

The Baldwin Rate Schedule

2024 ENTRANCE AND MONTHLY FEES THE BALDWIN IS A LIFECARE* COMMUNITY

FLOOR PLAN	Entrance Fee		Monthly Service Fee
	85% Refundable	Declining Balance	
ANTRIM One-Bedroom Deluxe — 851 - 879 sq. ft.	\$387,370	\$215,240	\$3,611
HILLSBOROUGH One-Bedroom w/Den — 982 - 1,049 sq. ft.	\$461,345	\$256,280	\$4,301
LONDONDERRY Two-Bedroom — 1,095 - 1,184 sq. ft.	\$546,165	\$303,370	\$4,740
MILFORD Two-Bedroom Deluxe — 1,224 - 1,297 sq. ft.	\$613,195	\$340,680	\$5,176
NEWCASTLE Two-Bedroom w/Den — 1,293 - 1,321 sq. ft.	\$682,075	\$378,945	\$5,618
STEWARTSTOWN Two-Bedroom Deluxe w/Den — 1,494 - 1,550 sq. ft.	\$759,565	\$422,020	\$6,119
Second Person (Entrance fee is non-refundable)	\$31,000	\$31,000	\$1,418
LifeCare Fee per person (LifeCare entrance fee is non-refundable)	Entrance Fee \$85,230	Monthly Fee \$1,027	

•LifeCare is required with both entrance fee options

2024 pricing; subject to change. Square footage is a pre-construction floor plan average and is subject to change.



The Baldwin

50 Woodmont Avenue | Londonderry, NH 03053 | TheBaldwinNH.org | 603.699.0100

The Baldwin is a not-for-profit 501(c)(3) organization.



The Baldwin Residency Agreement Options

RESIDENCY AGREEMENTS

There are two basic components to the costs associated with a Life Plan Community:* (1) a one-time Entrance Fee and (2) an ongoing Monthly Fee.

The Baldwin, like most Life Plan Communities, requires an upfront investment (Entrance Fee) which guarantees lifetime residency and access to health-related services should you ever need them. The Baldwin allows you to choose an Entrance Fee plan that suits you best.

CHOICE OF ENTRANCE FEE OPTIONS:

85% Refundable: An Entrance Fee that is 85% refundable to you or your estate.

Declining Balance: An Entrance Fee with a declining balance refund that is fully amortized at 50 months.

MONTHLY FEE:

With LifeCare, you will have guaranteed access to The Baldwin's health-related services including unlimited, lifelong care in the Supported Residential Health Care assisted living or memory support households, with little or no additional cost beyond your monthly service fee. In addition, a portion of your entrance fee and your monthly fee may be tax-deductible.**

** Life Plan Communities are also known as continuing care retirement communities or CCRCs.*

*** The IRS has, in the past, allowed a portion of the entrance fee and monthly fees to be deducted as pre-paid medical expenses. Consult your tax advisor for guidance and information about your personal situation.*



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