



The Woodlands Entrance Fee Schedule 2026

Apartment	Floor Plan	Square Footage	Entrance Fee	Refundable Programs-Monthly Fee		
				90%	80%	70%
Willow III	1 BR / 1 Bath	932	\$372,000	\$5,624	\$5,062	\$4,499
Willow IV	1 BR / 1 Bath	887	\$346,000	\$5,442	\$4,898	\$4,634
Maple II	1 BR / Den / 1 Bath	947	\$384,000	\$6,374	\$5,738	\$5,101
Maple III	1 BR / Den / 1.5 Bath	1251	\$500,000	\$7,239	\$6,515	\$5,791
Maple IV	1 BR / Den / 1 Bath	980	\$397,000	\$6,680	\$6,012	\$5,344
Maple V	1 BR / Den / 1.5 Baths	1020	\$410,000	\$6,904	\$6,214	\$5,523
Elm I	2 BR / 1 Bath	874	\$360,000	\$6,034	\$5,430	\$4,827
Elm II	2 BR / 2 Bath	1240	\$510,000	\$7,116	\$6,405	\$5,693
Elm III	2 BR / 2 Baths	1451	\$580,000	\$7,806	\$7,026	\$6,245
Elm IV	2 BR / 2 Baths	1462	\$595,000	\$7,921	\$7,129	\$6,334
Oak I	2 BR / Den / 2 Baths	1434	\$574,000	\$7,777	\$6,999	\$6,221
Oak II	2 BR / Den / 2 Baths	1500	\$630,000	\$8,234	\$7,411	\$6,587
Oak III	2 BR / Den / 2 Baths	1573	\$640,000	\$8,736	\$7,863	\$6,990
Oak IV	2 BR / Den / 2 Baths	1687	\$685,400	\$9,171	\$8,255	\$7,337
Oak V	2 BR / Den / 2.5 Baths	1894	\$765,000	\$10,395	\$9,355	\$8,316
Second Occupant				\$1,767	\$1,590	\$1,414

Services & Amenities Included with the Schedule of Fees

- Emergency medical response
- Interior and Exterior Maintenance, including standard appliances, trash removal
- Weekly Housekeeping
- Utilities (does not include telephone & cable, it is pre-wired)
- Local Transportation (first come first serve program)
- Grounds Maintenance
- Planned Social Programs
- One meal per day, lunch or dinner, Sunday Brunch
- Indoor heated pool
- All Aquatic and Land Based Fitness Classes
- Storage Unit
- Night Attendant