

Wesley Manor: A BHI Community

FINANCIAL PLAN OPTIONS



Before joining Wesley Manor, 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 Wesley Manor under a continuing care residency agreement pay an initial (one time only) entrance fee and a monthly service fee throughout their residency.

All C.C. agreements provide the following:

- 30 or 60 free days (per contract) in the health center semi private room, should the need arise.
- 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 care 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 Wesley Manor 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 Wesley Manor 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 free health 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.

For more information, you may call the Marketing team at (765) 656-2105. Our team will be happy to sit down with you to review additional details, including specific pricing for the Wesley Manor home of your choice.



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2026 MONTHLY RENTAL PLANS

Village Home	Square Footage	Rental Monthly Service Fee (No Entry Fee)	
		Single	Couple
Duplex	821 - 1,600 sq ft	\$2,015	\$2,200 (Only for Specific Units)
Fourplex	1,254 - 1,400 sq ft	\$2,015	\$2,200 (Only for Specific Units)

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2026 MONTHLY RENTAL PLANS

Name	Square Footage	Apartment Styles	Rental Monthly Service Fee (No Entry Fee)	
			Single	Couple
Frankfort	1,180 sq ft	2 Bedroom / 2 Bath	\$5,920	\$6,795
Penthouse 1	1,428 sq ft	3 Bedroom / 2 Bath	\$7,750	\$8,625
Woodside 1	1,020 sq ft	2 Bedroom / 2 Bath	\$6,085	\$6,960
C12	1,050 sq ft	2 Bedroom / 2 Bath	\$6,110	\$6,985
C11	905 sq ft	2 Bedroom / 2 Bath	\$5,900	\$6,775
C10	850 sq ft	2 Bedroom / 2 Bath	\$5,850	\$6,725
C9	750 sq ft	2 Bedroom / 2 Bath	\$5,720	\$6,595
Lincoln	1,040 sq ft	2 Bedroom / 2 Bath	\$6,065	\$6,940
Woodside 2	949 sq ft	2 Bedroom / 2 Bath	\$5,885	\$6,760
Penthouse 2	885 sq ft	1 Bedroom / 1 Bath	\$5,770	\$6,645
Kyger	830 sq ft	1 Bedroom / 1 Bath	\$5,080	\$5,955
Jefferson 1	840 sq ft	1 Bedroom / 1 Bath	\$5,080	\$5,955
Kirklin	840 sq ft	1 Bedroom / 1 Bath	\$5,080	\$5,955
B8	825 sq ft	1 Bedroom / 1 Bath	\$5,080	\$5,955
Jackson	680 sq ft	1 Bedroom / 1 Bath	\$5,275	\$6,150
B7	700 sq ft	1 Bedroom / 1 Bath	\$5,275	\$6,150
Coflax	580 sq ft	1 Bedroom / 1 Bath	\$4,950	\$5,825
B6	580 sq ft	1 Bedroom / 1 Bath	\$4,950	\$5,825
B5	460 sq ft	1 Bedroom / 1 Bath	\$4,900	\$5,775
A4	400 sq ft	Studio	\$4,760	N/A
Forest	330 sq ft	Studio	\$5,770	N/A
A3	350 sq ft	Studio	\$4,545	N/A
A2	290 sq ft	Studio	\$3,830	N/A
A1	230 sq ft	Studio	\$3,145	N/A

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2026 CONTINUING CARE PLANS

Cottages	Square Footage	Traditional Declining Refund (48 Month Refund)		Return of Capital (80% Refund)		Monthly Service Fee (For Both Plans)	
		Single	Couple	Single	Couple	Single	Couple
Group A	985 - 1,190 sq ft	\$129,500	\$134,500	\$207,100	\$215,100	\$1,730	\$1,885
Group B	1,204 - 1,370 sq ft	\$151,300	\$156,300	\$242,000	\$250,000	\$1,730	\$1,885
Group C	1,412 - 1,556 sq ft	\$174,800	\$179,800	\$279,700	\$287,700	\$1,730	\$1,885
Group D	1,600 - 1,744 sq ft	\$200,100	\$205,100	\$320,100	\$328,100	\$1,730	\$1,885
Group E	1,800 - 2,260 sq ft	\$239,500	\$244,500	\$383,100	\$391,100	\$1,730	\$1,885

Cottages	Square Footage	Traditional Declining Refund (48 Month Refund)		Return of Capital (80% Refund)		Monthly Service Fee (For Both Plans)	
		Single	Couple	Single	Couple	Single	Couple
Group A	821 - 1,072 sq ft	\$94,900	\$99,900	\$151,900	\$159,900	\$1,730	\$1,885
Group B	1,142 - 1,220 sq ft	\$115,100	\$120,100	\$184,100	\$192,100	\$1,730	\$1,885
Group C	1,303 - 1,600 sq ft	\$141,900	\$146,900	\$227,000	\$235,000	\$1,730	\$1,885

