

# INDEPENDENT LIVING



Prairie View  
1101 2nd St S  
St James, MN 56081  
(507) 375-5150  
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:**

Apartment Name	Monthly Fee (Non-Optional)
One-Bedroom	<b>\$1,878.00</b>
Two-Bedroom	<b>\$2,187.00</b>
Additional Person Services Fee	<b>\$290.00</b>

**INCLUDED IN MONTHLY FEE**

**Amenities:**

- Private apartment with lockable door that can be personally furnished and decorated
- Furnished appliances (refrigerator, range, dishwasher, heating and air conditioning unit with individual controls, mini-blinds)
- Basic utilities – (water, gas, sewer, electricity, refuse collection, heating and cooling) (telephone is not included)
- Individually controlled heating and air conditioning
- Controlled security access
- General maintenance of grounds, apartment and furnished appliances
- Additional storage space
- Private mailbox and key for U.S. Mail Service
- Library, fitness room, activity room, Hair Salon, parlor
- Salon services on site
- Uncovered parking space (based on availability)
- Walking paths
- Basic cable television
- Wireless internet access

**Services:**

- Light housekeeping service bi-weekly
- Coin-free laundry machines in community laundry room on each floor
- Linen service bi-weekly (sheets & towels laundered)
- Noon meal served daily in dining room

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- Tray service for temporary illness (up to six times per month)
- Scheduled spiritual ministries, recreational and well-being opportunities
- Scheduled local transportation services (in town – as available)

<b>ANCILLARY SERVICES</b>
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Housekeeping Services	
Additional light housekeeping services (per 15 min) (as available)	\$20.00
Deep cleaning services (per 15 min) (as available) .....	\$20.00
(i.e. refrigerator, carpets, windows)	
Additional general maintenance service on personal items (per 15 min)	\$20.00
Repairs, upgrades and alterations	actual cost
Enclosed garage fee.....	\$45.00
Meal – Resident tray service (per delivery).....	\$5.00
*Meal credit for hospitalization or extended vacations (per meal) .	(\$6.00)
Meals	
Guest meals.....	\$12.00
Guest Suite.....	\$85.00
Salon Services .....	actual cost
Pet fee(monthly) .....	\$30.00
Apartment transfer fee.....	\$500.00
Photo copies (per page, per side).....	\$0.10
Faxes (incoming and outgoing per page) .....	\$.25

***\*For a meal credit for hospitalization or vacation Tenant needs to be gone for seven (7) consecutive days.***

**REPLACEMENT FEES:**

Replacement of lost mailbox or apartment key .....	\$30.00
Replacement of lost /damaged garage door opener (each) .....	\$120.00

**RATES SUBJECT TO CHANGE WITH PRIOR WRITTEN NOTICE**



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