

# The Gardens Independent Plus

## Independent Plus

Independent Plus is ideal for individuals who want to live independently, want flexibility and do not need assistance with activities of daily living such as bathing, dressing, mobility and medication management. Flexibility includes choices for housekeeping, laundry and meals, the ability to remain active in the community and the peace of mind in know that help is available when needed.

Independent Plus residents have a separate entrance and common space ideal for games, afternoon coffee or family gatherings. Residents are free to come and go as they please and may have visitors at any time.

## Fee Structure

Monthly fees are based on rent and optional services.

Rental fees vary depending on the size of the apartment.

There is no upfront buy-in fee at the Gardens.

Apartment Type	Square footage	Monthly Rent
1 Bedroom w/den	1050+	\$2,700
1 Bedroom stretch	751+	\$2,700
Second Person		\$500

## Monthly Rent Includes:

- Washer and dryer in the apartment
- Kitchen with stove, refrigerator, microwave and dishwasher
- Weekly housekeeping (vacuuming, bathroom and kitchen)
- Washing and drying towels and bedsheets, remaking bed
- Planned social, wellness and recreational activities
- Secured building
- Limited transportation to doctor appointments
- Paid utilities
- Paid DIRECTV
- Onsite hair salon
- Bistro open 24-hours/day
- Smoke-free community
- Outdoor living spaces
- Library with computer access
- Free high-speed wireless internet
- Exercise room
- Community rooms for family gatherings



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Residents may also select additional services and amenities.

Amenities	Fee
Meals BREAKFAST IS FREE	90 meals - \$500 60 meals - \$350 30 meals - \$200  Meals may be used for resident or guest
Monthly special occasion dining event (such as chef prepared meal, wine pairing, etc.)	\$25 per person
Nurse check-ups for sickness or non-emergency situations Scheduled monthly nurse check-ups including vital signs	Each time - \$25 \$50
Additional housekeeping	\$25/hour
Wash, dry and fold all laundry	\$100/per person per month
Transportation to medical appointments	No fee
24-hour emergency call system	\$25 per call
Concierge services such as connect TV, set up wifi, moving assistance, tire change or jump car battery	No cost during 8:00 am to 3:00 pm M-F \$50 per time after hours and weekends
Ancillary health care support such as podiatrist, flu shots, COVID vaccines, access to physical therapy and others	Included and billed by provider
Daily activities for residents	No fee
Exercise equipment and classes	No fee
Group outings on Luther Park Community bus	No fee
Designated parking space	No fee
Small pets	Allowed with \$400 security deposit

As of August 24, 2022