

Apartment Fees

Effective July 1, 2025



| | | # of Homes | Square Feet | Entrance Fee 0% Guaranteed Refund | Entrance Fee 25% Guaranteed Refund | Entrance Fee 50% Guaranteed Refund | Monthly Fee Single Double | |
|------------------------------|--|------------|-------------|--------------------------------------|---------------------------------------|---------------------------------------|------------------------------|---------|
| Grandview, 1 BR | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 | 13 | 520 | \$102,000 | \$127,500 | \$173,400 | \$1,309 | \$1,567 |
| Homeview, 1 BR | 22 | 1 | 510 | \$102,000 | \$127,500 | \$173,400 | \$1,309 | \$1,567 |
| Kirkview, Studio | 3, 4, 10, 11 | 4 | 357 | \$61,000 | \$76,250 | \$103,700 | \$1,097 | \$1,355 |
| 1 BR | 5, 6, 7, 8, 9 | 5 | 532 | \$105,000 | \$131,250 | \$178,500 | \$1,316 | \$1,574 |
| 2 BR | 1, 2, 12, 13 | 4 | 700 | \$138,000 | \$172,500 | \$234,600 | \$1,459 | \$1,717 |
| Westview, Studio | 121, 126, 127, 128, 221, 228 | 6 | 374 | \$63,000 | \$78,750 | \$107,100 | \$1,109 | \$1,367 |
| 1 BR | 102, 115, 215 | 3 | 520 | \$102,000 | \$127,500 | \$173,400 | \$1,309 | \$1,567 |
| 1 BR | 118, 120, 122, 123, 124, 125, 218, 220, 222, 223, 224, 225 | 12 | 572 | \$113,000 | \$141,250 | \$192,100 | \$1,349 | \$1,607 |
| 1 BR | 205 | 1 | 614 | \$133,000 | \$166,250 | \$226,100 | \$1,390 | \$1,648 |
| 1 BR, 1 1/2 Bath | 113, 213 | 2 | 732 | \$148,000 | \$185,000 | \$251,600 | \$1,433 | \$1,691 |
| 1 BR, 1 1/2 Bath | 226 | 1 | 748 | \$154,000 | \$192,500 | \$261,800 | \$1,468 | \$1,726 |
| 2 BR, 1 1/2 Bath | 106, 202, 207 | 3 | 780 | \$160,000 | \$200,000 | \$272,000 | \$1,525 | \$1,783 |
| 2 BR | 117, 119, 217, 219 | 4 | 792 | \$161,000 | \$201,250 | \$273,700 | \$1,550 | \$1,808 |
| 2 BR, 2 Bath | 110, 210 | 2 | 1,066 | \$230,000 | \$287,500 | \$391,000 | \$1,973 | \$2,208 |
| Harvest View Studio A | 11, 12, 22, 111, 112, 118, 120, 123, 129, 130, 211, 212, 218, 223, 229, 230 | 16 | 436 | \$87,000 | \$108,750 | \$147,900 | \$1,371 | \$1,629 |
| Studio B | 15, 20, 115, 126, 215, 226 | 6 | 611 | \$126,000 | \$157,500 | \$214,200 | \$1,518 | \$1,776 |
| 1 BR, Ground | 3, 4, 5, 7, 8, 9, 10, 16, 17, 18, 19, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 116, 121, 125 | 25 | 639 | \$148,000 | \$185,000 | \$251,600 | \$1,563 | \$1,821 |
| 1 BR, Bay Window | 103, 104, 108, 109, 110, 117, 124, 131, 132, 134, 137, 138, 141, 142, 203, 204, 208, 209, 210, 217, 224, 231, 232, 234, 237, 238, 241, 242, 220A | 29 | 678 | \$158,000 | \$197,500 | \$268,600 | \$1,563 | \$1,821 |
| 1 BR, Balcony | 105, 107, 119, 122, 133, 135, 139, 140, 205, 206, 207, 216, 219, 220, 221, 222, 225, 233, 235, 236, 239, 240 | 22 | 639 | \$148,000 | \$185,000 | \$251,600 | \$1,563 | \$1,821 |
| 1 BR, Den | 6, 28, 106, 136 | 4 | 771 | \$179,000 | \$223,750 | \$304,300 | \$1,769 | \$2,027 |
| 2 BR, 1 1/2 Bath | 13, 14, 21, 113, 114, 127, 128, 213, 214, 227, 228 | 11 | 946 | \$222,000 | \$277,500 | \$377,400 | \$2,038 | \$2,296 |
| 2 BR, 1 1/2 Bath | 1, 2, 35, 36, 101, 102, 143, 144, 201, 202, 243, 244 | 12 | 981 | \$230,000 | \$287,500 | \$391,000 | \$2,096 | \$2,354 |

