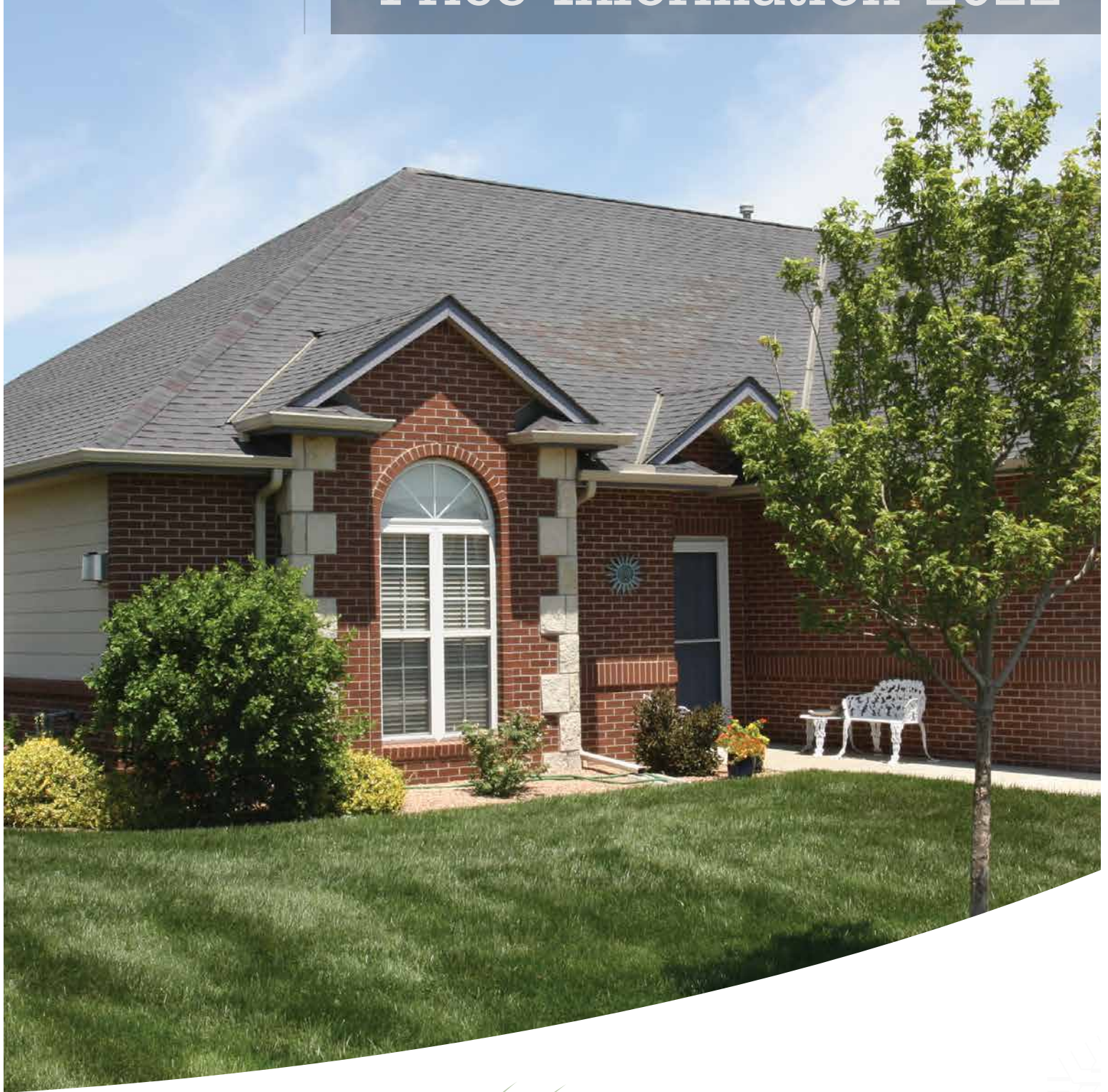


INDEPENDENT LIVING
Price Information 2022



KIDRON BETHEL VILLAGE
North Newton, KS
888-388-7445

Living at Kidron Bethel Village

As you plan your retirement living at Kidron Bethel Village, the first step is understanding the difference between owning your own home versus living at Kidron Bethel Village with an occupancy agreement, and weighing the advantages for your lifestyle. When you live at Kidron Bethel Village, it is Kidron Bethel Village, not you, who is responsible for maintenance, repairs, upkeep, homeowners insurance and other expenses that are involved with traditional home ownership. The information provided here explains financial and payment process.