Cottages	Square Footage	Traditional Declining Refund (48 Month Refund)		Return of Capital (80% Refund)		Monthly Service Fee (For Both Plans)	
		Single	Couple	Single	Couple	Single	Couple
Group A	1,254 - 1,400 sq ft	\$132,700	\$137,700	\$212,300	\$220,300	\$1,730	\$1,885

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2026 CONTINUING CARE PLANS

Name	Square Footage	Apartment Styles	Traditional Declining Refund (48 Month Refund)		Return of Capital (80% Refund)		Monthly Service Fee (For Both Plans)	
			Single	Couple	Single	Couple	Single	Couple
Frankfort	1,180 sq ft	2 Bedroom / 2 Bath	\$119,500	\$124,500	\$191,200	\$199,200	\$4,450	\$5,260
C115	1,552 sq ft	2 Bedroom / 3 Bath	\$157,100	\$162,100	\$251,400	\$259,400	\$6,040	\$6,850
Penthouse 1	1,428 sq ft	2 Bedroom / 2 Bath	\$144,500	\$149,500	\$231,400	\$239,400	\$5,830	\$6,640
Woodside 1	1,020 sq ft	2 Bedroom / 2 Bath	\$103,200	\$108,200	\$165,100	\$173,100	\$4,575	\$5,385
C12	1,050 sq ft	2 Bedroom / 2 Bath	\$93,600	\$98,600	\$149,800	\$157,800	\$4,595	\$5,405
C11	905 sq ft	2 Bedroom / 2 Bath	\$80,600	\$85,600	N/A	N/A	\$4,435	\$5,245
C10	850 sq ft	1 Bedroom / 1 Bath	\$75,800	\$80,800	N/A	N/A	\$4,400	\$5,210
C9	750 sq ft	1 Bedroom / 1 Bath	\$67,000	\$72,000	N/A	N/A	\$4,300	\$5,110
Lincoln	1,040 sq ft	2 Bedroom / 2 Bath	\$105,300	\$110,300	\$168,400	\$176,400	\$4,560	\$5,370
Woodside 2	949 sq ft	2 Bedroom / 2 Bath	\$96,000	\$101,000	\$153,700	\$161,700	\$4,525	\$5,335
Penthouse 2	885 sq ft	1 Bedroom / 1 Bath	\$89,500	\$94,500	\$143,200	\$151,200	\$4,340	\$5,150
Kyger	830 sq ft	1 Bedroom / 1 Bath	\$84,000	\$89,000	\$134,400	\$142,400	\$4,220	\$5,030
Jefferson	840 sq ft	1 Bedroom / 1 Bath	\$85,000	\$90,000	\$136,100	\$144,100	\$4,220	\$5,030
Kirklin	840 sq ft	1 Bedroom / 1 Bath	\$85,000	\$90,000	\$136,100	\$144,100	\$4,220	\$5,030
B8	825 sq ft	1 Bedroom / 1 Bath	\$73,500	\$78,500	N/A	N/A	\$4,220	\$5,030
Jackson	680 sq ft	1 Bedroom / 1 Bath	\$68,900	\$73,900	N/A	N/A	\$3,965	\$4,775
B7	700 sq ft	1 Bedroom / 1 Bath	\$62,400	\$67,400	N/A	N/A	\$3,965	\$4,775
Coflax	580 sq ft	1 Bedroom / 1 Bath	\$58,700	\$63,700	N/A	N/A	\$3,720	\$4,530
B6	580 sq ft	1 Bedroom / 1 Bath	\$51,700	\$56,700	N/A	N/A	\$3,720	\$4,530
B5	460 sq ft	1 Bedroom / 1 Bath	\$41,000	\$46,000	N/A	N/A	\$3,685	\$4,495
A4	400 sq ft	Studio	\$35,600	\$40,600	N/A	N/A	\$3,580	N/A
Forest	330 sq ft	Studio	\$33,400	\$38,400	N/A	N/A	\$4,340	N/A
A3	350 sq ft	Studio	\$31,200	\$36,200	N/A	N/A	\$3,410	N/A
A2	290 sq ft	Studio	\$25,900	\$30,900	N/A	N/A	\$3,420	N/A
A1	230 sq ft	Studio	\$20,500	\$25,500	N/A	N/A	\$2,365	N/A

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2026 HEALTH CARE FINANCIAL PLAN

Health Care Center / Memory Care	Daily Contract Fee	Daily Rental Fee
Private	\$468	\$495
Semi-Private	\$385	\$413
PP Skilled Private	\$468	\$495
PP Skilled Semi-Private	\$385	\$413

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