West Cottage Fees

Effective July 1, 2025



| | | # of Homes | Square Feet | Entrance Fee 0% Guaranteed Refund | Entrance Fee 25% Guaranteed Refund | Entrance Fee 50% Guaranteed Refund | Monthly Fee | |
|--|---------------------------------------|------------|-------------|---|--|--|-------------|---------|
| | | | | | | | Single | Double |
| West Campus | | | | | | | | |
| 1 BR | 77, 82, 83, 86, 88 | 5 | 660 | \$103,000 | \$128,750 | \$175,100 | \$1,270 | \$1,528 |
| 1 BR, Garage | 76, 90 | 2 | 660 | \$133,000 | \$166,250 | \$226,100 | \$1,397 | \$1,655 |
| 1 BR | 106, 109, 115 | 3 | 690 | \$109,000 | \$136,250 | \$185,300 | \$1,306 | \$1,564 |
| 1 BR, Garage | 98 | 1 | 690 | \$138,000 | \$172,500 | \$234,600 | \$1,436 | \$1,694 |
| 2 BR | 87 | 1 | 843 | \$148,000 | \$185,000 | \$251,600 | \$1,501 | \$1,759 |
| 2 BR, Garage | 62, 65, 66, 67, 68, 74, 75, 93, 95 | 9 | 843 | \$179,000 | \$223,750 | \$304,300 | \$1,631 | \$1,860 |
| 2 BR | 105, 108 | 2 | 924 | \$165,000 | \$206,250 | \$280,500 | \$1,602 | \$1,889 |
| 2 BR, Garage | 100, 110, 111, 114, 116, 118 | 6 | 924 | \$193,000 | \$241,250 | \$328,100 | \$1,726 | \$1,984 |
| 2 BR, Family Room, Garage | 78, 85 | 2 | 1,012 | \$208,000 | \$260,000 | \$353,600 | \$1,852 | \$2,110 |
| 2 BR, Garage | 61, 73, 80, 84, 89 | 5 | 1,050 | \$215,000 | \$268,750 | \$365,500 | \$1,888 | \$2,146 |
| 2 BR, 1 1/2 Bath, Garage | 60, 81, 94 | 3 | 1,050 | \$220,000 | \$275,000 | \$374,000 | \$1,888 | \$2,146 |
| 2 BR, Garage | 50, 52, 53 | 3 | 1,069 | \$207,000 | \$258,750 | \$351,900 | \$1,955 | \$2,213 |
| 2 BR, 1 1/2 Bath, Garage | 48, 49, 51 | 3 | 1,069 | \$212,000 | \$265,000 | \$360,400 | \$1,955 | \$2,213 |
| 2 BR, 1 1/2 Bath, Garage | 47, 54 | 2 | 1,076 | \$214,000 | \$267,500 | \$363,800 | \$1,963 | \$2,221 |
| 2 BR, 1 1/2 Bath, Garage | 97, 101, 104, 112, 117, 119 | 6 | 1,130 | \$237,000 | \$296,250 | \$402,900 | \$2,008 | \$2,266 |
| 2 BR, Family Room, Garage | 72, 91, 92 | 3 | 1,219 | \$246,000 | \$307,500 | \$418,200 | \$2,108 | \$2,366 |
| 2 BR, Family Room, 1 1/2 Bath, Garage | 63, 64, 69, 70, 71, 79 | 6 | 1,219 | \$251,000 | \$313,750 | \$426,700 | \$2,108 | \$2,366 |
| 2 BR, Family Room, 1 1/2 Bath, Garage | 96, 99, 102, 103, 107, 113 | 6 | 1,294 | \$265,000 | \$331,250 | \$450,500 | \$2,213 | \$2,471 |

