Chateau WATERS™

Features and benefits included in rates:

- Month-to-month lease
- Utilities (AC, heat, water, electric, refuse)
- Telephone
- Internet
- TV (cable)
- In-unit washer & dryer
- Wellness membership
- Daily wellness check

Rates (effective September 1, 2025)

Independent & Assisted Living

Rental Options	Square Footage	Monthly Rate	Floor Plan	View
1 br, 1.5 bath	800	$2,845	Jade	Woods
1 br, 1.5 bath	800-850	$3,225	Pearl	Water
1 br, den, 1.5 bath	950	$3,860	Onyx	Water
1 br, den, 2 bath	1,000-1,045	$3,985	Topaz	Water
1 br, den, corner 1.5 bath	1,015-1,050	$3,985	Amethyst	Woods
1 br, den, 2 bath	1,000	$3,985	Sapphire	Water
2 br, den, 2 bath	1,150	$4,365	Ruby	Woods
2 br, den, 2 bath	1,240	$4,490	Emerald	Woods
2 br, den, 2 bath	1,240	$4,615	Alexandrite	Water
2 br, den, 2 bath	1,400	$4,865	Diamond	Water

*Residents pay additional fee for Assisted Living services they choose.

Effective September 1, 2025 | Prices are subject to change with a 30-day notice.

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960 19th Street S | Sartell, MN 56377

AN ECUMEN LIVING SPACE

Chateau WATERS™

Assisted Living

Additional Services

Ancillary Rates:	
Assisted Living Meal Packages:	
— 1 Meal/Day Package	$230/month
— 2 Meals/Day Package	$460/month
— 3 Meals/Day Package	$615/month
Additional Meal (Resident)	Menu Pricing
Guest Meal	Menu Pricing
Holiday Meal	Menu Pricing

Second Occupant:	
Second Occupant — Assisted Living	$165/month

Household Management/Building Features:	
Licensed Nurse Unscheduled Service (15-minute increment)	$45/15 minutes
Resident Assistant Unscheduled Service (15-minute increment)	$18/15 minutes
Housekeeping (15-minute increment)	$25/15 minutes
Maintenance (15-minute increment)	$30/15 minutes
Underground Garage Rent (per month)	$70
Storage Locker (per month)	$35
Pet Deposit	$1,000
Transfer Fee	$1,000
Key Replacement	$25
FOB Replacement	$60
Emergency Call Pendant Replacement	$225
Laundry per load	$17
Long-term Care Insurance Monthly Processing	$55
Meal Tray Delivery	$10
Non-Preferred Pharmacy Fee (Monthly) — *VA excluded*	$165
Fall Management (per occurrence)	$175
Guest Room (per night)	$95/night

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Chateau WATERS™

Assisted Living

Personalized health care and support services

Our care teams will provide health care and support services customized to your specific needs. We're here to provide as much or as little support as you need.

Monthly Health Care Service Fees include:

- Initial nurse meeting and assessment
- Quarterly nurse assessment
- Weekly flat linen change
- Bi-weekly light housekeeping
- Monthly vital checks
- Access to in-house physician team
- 24-hour on-site staff

To help you estimate your monthly fee, use the Health Care Services Fee Estimator on page two and compare your estimated point totals to the monthly fee. Final health care services & fees will be established after meeting with Clinical Services and prior to move-in.

Estimated Points	Care Level	Monthly Fee
0	0	$970
1 – 7	1	$1,475
8 – 15	2	$1,980
16 –30	3	$2,890
31 – 45	4	$3,635
46 – 60	5	$4,380
61 – 75	6	$5,125
76 – 90	7	$5,870
91 – 105*	8	$6,615

*Additional care levels available.

Some additional health care services available:

- Administering nebulizer treatments
- Managing oxygen concentrators and filling portable tanks
- Changing, emptying, and cleaning catheter, or colostomy
- Diabetic nail care
- Coumadin management
- Cleaning and monitoring of CPAP or BIPAP machines
- Monitoring of vital signs (temperature, pulse, respiration, blood pressure, oxygen saturation, weight)

Speak with one of our nurses to hear more about these and other additional services along with the monthly fee.

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Health Care Services Fees Estimator

Select your desired services, add up your points and refer to the chart to calculate your estimated monthly health and support services cost.

Where I need assistance / Monthly Points

Putting in my hearing aids	3	_____
Taking a shower or bath		
1x per week (from one team member)	2	_____
2x per week (from one team member)	4	_____
Grooming in the morning and evening (shaving, brushing hair, washing face, etc.)		
Verbal reminders and set up	2	_____
Physical assistance	10	_____
Oral care in the morning and evening		
Physical assistance	5	_____
Physical assistance with denture care—remove, store, clean (add additional 5 points)	5	_____
Getting in and out of bed		
Pulling back covers and having equipment in place	3	_____
Assistance from one team member to get in and out of bed	5	_____
Getting dressed in the morning and evening		
Set up and team member standing by	8	_____
Assistance from one team member	15	_____
Managing my medication		
Taking oral medications up to 3x daily	8	_____
Taking oral medications up to 5x daily	13	_____
Applying eye drops 2x daily	2	_____
Applying topical medications 2x daily	5	_____
Managing my diabetes		
Checking glucose and administering insulin (if necessary) 1x daily	6	_____
Checking glucose and administering insulin (if necessary) 3x daily	16	_____
Participating in social and leisure activities		
Verbal reminders for upcoming activities	1	_____
Assistance getting to and from activities in the building	5	_____
Assistance getting to and from dining room	8	_____
Additional support services		
Assistance with daily bed making	3	_____
Assistance with additional trash removal	3	_____
Assistance with additional housekeeping	2	_____
Assistance with routine laundry (1 load/week)	2	_____
Assistance with laundering of linens (1 load/week)	2	_____
Total Estimated Points*		_____

*Final health care and support services fee will be determined when meeting with one of our nurses prior to move-in. Services vary by location. Cost of equipment, medication and supplies is not included in the cost of health care services.