



## CONTRACT OPTIONS

**The Sequoias Portola Valley offers several contract options.  
Choose the one that's right for you.**

### Continuing Care Preferred Contract\*

When you select this contract option, your monthly fees will increase as your need for care increases. Standard independent living monthly fees only increase if you need services provided in assisted living, memory care, or skilled nursing. Fees in these higher levels of care will be discounted 10% off the market rate and may be covered, in part, if you have long-term care insurance.

### Continuing Care Contract\*

This contract option is designed to increase your monthly fees as your need for care increases. Base monthly fees in independent living only increase if you need services provided in assisted living, memory care, or skilled nursing. Fees in these higher levels of care will be charged at market rates and some fees may be covered by your long-term care insurance.

### \*50% Repayment Option

Versions of both contract types are available with a 50% repayment option. This version is a great choice for people who want to benefit their estate.

## HEALTH & FITNESS



**At The Sequoias, choose from a wide range of exercise classes encompassing all aspects of fitness, from stretching and cardiovascular strength, to balance and resistance training.**

Our fitness classes are taught by certified instructors and are designed to help adults maintain their cardiovascular health, strength and flexibility. Enjoy the benefits of working out in a group.



### Fitness and Wellness

- Fitness center with personal assessment
- Exercise, balance, and yoga classes
- Indoor pool and spa / aquacize classes
- Nearby walking trails to open space preserve
- Wellness lectures and programs

Staying active is an important part of a healthy senior lifestyle. Our well-equipped fitness center, programs, and activities make it easy to keep in shape.

April 1, 2025 - March 31, 2026

## Fee Schedule

### CONTINUING CARE PREFERRED

Apartment Type	Single Monthly Fee Starting At	Double Monthly Fee Starting At	Entrance Fee Starting At	Entrance Fee 50% Rebate Starting At	Second Person Entrance Fee
Studio	\$5,222	N/A	\$194,580	\$274,965	N/A
One Bedroom	\$5,854	\$8,802	\$331,011	\$467,731	\$26,400
Two Bedroom	\$7,391	\$10,339	\$623,185	\$880,627	\$26,400
Two Bedroom Two Bath	\$8,552	\$11,499	\$1,031,520	\$1,457,760	\$26,400

### CONTINUING CARE

Apartment Type	Single Monthly Fee Starting At	Double Monthly Fee Starting At	Entrance Fee Starting At	Entrance Fee 50% Rebate Starting At	Second Person Entrance Fee
Studio	\$5,222	N/A	\$176,640	\$249,665	N/A
One Bedroom	\$5,854	\$8,802	\$300,805	\$425,105	\$24,000
Two Bedroom	\$7,391	\$10,339	\$566,035	\$799,900	\$24,000
Two Bedroom Two Bath	\$8,552	\$11,499	\$937,440	\$1,324,800	\$24,000

Through the payment of an Entrance Fee (a non-equity agreement) and Monthly Fee, The Sequoias Portola Valley provides freedom from the responsibilities of home ownership in addition **to a potential tax advantage in the form of a pre-paid medical expense deduction.** Certain age & other restrictions apply. Please consult your tax advisor. RCFE License No. 410500567 COA #075 Revised 3/21/2025.