South Campus Fees

Effective July 1, 2025



| | | # of Homes | Square Feet | Entrance Fee 0% Guaranteed Refund | Entrance Fee 25% Guaranteed Refund | Entrance Fee 50% Guaranteed Refund | Monthly Fee Single Double | |
|--|--|------------|----------------|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------|---------|
| Hybrid Homes All include garage parking unless indicated. | | | | | | | | |
| Type D, 1 BR | 1559, 1601 | 2 | 862 | \$215,000 | \$268,750 | \$365,500 | \$1,819 | \$2,077 |
| Type D, 1 BR, No Garage | 1524 | 1 | 875 | \$205,000 | \$256,250 | \$348,500 | \$1,819 | \$2,077 |
| Type A, 1 BR, Den, 1 1/2 Bath | 1502, 1507, 1508, 1513, 1525, 1530, 1531, 1536, 1541, 1546, 1547, 1552, 1560, 1565, 1566, 1571, 1578, 1583, 1584, 1589, 1602, 1607, 1608, 1613 | 24 | 1,285 to 1,315 | \$303,000 | \$378,750 | \$515,100 | \$2,446 | \$2,704 |
| Type C, 2 BR, 2 Bath | 1504, 1505, 1510, 1511, 1527, 1528, 1533, 1534, 1543, 1544, 1549, 1550, 1562, 1563, 1568, 1569, 1580, 1581, 1586, 1587, 1604, 1605, 1610, 1611 | 24 | 1,370-1,378 | \$328,000 | \$410,000 | \$557,600 | \$2,510 | \$2,768 |
| Type B, 2 BR, Den, 2 Bath | 1503, 1506, 1509, 1512, 1526, 1529, 1532, 1535, 1542, 1545, 1548, 1551, 1561, 1564, 1567, 1570, 1579, 1582, 1585, 1588, 1603, 1606, 1609, 1612 | 24 | 1,620 to 1,636 | \$385,000 | \$481,250 | \$654,500 | \$2,840 | \$3,098 |
| Cottages All include one car garages unless indicated. | | | | | | | | |
| Standard, 2 BR, 2 Bath, Garage | 1515 | 1 | 1,212 | \$300,000 | \$375,000 | \$510,000 | \$2,110 | \$2,368 |
| Standard, 2 BR, 2 Bath | 1440, 1442, 1639, 1645 | 4 | 1,217 | \$303,000 | \$378,750 | \$515,100 | \$2,146 | \$2,404 |
| Standard, 2 BR, 2 Bath, Back Porch | 1554, 1633, 1641, 1654, 1657 | 5 | 1,217 | \$327,000 | \$408,750 | \$555,900 | \$2,146 | \$2,404 |
| Standard, 2 BR, 2 Bath, | 1514, 1521, 1522 | 3 | 1,459 | \$364,000 | \$455,000 | \$618,800 | \$2,386 | \$2,644 |
| Standard, 2 BR, 2 Bath, Sunroom | 1516, 1519, 1537, 1553, 1557, 1575, 1615, 1617, 1618, 1619, 1622, 1623, 1635, 1637, 1643, 1647, 1649, 1651, 1652, 1653, 1655, 1659 | 22 | 1,464 | \$368,000 | \$460,000 | \$625,600 | \$2,423 | \$2,681 |
| Standard, 2 BR, 2 Bath, Sunroom, 2 Car Garage | 1444, 1520, 1556, 1572, 1621, 1624, 1638 | 7 | 1,464 | \$399,000 | \$498,750 | \$678,300 | \$2,637 | \$2,895 |
| Wraparound, 2 BR, 2 Bath, Sunroom | 1441, 1443, 1445, 1517, 1518, 1538, 1555, 1573, 1574, 1614, 1620, 1632, 1634, 1636, 1640, 1642, 1650, 1660 | 18 | 1,556 | \$391,000 | \$488,750 | \$664,700 | \$2,514 | \$2,772 |
| Wraparound, 2 BR, 2 Bath, Sunroom, 2 Car Garage | 1616, 1644, 1646, 1648, 1656, 1658 | 6 | 1,556 | \$422,000 | \$527,500 | \$717,400 | \$2,728 | \$2,986 |

