

INDEPENDENT LIVING



RATES EFFECTIVE JAN. 1, 2024

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	\$1,868.00
Birch	630	One Bed Deluxe	\$2,052.00
Cedar	888	Two Bedroom	\$2,408.00
Additional Person Base Services Fee			\$213.00

INCLUDED IN MONTHLY FEE

- 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

ANCILLARY SERVICES

Additional Home Management

Laundry services (per load)	\$18.00
Housekeeping services	
Additional light housekeeping services (per 15 min)	\$18.00
Deep cleaning services (i.e. oven, carpets, windows) (per 15 min)	\$18.00
Professional cleaning services	(actual cost)
Additional general maintenance service on personal items (per 15 min)	\$18.00
Repairs, upgrades, alterations.....	(actual cost)
Garage fee	\$55.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days)	\$5.00
Replacing lost mailbox or apartment key	\$25.00
Salon services	(rates posted)
Guest suite (per night).....	\$85.00
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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