

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	\$2,231
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, 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, 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, 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	\$1,889
2 BR	105, 108	2	924	\$165,000	\$206,250	\$280,500	\$1,602	\$1,860
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	Entrance Fee	Entrance Fee	Monthly Fee	
				0% Guaranteed Refund	25% Guaranteed Refund	50% Guaranteed Refund	Single	Double
Hybrid Homes <i>All include garage parking unless indicated.</i>								
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 to 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 <i>All include one car garages unless indicated.</i>								
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	1442, 1639, 1645	3	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, Sunroom	1514, 1521, 1522	3	1,459	\$364,000	\$455,000	\$618,800	\$2,386	\$2,644
Standard, 2 BR, 2 Bath, Sunroom	1440, 1516, 1519, 1537, 1553, 1557, 1575, 1615, 1617, 1618, 1619, 1622, 1623, 1635, 1637, 1643, 1647, 1649, 1651, 1652, 1653, 1655, 1659	23	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 1 BR, Outside Den 1 1/2 Bath	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, 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, 1229, 1330B, 1308, 1329	9	1,320	\$344,000	\$430,000	\$584,800	\$2,548	\$2,806
Stewart 2 BR, 2 Bath	1214, 1216, 1314, 1316	4	1,350	\$363,000	\$453,750	\$617,100	\$2,578	\$2,836
Winfield 2 BR, 2 Bath	1315, 1317	2	1,395	\$363,000	\$453,750	\$617,100	\$2,626	\$2,884
Everett Plus 2 BR, 2 Bath	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 Fees

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 2 BR, 2 Bath, Sunroom	1706, 1709	2	1,478	491	\$451,000	\$563,750	\$766,700	\$2,956	\$3,214
Creekside Villas									
Bumblebee 1 BR, Den, 1 1/2 Bath	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, Den, 2 Bath	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

Meadows Hybrid Homes Phase One Fees

*Effective July 1, 2026



Currently Under Construction

	# of Homes	Square Feet	Entrance Fee 0% Guaranteed Refund	Entrance Fee 25% Guaranteed Refund	Entrance Fee 50% Guaranteed Refund	Monthly Fee
Chickadee 1 BR, Den, 1 1/2 Bath	4	1,196	1st & 2nd Floor: \$335,000 3rd Floor: \$352,000	1st & 2nd Floor: \$418,000 3rd Floor: \$440,000	1st & 2nd Floor: \$569,500 3rd Floor: \$598,400	\$2,631
Bluebird 2 BR, 2 Bath	6	1,420	1st & 2nd Floor: \$405,000 3rd Floor: \$425,000	1st & 2nd Floor: \$506,300 3rd Floor: \$531,300	1st & 2nd Floor: \$688,500 3rd Floor: \$722,500	\$3,195
Sparrow 2 BR, Den, 2 Bath	4	1,488	1st & 2nd Floor: \$424,000 3rd Floor: \$445,000	1st & 2nd Floor: \$530,000 3rd Floor: \$556,300	1st & 2nd Floor: \$720,800 3rd Floor: \$756,500	\$3,348
Goldfinch 2 BR, Den, 2 Bath	6	1,515	1st & 2nd Floor: \$439,000 3rd Floor: \$461,000	1st & 2nd Floor: \$548,000 3rd Floor: \$576,300	1st & 2nd Floor: \$746,300 3rd Floor: \$783,700	\$3,485
Robin 2 BR, Den, 2 1/2 Bath	6	1,685	1st & 2nd Floor: \$489,000 3rd Floor: \$513,000	1st & 2nd Floor: \$611,300 3rd Floor: \$641,300	1st & 2nd Floor: \$831,300 3rd Floor: \$872,100	\$3,876

All homes include garage parking.

3rd floor homes feature up to 9' 6" ceilings, larger windows, and panoramic views.

Landis Homes Entrance Fee Refund Schedule

Note: These are rounded percentages for estimate purposes.



0% Guaranteed Refund				25% Guaranteed Refund				50% Guaranteed Refund			
Percentage Refunded		Percentage Refunded		Percentage Refunded		Percentage Refunded		Percentage Refunded		Percentage Refunded	
Month	Refunded	Month	Refunded	Month	Refunded	Month	Refunded	Month	Refunded	Month	Refunded
1	98.0%	26	48.0%	1	98.0%	26	48.0%	1	98.0%	26	50.0%
2	96.0%	27	46.0%	2	96.0%	27	46.0%	2	96.0%	27	50.0%
3	94.0%	28	44.0%	3	94.0%	28	44.0%	3	94.0%	28	50.0%
4	92.0%	29	42.0%	4	92.0%	29	42.0%	4	92.0%	29	50.0%
5	90.0%	30	40.0%	5	90.0%	30	40.0%	5	90.0%	30	50.0%
6	88.0%	31	38.0%	6	88.0%	31	38.0%	6	88.0%	31	50.0%
7	86.0%	32	36.0%	7	86.0%	32	36.0%	7	86.0%	32	50.0%
8	84.0%	33	34.0%	8	84.0%	33	34.0%	8	84.0%	33	50.0%
9	82.0%	34	32.0%	9	82.0%	34	32.0%	9	82.0%	34	50.0%
10	80.0%	35	30.0%	10	80.0%	35	30.0%	10	80.0%	35	50.0%
11	78.0%	36	28.0%	11	78.0%	36	28.0%	11	78.0%	36	50.0%
12	76.0%	37	26.0%	12	76.0%	37	26.0%	12	76.0%	37	50.0%
13	74.0%	38	24.0%	13	74.0%	38	25.0%	13	74.0%	38	50.0%
14	72.0%	39	22.0%	14	72.0%	39	25.0%	14	72.0%	39	50.0%
15	70.0%	40	20.0%	15	70.0%	40	25.0%	15	70.0%	40	50.0%
16	68.0%	41	18.0%	16	68.0%	41	25.0%	16	68.0%	41	50.0%
17	66.0%	42	16.0%	17	66.0%	42	25.0%	17	66.0%	42	50.0%
18	64.0%	43	14.0%	18	64.0%	43	25.0%	18	64.0%	43	50.0%
19	62.0%	44	12.0%	19	62.0%	44	25.0%	19	62.0%	44	50.0%
20	60.0%	45	10.0%	20	60.0%	45	25.0%	20	60.0%	45	50.0%
21	58.0%	46	8.0%	21	58.0%	46	25.0%	21	58.0%	46	50.0%
22	56.0%	47	6.0%	22	56.0%	47	25.0%	22	56.0%	47	50.0%
23	54.0%	48	4.0%	23	54.0%	48	25.0%	23	54.0%	48	50.0%
24	52.0%	49	2.0%	24	52.0%	49	25.0%	24	52.0%	49	50.0%
25	50.0%	50	0.0%	25	50.0%	50	25.0%	25	50.0%	50	50.0%