Crossings Fees

Effective July 1, 2025



| | | # of Homes | Square Feet | Entrance Fee | Entrance Fee | Entrance Fee | Monthly Fee | |
|--|--|------------|-------------|----------------------|-----------------------|-----------------------|-------------|---------|
| | | | | 0% Guaranteed Refund | 25% Guaranteed Refund | 50% Guaranteed Refund | Single | Double |
| Baldwin 1 BR, Inside Den, 1 1/2 Bath | 1101, 1105, 1201, 1205, 1301, 1305 | 6 | 1,115 | \$292,000 | \$365,000 | \$496,400 | \$2,322 | \$2,580 |
| Baldwin | 1103, 1107, 1123, 1203, 1207, 1223, 1303, 1307, 1323 | 9 | 1,115 | \$298,000 | \$372,500 | \$506,600 | \$2,322 | \$2,580 |
| Baldwin Main 1 BR, Outside Den, 1 1/2 Bath | 1213, 1219, 1313, 1319 | 4 | 1,145 | \$300,000 | \$375,000 | \$510,000 | \$2,322 | \$2,580 |
| Baldwin Bay 1 BR, Inside Den, 1 1/2 Bath | 1104, 1204, 1304 | 3 | 1,250 | \$308,000 | \$385,000 | \$523,600 | \$2,322 | \$2,580 |
| Everett 2 BR, 2 Bath | 1102, 1106, 1124, 1125, 1127, 1128, 1129, 1202, 1206, 1210, 1211, 1212, 1218, 1220, 1221, 1224, 1225, 1227, 1228, 1302, 1306, 1310, 1311, 1312, 1318, 1320, 1321, 1324, 1325, 1327, 1328 | 30 | 1,300 | \$334,000 | \$417,500 | \$567,800 | \$2,501 | \$2,759 |
| Everett Corner, 2 BR, 2 Bath | 1100B, 1108, 1129, 1200B, 1208, 1129, 1330B, 1308, 1329 | 9 | 1,320 | \$344,000 | \$430,000 | \$584,800 | \$2,548 | \$2,806 |
| Stewart | 1214, 1216, 1314, 1316 | 4 | 1,350 | \$363,000 | \$453,750 | \$617,100 | \$2,578 | \$2,836 |
| Winfield, | 1315, 1317 | 2 | 1,395 | \$363,000 | \$453,750 | \$617,100 | \$2,626 | \$2,884 |
| Everett Plus, | 1126, 1226, 1326 | 3 | 1,400 | \$363,000 | \$453,750 | \$617,100 | \$2,655 | \$2,913 |
| Clearfield, 2 BR, Den, 2 Bath | 1100A, 1109, 1130, 1200A, 1209, 1230, 1300A, 1309, 1330 | 9 | 1,550 | \$404,000 | \$505,000 | \$686,800 | \$2,857 | \$3,115 |

Gardens Price List

Effective July 1, 2025



| | | # of Homes | Square Feet Unit | Square Feet Garage | Entrance Fee 0% Guaranteed Refund | Entrance Fee 25% Guaranteed Refund | Entrance Fee 50% Guaranteed Refund | Monthly Fee Single Double | |
|---|---|------------|------------------|--------------------|--------------------------------------|---------------------------------------|---------------------------------------|------------------------------|---------|
| Wildflower Homes | | | | | | | | | |
| Poppy 2 BR, 2 Bath | 1700, 1701, 1702, 1703, 1704, 1705, 1707 | 7 | 1,333 | 361 | \$400,000 | \$500,000 | \$680,000 | \$2,665 | \$2,923 |
| Primrose | 1706, 1709 | 2 | 1,478 | 491 | \$451,000 | \$563,750 | \$766,700 | \$2,956 | \$3,214 |
| Creekside Villas | | | | | | | | | |
| Bumblebee 1 BR, 1 1/2 Bath, Den | 1711, 1717, 1719, 1725, 1727, 1733 | 6 | 1,094 | 280 | \$323,000 | \$403,750 | \$549,100 | \$2,133 | \$2,391 |
| Butterfly 2 BR, 2 Bath | 1724, 1726, 1728, 1730, 1732, 1734 | 6 | 1,261 | 346 | \$372,000 | \$465,000 | \$632,400 | \$2,459 | \$2,717 |
| Firefly 2 BR, 2 Bath, Den | 1713, 1715, 1721, 1723, 1729, 1731 | 6 | 1,613 | 460 | \$484,000 | \$605,000 | \$822,800 | \$3,226 | \$3,484 |
| Sunrise Cottages | | | | | | | | | |
| Sunrise 2 BR, 2 Bath | 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722 | 8 | 1,562 | 440 | \$469,000 | \$586,250 | \$797,300 | \$3,124 | \$3,382 |

