

The Baldwin Rate Schedule

2026 ENTRANCE AND MONTHLY FEES THE BALDWIN IS A LIFECARE COMMUNITY

| FLOOR PLAN | Entrance Fee 85% Refundable | Monthly Service Fee |
|---|--------------------------------|------------------------|
| ANTRIM One-Bedroom Deluxe — 851 - 879 sq. ft. | \$541,000 | \$5,016 |
| HILLSBOROUGH One-Bedroom w/Den — 982 - 1,049 sq. ft. | \$626,000 | \$5,763 |
| LONDONDERRY Two-Bedroom — 1,095 - 1,184 sq. ft. | \$723,000 | \$6,238 |
| MILFORD Two-Bedroom Deluxe — 1,224 - 1,297 sq. ft. | \$800,000 | \$6,709 |
| NEWCASTLE Two-Bedroom w/Den — 1,293 - 1,321 sq. ft. | \$878,000 | \$7,188 |
| STEWARTSTOWN Two-Bedroom Deluxe w/Den — 1,494 - 1,550 sq. ft. | \$967,000 | \$7,730 |
| Second Person (Entrance fee is non-refundable) | \$138,000 | \$2,645 |

2026 pricing; 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

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.

ENTRANCE FEE:

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

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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