occupational, physical, speech and aqua therapies
  - Inpatient and outpatient
- **atHome with ClarkLindsey**
  - Home Nursing Services
  - Home Care Support
- **Onsite podiatrist**





If you decide to stay in your apartment as a life resident, or select another apartment within 12 months at the conclusion of your trial residency, a portion of your monthly service fee is applied toward your entrance fee.

## 2025 Trial and Term Contract Fees

### TRIAL RESIDENCY CONTRACT TYPE RATES

| APARTMENT TYPE       | MONTHLY SINGLE | MONTHLY DOUBLE | APP. TO SINGLE EF* | APP. TO DOUBLE EF* |
|----------------------|----------------|----------------|--------------------|--------------------|
| One-bedroom          | \$4,130        | \$5,435        | \$1,350            | \$1,970            |
| Standard two-bedroom | \$5,630        | \$6,935        | \$2,070            | \$2,690            |

*\*Amount that can be applied to the entrance fee. The trial residency program gives you the opportunity to experience life at ClarkLindsey with no long-term commitment. Stay as little as 1 month or as long as 11 months.*

### TERM RESIDENCY CONTRACT TYPE RATES

| APARTMENT TYPE       | ENTRANCE FEE | MONTHLY SINGLE | MONTHLY DOUBLE |
|----------------------|--------------|----------------|----------------|
| Studio               | \$3,120      | \$3,120        | N/A            |
| One-bedroom          | \$4,130      | \$4,130        | \$5,435        |
| Standard two-bedroom | \$5,630      | \$5,630        | \$6,935        |

This flexible contract option grants access to the ClarkLindsey lifestyle, in a one and standard two-bedroom apartment, without the lifetime entrance fee. Term Membership includes priority access to all levels of care at ClarkLindsey. This contract spans 13 months, and automatically renews until canceled. Term residents may apply at a later time for life membership, which includes the life benefit option.

*Limited availability on select apartments.*