

# INDEPENDENT LIVING



## RATES EFFECTIVE JAN. 1, 2025

The Oaks  
203 Oak Dr  
Luverne, MN 56156  
(507) 283-1991  
good-sam.com

**DEPOSITS/FEES:**

Security deposit .....	\$1,500.00
Non-refundable administrative processing fee (paid upon acceptance of the application) .....	\$25.00
Non-refundable pet fee .....	\$750.00
Transfer fee .....	\$500.00

**MONTHLY FEES:**

Apartment Name	Square Footage	Number of bedrooms/ bathrooms	Total Monthly Fee (Non-Optional)
Aspen	565	One Bedroom	<b>\$1,924.00</b>
Birch	630	One Bed Deluxe	<b>\$2,114.00</b>
Cedar	888	Two Bedroom	<b>\$2,480.00</b>
<b>Additional Person Base Services Fee</b>			<b>\$220.00</b>

<b>INCLUDED IN MONTHLY FEE</b>
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- Private apartment with lockable door that can be personally furnished and decorated
- Spacious floor plans including full kitchen (refrigerator, range, dishwasher, and window treatments)
- Utilities (water, sewer, electric, gas, garbage) (telephone not included)
- Individually controlled heating and air conditioning
- General maintenance of the grounds, building, apartment and furnished appliances
- Parking areas located around the building
- Interior individual mailboxes located near entrances to the building
- Controlled security access
- Access to amenities:
  - Tenant lounge area
  - Private meeting spaces
  - Library
  - Exercise room
  - Private dining opportunities
  - Beauty/barber Shop (extra charge applies per beautician fees)
  - Outdoor sitting area
- Basic cable television
- Wireless internet access

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- Light housekeeping once per week
- One scheduled linen service per week
- One nutritionally balanced meal daily
- Tray service for temporary illness for up to 3 consecutive days
- Spiritual ministries, recreational, exercise, and well-being opportunities available and communicated by activity calendar
- Priority access to Good Samaritan Society Mary Jane Brown Home for rehabilitation/ therapy/long term care
- Mail service - incoming and outgoing

<b>ANCILLARY SERVICES</b>
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<b>Additional Home Management</b>
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Laundry services (per load) .....	\$20.00
Housekeeping services	
Additional light housekeeping services (per 15 min) .....	\$20.00
Deep cleaning services (i.e. oven, carpets, windows) (per 15 min) ....	\$20.00
Professional cleaning services .....	(actual cost)
Additional general maintenance service on personal items (per 15 min)	\$20.00
Repairs, upgrades, alterations .....	(actual cost)
Garage fee .....	\$60.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days) .....	\$5.00
Replacing lost mailbox or apartment key .....	\$30.00
Salon services .....	(rates posted)
Guest suite (per night) .....	\$90.00
Two additional meals per day (per month) .....	\$200.00
Meal - Guest breakfast .....	\$10.00
Meal - Guest lunch .....	\$12.00
Meal - Guest dinner/supper .....	\$12.00
Meal - Guest holiday/special meal (adult) .....	\$15.00
Copies or faxes (per page, per side) .....	\$0.10
Postage .....	(actual cost)

## RATES SUBJECT TO CHANGE WITH PRIOR WRITTEN NOTICE



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