## Value Comparison Worksheet

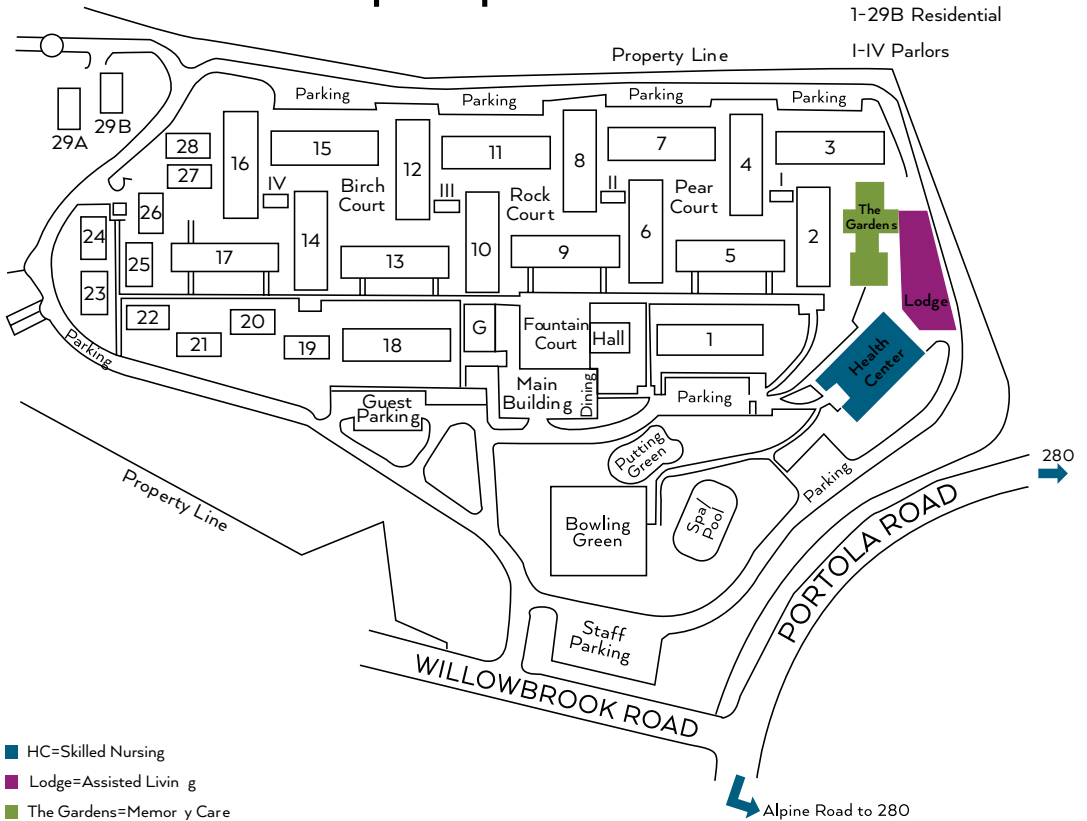
The Worksheet will assist you in comparing your current lifestyle expenses to the affordable lifestyle benefits enjoyed by The Sequoias residents. Begin by examining your current expenses, converting annual expenditures to monthly expenses. Then compare your costs to the value of the Monthly Fee at The Sequoias.

MONTHLY EXPENSES	YOUR HOME	THE SEQUOIAS
• Mortgage/rent (or Monthly Fee at Sequoias)	\$ _____	\$ _____
• Property Taxes	\$ _____	Included
• Utilities (gas, electric, water, sewer, garbage removal, cable)	\$ _____	Included
• Home Maintenance/Repairs (plumbing, roofing, major appliance repair, painting, electrical, storm damage, pest control, etc)	\$ _____	Included
• Homeowners Association Fees/Assessments	\$ _____	Included
• Landscaping Maintenance	\$ _____	Included
• Food Expenses (groceries, gratuities, dining out)	\$ _____	Included
• Domestic Help (housekeeper, laundry)	\$ _____	Included
• Security (smoke, fire alarms, patrol, etc.)	\$ _____	Included
• Healthcare (Assisted Living, Skilled Nursing, and Memory Care)	\$ _____	Included
• Call System (24-hour monitoring of resident call system if available in the home)	\$ _____	Included
• Transportation (car payment, fuel, maintenance, repairs, and insurance)*	\$ _____	Included
• Entertainment, Social, and Cultural Programs and Events	\$ _____	Included
• Fitness membership and fees (pool and gym)	\$ _____	Included
<b>TOTAL MONTHLY EXPENSES</b>	<b>\$ _____</b>	<b>\$ _____</b>

\* Transportation available to local medical appointments, shopping, church services, and scheduled cultural events and scenic drives.

