

Senior Living: The Most Affordable Option

**Independent (IL)
& Assisted Living (AL)**

Rates vary based
on location

\$3,400-\$4,500/Month*

**Full-time Home
Health Aide**

Cost based on \$21.83
per hour, 8 hours a day

\$5,000-\$5,400/Month*

**Nursing
Home**

Cost ranges per semi
or private rooms

\$8,500-\$9,400/Month*

*<https://www.aarp.org/caregiving/financial-legal/info-2017/long-term-care-calculator.html>

Senior Living: Choose what's best for you

OPTION #1: Pay for Services and Care Only When Needed.

Pricing varies based on the size of the apartment chosen and any additional services or care required.

Advantages

Pay for the apartment that best fits your needs, and only pay for services and care when it is needed. When more care is needed, the individual is assessed by a licensed nurse to determine the additional services needed.

OPTION #2: Pay For All-Inclusive Services & Care.

One payment for a selected apartment that includes all care and services.

Advantages

Pay one rate based on the style of apartment, including all services and care whether they are needed or not. Typically, you pay more money upfront to have a predictable monthly cost. If you require additional care or services above what is included, you may be required to pay for home care.

Senior Living: How You Can Afford It

Social
Security
Income

Veteran
Aides and
Attendance
Program

Life
Insurance

Long
Term Care
Insurance

Sale of a
Home and/
or Other
Income

WEST PRICING GUIDE

2021 VIVA INDEPENDENT LIVING MONTHLY RENTAL RATES*

Apartment Type - 1st & 2nd Floor	SQ. FT.	Starting Monthly Rate
Suite (A)	446	\$3,625
One Bedroom (B)	636	\$4,025
One Bedroom Plus (C1).....	776	\$4,225
One Bedroom Deluxe (C).....	822	\$4,325
Two Bedroom (E)	986	\$4,675
Two Bedroom Plus (D)	1,030.....	\$5,125
Club Level - 3rd Floor		
One Bedroom (C)	822	\$4,650
One Bedroom Plus (J).....	978	\$4,900
One Bedroom Deluxe (K)	1,042.....	\$5,150
Two Bedroom (D).....	1,030.....	\$5,200
Two Bedroom Plus (F).....	1,138.....	\$5,450
Two Bedroom Deluxe (G)	1,240.....	\$5,500
Two Bedroom Grande (H).....	1,689.....	\$6,000
Second Person Fee		\$1,000
Community Fee**		\$3,000
Respite Stay.....		\$145-175/day

*Prices and floor plans may vary based on availability.

**A one-time, non-refundable Community Fee will apply to each full-time resident. Community Fees fund the maintenance of shared areas within the community, as well as capital improvements.

All pricing subject to change.

Revised January 2021



WEST PRICING GUIDE

*2021 HARMONY ASSISTED LIVING MONTHLY RENTAL RATES

Apartment Type	SQ. FT.	Rates starting from
Alcove (A1)	429	\$4,175
Suite (A)	454	\$4,200
One Bedroom (B)	635	\$4,725
One Bedroom Plus (C).....	852	\$5,075
Two Bedroom (D/E)	1,041 - 1,056.....	\$6,200
Second Person Fee		\$1,200
Community Fee**		\$3,000
Levels of Care		
Level I		\$300
Level II		\$600
Level III		\$900
Level IV		\$1,200
Level V		\$1,500

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