

## Athens Crossing: A BHI Community

# SERVICE & AMENITIES

The following are the many services and amenities that are included with all monthly financial plans. Please consult our Retirement Counselor for further explanation of additional services.



### Health & Wellness

- Heated Indoor Pool and Clubhouse
- State-of-the-art Fitness Center
- Pickleball Courts

### Outdoor Spaces

- Outdoor Walking Paths
- Natural Green Spaces
- Dog Park
- Fishing Ponds
- Community Garden and Playground

### Social Activities

- The Clubhouse for Hosting and Gathering
- Events and Educational Classes
- Impromptu Gatherings

### Maintenance-Free

- Exterior and Interior Maintenance included
- Snow Removal and Mowing
- Travel with Confidence



**For more information,** you may call the Sales Director at (812) 412-1405. Our team will be happy to sit down with you to review additional details, including specific pricing for the Athens Crossing residency of your choice.



## *Athens Crossing: A BHI Community*

# FINANCIAL PLAN OPTIONS

Before joining Athens Crossing, you can choose a residency agreement with the financial plan that fits your needs. The following information outlines the two Continuing Care Contract options.

### Continuing Care Plans:

All residents of Athens Crossing enter under a continuing care residency agreement and pay an initial (one time only) entrance fee and a monthly service fee throughout their residency.

#### **All C.C. agreements provide the following:**

- Flexible dollars for health care or supportive services
- The opportunity to apply for charitable care if your financial resources are exhausted through no fault of your own.
- The right to receive the services described in the residency agreement, including priority access to health care services should the need arise.
- A medical tax deduction (calculated annually) for entrance fees and a portion of the monthly service charges.

### The two different Continuing Care Plans that are offered:

#### **Return of Capital (80% Refundable)**

Under this plan, if you should move out permanently from Athens Crossing at any time, up to 80% of the entrance fee will be refunded to you or your estate, as per the terms of the residency agreement.

#### **Traditional Declining Refund**

With the Traditional Declining Refund plan, the potential refund is based on 90% of the entrance fee and declines each month of residency until it is fully exhausted at the end of 48 months. The monthly service fee is the same for both the Return of Capital and Traditional Declining Refund plans.

**The terms and benefits of the various continuing care residency agreements are the same with the exception of the fees charged and the refund policies.**

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# 2026 MONTHLY RENTAL PLANS

Name	Square Footage	Residency Styles	Traditional Declining Refund (48 Month Refund)		Return of Capital (80% Refund)		Monthly Service Fee (For Both Plans)	
			Single	Couple	Single	Couple	Single	Couple
Oaks Duplex	2,400 sq ft	2 Bedroom / 2 Bath	\$447,500	\$452,500	\$715,900	\$723,900	\$2,340	\$2,575
Oaks SFH	2,400 sq ft	2 Bedroom / 2 Bath	\$447,500	\$452,500	\$715,900	\$723,900	\$2,340	\$2,575
Poplar Duplex	1,850 sq ft	2 Bedroom / 2 Bath	\$344,900	\$349,900	\$551,800	\$559,800	\$2,055	\$2,290
Poplar SFH	1,850 sq ft	2 Bedroom / 2 Bath	\$344,900	\$349,900	\$551,800	\$559,800	\$2,055	\$2,290

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