

INDEPENDENT LIVING



River's Edge Villa
1406 HWY 71
International Falls, MN
56649
(218) 285-9563
good-sam.com

RATES EFFECTIVE JAN. 1, 2026

PRE MOVE-IN FEE:

Non-refundable administrative processing fee
(Due at time of approved application) \$50.00

MOVE-IN FEE:

Non-refundable community fee \$800.00

MONTHLY FEES:

Number of bedrooms/ bathrooms	Square Footage	Total Monthly Fee (Non-Optional)
One-bedroom	575	\$1,771.00
One-bedroom with den	670	\$1,949.00
One-bedroom with den, riverside	670	\$2,039.00
One-bedroom deluxe/den	730	\$2,224.00
Two-bedroom	740	\$2,133.00
Two-bedroom, riverside	765	\$2,224.00
Two-bedroom deluxe, riverside	760	\$2,224.00
One-bedroom deluxe/den	930	\$2,224.00
One-bedroom deluxe/den	835	\$2,224.00
Two-bedroom, laundry, riverside	740	\$2,224.00
Additional Person Services Fee		\$360.00

INCLUDED IN MONTHLY FEE

Amenities:

- Private apartment with lockable door that can be personally furnished and decorated
- Utilities - water, refuse collection, recycling, electricity, sewer, heating (telephone service not included)
- Controlled security access during night hours
- Furnished appliances (refrigerator, oven, disposal, window coverings, outlets for telephone)
- Individually controlled heating
- General maintenance to the building, grounds, apartment and furnished appliances
- Private Mailbox and key for US Mail Service

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- Access to common areas and amenities including Parlor room with fireplace, Deck with BBQ overlooking the river and Arts/Crafts room.
- Salon services on-site
- Community laundry room
- Uncovered parking with plug-ins
- Satellite Television service


Services:

- One nutritious Noon meal with salad bar seven (7) days a week
- Light housekeeping twice a month
- Scheduled transportation service for local shopping
- Scheduled social, recreational and spiritual programs
- Complimentary use of on-site laundry room
- Wireless Internet
- Priority access to campus services at Good Samaritan Society – International Falls (Care Center, Home Care, Assisted Living)

ANCILLARY SERVICES

Additional meals	
Tray service delivery (charged in addition to meal charge)	\$5.00
Meal saved for pick up (charged in addition to meal charge).....	\$2.00
Guest Meals/Services	
Lunch with salad bar	\$12.00
Guest Suite (per night, upon availability).....	\$85.00
Additional light housekeeping (per 15 min).....	\$20.00
Bed making (each time).....	\$10.00
Daily bed making (per month)	\$110.00
Deep Cleaning service (per 15 min).....	\$20.00
Personal laundry service (per load).....	\$20.00
Maintenance on personal items (per 15 min).....	\$20.00
Garage rent.....	\$60.00
Apartment transfer fee.....	\$500.00
Pet Fee (monthly)	\$30.00
Lost apartment key charge	\$30.00
Mail lock replacement	\$560.00
Stamps.....	postal rates

RATES SUBJECT TO CHANGE WITH REQUIRED PRIOR WRITTEN NOTICE



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