- **Application fee:** If Kidron Bethel Village or any Bluestem community is a possibility in your future, submitting an application and the \$50 fee is the first step. This places you on the independent living wait list according to your application date.
- **Entrance fee:** Once you are ready to commit to an available home, the entrance fee is paid with a signed contract and Kidron Bethel begins preparing your chosen home according to your preferences and the standard plan of refurbishment. Entrance fees vary according to the neighborhood and the features of the home.
- **Resident occupancy agreement:** When choosing your home, you also will select the resident occupancy agreement that best suits your personal and financial priorities. This agreement guarantees your payment and refund schedule, and gives you the peace of mind and financial certainty of knowing your exact refund at any given time. Your choices are outlined on the following pages. The resident occupancy payment is due at closing.
- **Monthly service fee:** After closing on your home and receiving the keys, you will be responsible for your utilities and the monthly service fee.
- **Refund:** When you vacate your home at Kidron Bethel Village, your refund will be determined by the amortization schedule you chose and the amount of time you lived in your home.



Another living and financial option on campus is subsidized housing. Kidron Inc. is an apartment neighborhood with income, age, and mobility qualifications. There are two home floor plans with a variety of amenities and services available. Please let us know if you would like to learn about the pricing and process for qualification at Kidron Inc..

MONTHLY SERVICE FEE INCLUDES:

- All internal and external home maintenance
- Grounds maintenance (lawn care and snow removal)
- Property structure insurance
- Utilities - sewer, water and refuse
- Bethel College activities pass

ON-CAMPUS AMENITIES INCLUDED:

- Membership to Bluestem Wellness Centers-Hesston and North Newton
- 30 days of home transition support after hospital or short-term rehab stay
- Chapel and chaplain
- Priority listing for assisted living and health care services
- Private reservation of common areas
- Home oversight while you are away for extended periods
- Community and campus enrichment events and lifelong learning opportunities with Bethel College and Hesston College
- Walking paths
- Pickleball court
- Woodworking shop

SERVICES AVAILABLE FOR AN ADDITIONAL FEE:

- Resident Advantage Meal Plan at Bluestem dining locations in North Newton and Hesston
- Physical, occupational and speech therapy services
- Transportation services

Total monthly fee is based upon current economic conditions, services provided, operating costs and tax assessment. Monthly fee subject to change.



Campus Woods Estates



Kidron Bethel Village Main Campus



Monthly expense comparison

Compare the costs in your current budget to your costs living at Kidron Bethel Village.

HOME OWNERSHIP	Annual	Monthly
Lawn care and landscape upkeep		
Yard fertility program and irrigation system maintenance		
Snow and ice removal		
City utilities		
Water, 12-month average		
Sewer, 12-month average		
Trash, 12-month average		
Wellness Center membership (senior rater for couple)		
Structural repairs budget: roofing, painting, doors/windows		
Upkeep of all plumbing, electrical, heating, AC and appliances		
Pest control bi-annually (exterior application)		
Homeowners' insurance		
Garage door maintenance		
Special assessments (if applicable)		
HOA dues (if applicable)		
Property tax		
Electric bill		
Gas bill		
Cable, internet and telephone bill		
TOTAL EXPENSES		
KIDRON BETHEL VILLAGE		
Monthly service fee		
Electric bill		
Gas bill		
Cable, internet and telephone bill		
Personal belongings insurance policy		
North Newton Municipal Fee		
TOTAL EXPENSES		

NOTES:



VILLAGE HEIGHTS 1 & 2 BEDROOM ENTRANCE FEE **\$3,950** (not toward purchase, *non-refundable*)
VILLAGE HEIGHTS 3 BEDROOM ENTRANCE FEE **\$5,450** (not toward purchase, *non-refundable*)
400 BUILDING ENTRANCE FEE **\$5,450** (not toward purchase, *non-refundable*)