# Portola Valley Neighborhood Map

## Open Space Preserve



## Two Bedroom Two Bath Duplex - approx. 1.089 sq ft

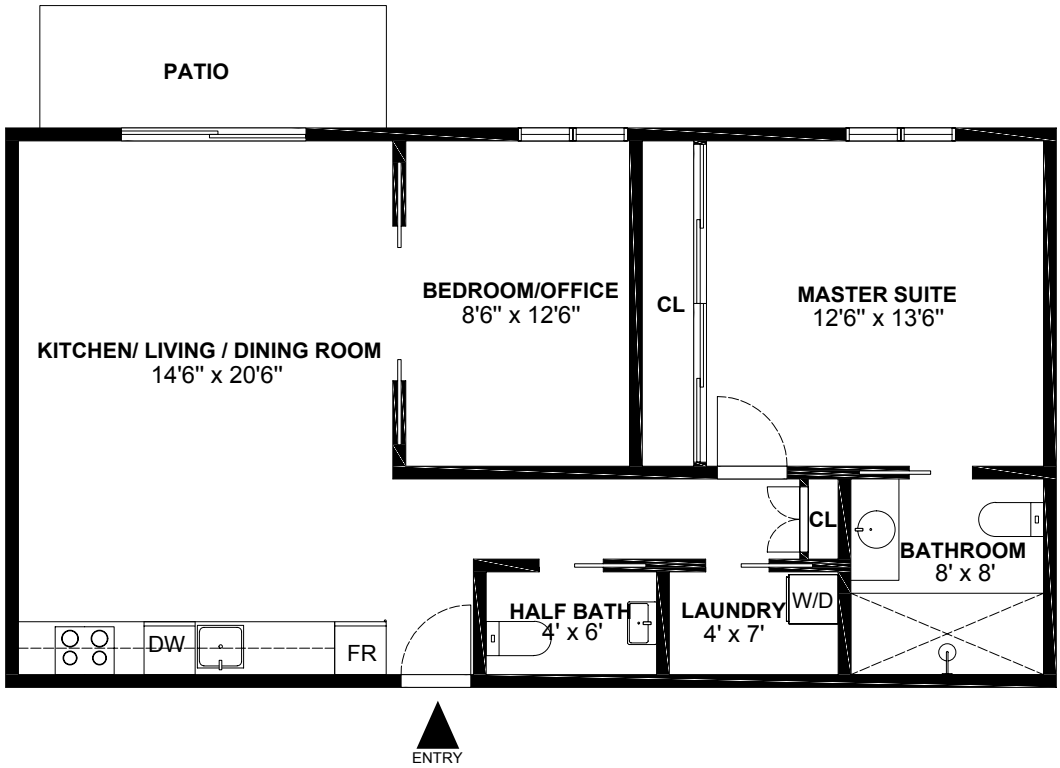


Size and dimensions are approximate. Actual may vary.

### Features of your new home:

- Kitchen with refrigerator, dishwasher, electric range and oven, convection microwave, under counter cast iron sink
- Bath features wide entry door, easy-access shower, built-in vanity, medicine cabinet, and safety grab bars
- Energy-efficient gas furnace with radiant heat
- Individually controlled, programmable thermostat
- Private ground-level garden patios or private sunroom, based on apartment selected
- Carpet and hardwood floors
- Ample closet space
- Resident call system
- Smoke detector and sprinkler system
- Added soundproofing and fire-rating on common walls
- Pre-wired for cable TV with in-house TV channel
- Pre-wired for phone with in-house phone service
- Washer and dryer

## Two Bedroom One Bath - approx. 860 sq ft

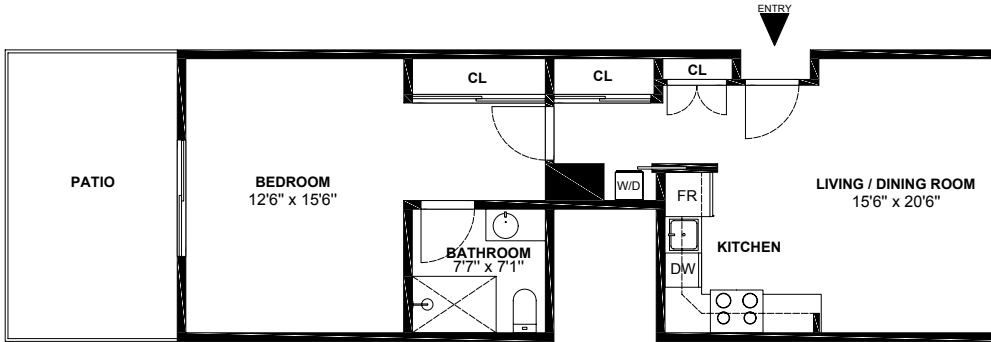


Size and dimensions are approximate. Actual may vary.

### Features of your new home:

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- Energy-efficient gas furnace with radiant heat
- Individually controlled, programmable thermostat
- Private ground-level garden patios or private sunroom, based on apartment selected
- Carpet and hardwood floors
- Ample closet space
- Resident call system
- Smoke detector and sprinkler system
- Added soundproofing and fire-rating on common walls
- Pre-wired for cable TV with in-house TV channel
- Pre-wired for phone with in-house phone service
- Washer and dryer

## Grande One Bedroom - approx. 775 sq ft



Size and dimensions are approximate. Actual may vary.

