



Viva Senior Living at Franklin Fee Schedule

2/1/2025

The rooms are priced on a monthly rental basis. Your monthly fee provides access to all communal areas of your new home as well as services and amenities that provide the staff support needed to live a fulfilling life.

Community Fee: \$1,800.00 A one-time non-refundable community fee is required upon lease signing.

Basic Fee Schedule

The monthly fee includes:

- Your selected room
- Our dining room program including three well balanced, delicious meals daily plus snacks
- Activities and other specially designed programs and trips
- Wellness Assessment every six months
- Weekly laundry and housekeeping services
- 24 hours emergency call system
- All utilities excluding private telephone and private cable
- Interior and exterior maintenance

*Expenses incurred by residents out on bus trips i.e. lunch, dinner, shopping, et al are not included.

Assisted Living-Monthly Room Rates:

Studio (275 sq. ft.)	Private-\$4,000/month
1 Bedroom Suite (375 sq. ft.)	Private-\$4,500/month Companion-\$3,200/month
2 Bedroom Suite (700 sq. ft.)	Private-\$5,500/month Companion-\$3,800/month

Spousal Rate - \$1,700/Month-Room and Board only, double occupancy required. Additional ancillary fees and Care Packages will be applied.



Assisted Living Care Packages

Package A: \$450/month (1 – 2 ADLS)

Package B: \$700/month (2 – 3 ADLS)

Package C: \$1,300/month (3 – 4 ADLS)

Package D: \$1,900/month (4 – 5 ADLS)

Package E: \$2,350/month (Hospice Care/Total Care)

Level of care is determined by the individual's identified needs for the following
Activities of Daily Living (ADLS):

Bathing Dressing Grooming Eating/Feeding Toileting Transferring Ambulation

Medication Administration Fee:

Medication Level 1-Basic medication management-up to a total of (8) eight medications

Medication Level 2-More than (8) eight medications and/or diabetic management, and/or injections, and/or nebulizer treatments, and/or oxygen management, and/or daily vital signs, and /or diagnostic lab management/testing.

Monthly Fee: Level 1-\$400/month

Level 2-\$580/month

Respite Rates

A minimum of seven (7) days is required.

The following rates include all Level of Care services: \$200.00/day

Administration Fees:	Rate	Description
Late Fee	\$50	Payments received after the 5th
Returned Check	\$35	Per occurrence
Transportation:		
Appointments	\$50	Per hour
Non-Scheduled local travel	\$75	Per trip (travel companion may apply if applicable)
Travel Companion	\$25	Per hour (1 hour minimum)
Guest Meals & Room Service:		
Breakfast	\$10	
Lunch	\$10	
Dinner	\$10	
Holiday	\$15	
Resident Room Service	\$10	Per meal
Other:		
Pet Deposit Non-Refundable	\$500	One-time fee
Pet Care	\$100	Per month
Telephone Service	NA	Resident responsibility
Cable TV	\$65	Per month
Key Replacement	\$20	
Personal Laundry	\$55	Per month
Wireless Call System/Pendant	\$50	Per month
Pendant Replacement	\$200	Per occurrence
Motorized Scooter Deposit Non-Refundable	\$1000	One-time fee
Home Health Care	NA	Billed to resident accordingly
Lab Work/Diagnostic Testing	NA	Billed through health insurance
Pharmaceutical Services	NA	Billed to resident by pharmacy
Nursing Personal Care Supplies	NA	Billed to resident accordingly
Beauty/Barber	NA	See price list
Personal Shopping	\$25	Per hour
Furniture Rental	\$100	Per month