

2025 SCHEDULE OF FEES

FEES EFFECTIVE 1/1/25

How does pricing work at Vi?

Pricing is comprised of a monthly fee plus an entrance fee with two different repayment choices. These fees pay for your residence and amenities as well as access to our continuum of care.

What is an entrance fee? A one-time fee paid when you move into the community, based on the floor plan and repayment option you choose.

What are repayment options? Repayment options reflect the amount of your entrance fee that is repaid to you or your beneficiary after termination of your Continuing Care contract, pursuant to the terms of the contract.

What is a monthly service fee? This helps pay for weekly housekeeping, monthly meal plan, lifestyle programming, group transportation, fitness facilities, classes and more.* Should you move or need to access the Care Center, your monthly fees will not increase.*

*Ancillary fees for extra meals and supplies apply. Annual, community-wide monthly fee increases also apply.

Name (Sq. Ft.)	Bath	Entrance Fees 0% Repayable	Entrance Fees 50% Repayable	Monthly Service Fee
One Bedroom				
Mariposa (826)	1	\$1,317,500	\$1,498,300	\$6,270
Paso Robles (875)	1	\$1,340,700 - 1,383,300	\$1,523,800 - 1,572,700	\$6,580
Mendocino (928)	1	\$1,450,800 - 1,554,000	\$1,651,400 - 1,768,900	\$6,900
Rutherford (928)	1	\$1,536,600 - 1,554,200	\$1,750,000 - 1,770,200	\$6,900
Chalone (937)	1	\$1,545,500 - 1,561,800	\$1,760,300 - 1,779,000	\$6,940
Amador (1,003)	1	\$1,571,600	\$1,790,200	\$7,310
Arroyo (1,059)	1	\$1,877,200 - 1,907,800	\$2,142,500 - 2,177,700	\$7,600
One Bedroom + Den				
Sonoma (1,092)	1.5	\$2,055,200 - 2,137,700	\$2,349,400 - 2,443,100	\$7,780
Two Bedroom				
Napa (1,245)	2	\$2,224,100 - 2,393,800	\$2,562,300 - 2,758,400	\$8,470
Los Carneros (1,451)	2	\$2,770,900 - 3,010,800	\$3,191,800 - 3,466,800	\$9,290
Second Person Fees:		\$50,000	\$65,000	\$3,030

Vi reserves the right to change fees without notice. Square footage may vary in individual residences.

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Two Bedroom + Den				
Monterey (1,766)	2	\$3,486,500 - 3,774,100	\$4,017,400 - 4,347,900	\$10,340
Solano (2,008)	2	\$4,137,200 - 4,467,300	\$4,765,100 - 5,146,700	\$11,030
Santa Cruz (2,030)	2.5	\$4,287,800 - 4,311,100	\$4,938,100 - 4,964,900	\$11,090
Carmel Valley (2,121)	2.5	\$4,215,800 - 4,796,700	\$4,856,500 - 5,525,100	\$11,320
Three Bedroom + Den				
El Dorado (4,212)	3.5	\$7,616,900 - 8,456,000	\$9,180,600 - 10,187,900	\$14,220
Second Person Fees:		\$50,000	\$65,000	\$3,030

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Redefining
**SENIOR
LIVING**

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