### Features of your new home:

- Kitchen with refrigerator, dishwasher, electric range and oven, convection microwave, under counter cast iron sink
- Bath features wide entry door, easy-access shower, built-in vanity, medicine cabinet, and safety grab bars
- Energy-efficient gas furnace with radiant heat
- Individually controlled, programmable thermostat
- Private ground-level garden patios or private sunroom, based on apartment selected
- Carpet and hardwood floors
- Ample closet space
- Resident call system
- Smoke detector and sprinkler system
- Added soundproofing and fire-rating on common walls
- Pre-wired for cable TV with in-house TV channel
- Pre-wired for phone with in-house phone service
- Washer and dryer



## One Bedroom, One Bath - approx. 560 sq ft

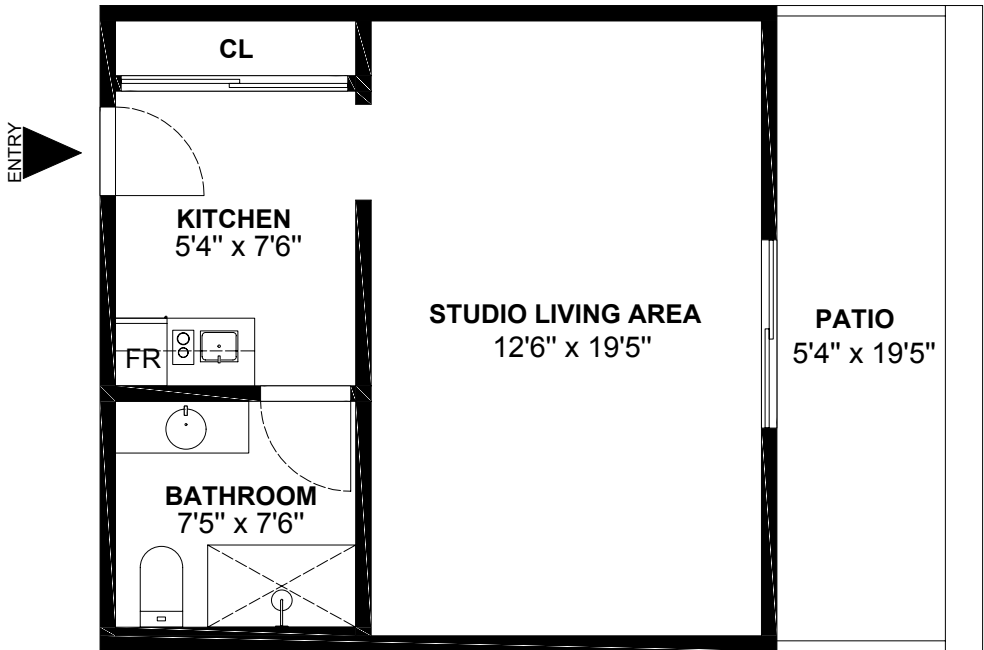


Size and dimensions are approximate. Actual may vary.

### Features of your new home:

- Kitchen with refrigerator, dishwasher, electric range and oven, convection microwave, under counter cast iron sink
- Bath features wide entry door, easy-access shower, built-in vanity, medicine cabinet, and safety grab bars
- Energy-efficient gas furnace with radiant heat
- Individually controlled, programmable thermostat
- Private ground-level garden patios or private sunroom, based on apartment selected
- Carpet and hardwood floors
- Ample closet space
- Resident call system
- Smoke detector and sprinkler system
- Added soundproofing and fire-rating on common walls
- Pre-wired for cable TV with in-house TV channel
- Pre-wired for phone with in-house phone service
- Washer and dryer

## Studio - approx. 440 sq ft



Size and dimensions are approximate. Actual may vary.

### Features of your new home:

- Kitchen with refrigerator, dishwasher, electric range and oven, convection microwave, under counter cast iron sink
- Bath features wide entry door, easy-access shower, built-in vanity, medicine cabinet, and safety grab bars
- Energy-efficient gas furnace with radiant heat
- Individually controlled, programmable thermostat
- Private ground-level garden patios
- Hardwood floors
- Ample closet space
- Resident call system
- Smoke detector and sprinkler system
- Added soundproofing and fire-rating on common walls
- Pre-wired for cable TV with in-house TV channel
- Pre-wired for phone with in-house phone service
- Access to convenient laundry rooms