			PAYMENT OPTIONS			ALL HOME OPTIONS	
VILLAGE HEIGHTS			PURCHASE OPTION A Refund: 90%-50%	PURCHASE OPTION B Refund: 80%-30%	RENTAL OPTION R No refund: monthly rate*	Monthly service fee	North Newton municipal fee**
FLOORPLAN	SQ. FT.	QTY					
1 bed, 1 bath	723	7	\$72,950	\$62,450	\$730	\$624	\$20.61
2 bed, 1 bath	848	18	\$86,950	\$74,450	\$870	\$624	\$20.61
2 bed, 2 bath	982	8	\$102,950	\$88,950	\$1,030	\$644	\$20.61
3 bed, 2 bath	1,440	2	\$135,950	\$115,950	\$1,360	\$648	\$20.61
Carport & storage units available on a separate monthly rental agreement.							
Carport & 10x5 storage unit					\$60		
10x5 storage unit only					\$20		
400 BUILDING							
2 bed, 2 bath	1,080	12	\$140,950	\$119,950	\$1,410	\$665	\$32.36
Carport & storage unit included							

* A security deposit equal to three months rent is due at closing. Up to the last six months rent can be applied to the purchase price if converting to a purchase agreement.

** North Newton municipal fee set annually by the city.

Refund schedule: Village Heights & 400 Building

The chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your Village Heights or 400 Building home.

For example, if you chose a home with Option A home price of \$102,950, your refund after 3 full years will be \$83,390 (\$102,950 x 81%).

REFUND WHEN VACATING:	OPTION A Refund: 90%-50%	OPTION B Refund: 80%-30%	OPTION R Monthly rate: no refund
Within first year	90%	80%	0%
after 1 full year	87%	70%	0%
after 2 full years	84%	65%	0%
after 3 full years	81%	60%	0%
after 4 full years	78%	55%	0%
after 5 full years	75%	50%	0%
after 6 full years	72%	45%	0%
after 7 full years	69%	40%	0%
after 8 full years	66%	35%	0%
after 9 full years	63%	30%	0%
after 10 full years	61%	30%	0%
after 11 full years	58%	30%	0%
after 12 full years	55%	30%	0%
after 13 full years	52%	30%	0%
after 14 full years	51%	30%	0%
after 15 full years	50%	30%	0%
all subsequent years	50%	30%	0%

NOTES:





Townhome I and Townhome II

STANDARD DUPLEXES ENTRANCE FEE \$5,450 (not toward purchase, *non-refundable*)
CREEK SIDE DUPLEXES ENTRANCE FEE \$7,450 (not toward purchase, *non-refundable*)

			PAYMENT OPTIONS			ALL OPTIONS	
TOWNHOME I			PURCHASE OPTION A Refund: 90%-50%	PURCHASE OPTION B Refund: 80%-30%	RENTAL OPTION R No refund: monthly rate**	Monthly service fee	North Newton municipal fee**
FLOORPLANS	SQ. FT.	QTY					
2 bed, 1 bath	1,050	8	\$116,950	\$100,950	\$1,170	\$665	\$32.36
2 bed, 2 bath	1,200	16	\$140,950	\$119,950	\$1,410	\$665	\$32.36
2 bed, 2 bath with basement (1,010 sq. ft. main + 830 basement)	1,840	6	\$152,950	\$129,950	\$1,530	\$665	\$32.36
3 bed, 2 bath single family home #3063	1,300	1	\$172,950	\$146,950	\$1,730	\$665	\$32.36
2 bed, 2 bath with extended living room or sunroom	1,350	14	\$156,950	\$136,950	\$1,570	\$665	\$32.36
2 bed, 2 bath single family home #3025	1,300	1	\$172,950	\$146,950	\$1,730	\$665	\$32.36
Townhome I options							
Townhome I occupancy payments will be adjusted based on the following home features:							
Den (in garage)			\$7,450	\$5,950			
Covered patio			\$4,950	\$3,950			
TOWNHOME II							
2 bed, 2 bath	1,220	6	\$143,950	\$122,950	\$1,440	\$665	\$32.36
2 bed, 2 bath with expanded living room or sunroom	1,373	6	\$161,950	\$138,950	\$1,620	\$665	\$32.36

Single-car attached garages are included with all Townhomes.

* A security deposit equal to three months rent is due at closing. Up to the last six months rent can be applied to the purchase price if converting to a purchase agreement.

** North Newton municipal fee set annually by the city.

Rates as of April 15, 2022. Pricing and service fees are subject to change.

Refund schedule: Townhome I & Townhome II

The chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your Townhomes I or Townhomes II duplex.

For example, if you chose a home with Option A home price of \$143,950, your refund after 8 full years will be \$97,007 (\$143,950 x 66%).

