

INDEPENDENT LIVING



The Oaks
203 Oak Dr
Luverne, MN 56156
(507) 283-1991
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 \$1,000.00

MONTHLY FEES:

| Apartment Name | Square Footage | Number of bedrooms/ bathrooms | Total Monthly Fee (Non-Optional) |
|--|----------------|----------------------------------|-------------------------------------|
| Aspen | 565 | One Bedroom | \$1,984.00 |
| Birch | 630 | One Bed Deluxe | \$2,174.00 |
| Birch - Premium | 630 | One Bedroom Premium | \$2,374.00 |
| Cedar | 888 | Two Bedroom | \$2,540.00 |
| Additional Person Base Services Fee | | | \$226.00 |

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|--------------------------------|
| INCLUDED IN MONTHLY FEE |
|--------------------------------|

Amenities:

- 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

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Services:

- Basic cable television
- Wireless internet access
- 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 Non-Healthcare Services

| | |
|--|----------------|
| 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 plan – 1 additional meal per day (monthly)..... | \$280.00 |
| Meal plan – 2 additional meals per day (monthly)..... | \$400.00 |
| 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 |
| Meal - Guest breakfast..... | \$10.00 |
| Meal - Guest lunch..... | \$12.00 |
| Meal - Guest dinner/supper | \$12.00 |
| Meal - Guest holiday/special meal (adult) | \$15.00 |
| Pet fee (monthly)..... | \$50.00 |
| Transfer fee | \$500.00 |
| | |
| Copies or faxes (per page, per side) | \$0.10 |
| Postage | (actual cost) |

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RATES SUBJECT TO CHANGE WITH PRIOR WRITTEN NOTICE



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