REFUND WHEN VACATING:	OPTION A Refund: 90%-50%	OPTION B Refund: 80%-30%	OPTION R Monthly rate: <i>no refund</i>
Within first year	90%	80%	0%
after 1 full year	87%	70%	0%
after 2 full years	84%	65%	0%
after 3 full years	81%	60%	0%
after 4 full years	78%	55%	0%
after 5 full years	75%	50%	0%
after 6 full years	72%	45%	0%
after 7 full years	69%	40%	0%
after 8 full years	66%	35%	0%
after 9 full years	63%	30%	0%
after 10 full years	61%	30%	0%
after 11 full years	58%	30%	0%
after 12 full years	55%	30%	0%
after 13 full years	52%	30%	0%
after 14 full years	51%	30%	0%
after 15 full years	50%	30%	0%
all subsequent years	50%	30%	0%

NOTES:



Campus Woods Estates

EXISTING HOME ENTRANCE FEE (not toward purchase, *non-refundable*) **\$6,950**

			PAYMENT OPTIONS			ALL OPTIONS	
CAMPUS WOODS EXISTING HOMES			PURCHASE OPTION A Refund: 90%-50%	PURCHASE OPTION B Refund: 80%-30%	RENTAL OPTION R No refund: monthly rate*	Monthly service fee	North Newton municipal fee**
FLOOR PLAN	SQ. FT.	QTY					
15 Lakewood Circle	1,350	1	\$196,950	\$177,950	\$1,970	\$764	\$32.36
13 Lakewood Circle	1,450	1	\$210,950	\$189,950	\$2,110	\$764	\$32.36
Redbud floor plan	1,250	4	\$209,950	\$188,950	\$2,100	\$764	\$32.36
Birch floor plan	1,488	4	\$246,950	\$221,950	\$2,470	\$764	\$32.36
16 Lakewood Circle (Birch floor plan)	1,902	1	\$262,950	\$236,950	\$2,630	\$764	\$32.36
9 Lakewood Circle	1,502	1	\$241,950	\$217,950	\$2,420	\$764	\$32.36
41 Lakewood Circle	1,524	1	\$245,950	\$221,950	\$2,460	\$764	\$32.36
Walnut floor plan	1,642	7	\$256,950	\$230,950	\$2,570	\$764	\$32.36
Oak floor plan	1,665	15	\$260,950	\$234,950	\$2,610	\$764	\$32.36
Campus Woods Estates occupancy payments for <i>existing homes</i> will be adjusted based on the following refundable home features:							
Sunroom			\$11,250	\$10,250			
Bonus room			\$20,750	\$19,750			
Bonus room with 1/2 bath			\$25,450	\$23,450			
Bonus room with 3/4 bath			\$27,950	\$26,950			
Fireplace			\$6,450	\$5,350			
Sunroom and covered patio			\$19,950	\$18,950			

* A security deposit equal to three months rent is due at closing. Up to the last six months rent can be applied to the purchase price if converting to a purchase agreement. Rental agreements not available on new construction agreements.

** North Newton municipal fee set annually by the city.

Refund schedule: Campus Woods Estates

The chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your Campus Woods Estates home.

For example, if you chose a home with Option A home price of \$241,950, your refund after 5 full years will be \$181,463 (\$241,950 x 75%).

REFUND WHEN VACATING:	OPTION A Refund: 90%-50%	OPTION B Refund: 80%-30%	OPTION R Monthly rate: <i>no refund</i>
Within first year	90%	80%	0%
after 1 full year	87%	70%	0%
after 2 full years	84%	65%	0%
after 3 full years	81%	60%	0%
after 4 full years	78%	55%	0%
after 5 full years	75%	50%	0%
after 6 full years	72%	45%	0%
after 7 full years	69%	40%	0%
after 8 full years	66%	35%	0%
after 9 full years	63%	30%	0%
after 10 full years	61%	30%	0%
after 11 full years	58%	30%	0%
after 12 full years	55%	30%	0%
after 13 full years	52%	30%	0%
after 14 full years	51%	30%	0%
after 15 full years	50%	30%	0%
all subsequent years	50%	30%	0%

Lots available for new construction: See sales staff for construction details and rates.

NOTES:





  | [bluestemks.org](https://www.bluestemks.org)



KIDRON BETHEL VILLAGE
North Newton, KS
888-388-7445