

Apartment Fees

Effective July 1, 2026



		# 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	\$106,000	\$132,500	\$180,200	\$1,361	\$1,629
Homeview, 1 BR	22	1	510	\$106,000	\$132,500	\$180,200	\$1,361	\$1,629
Kirkview, Studio	3, 4, 10, 11	4	357	\$63,000	\$78,750	\$107,100	\$1,140	\$1,408
1 BR	5, 6, 7, 8, 9	5	532	\$109,000	\$136,250	\$185,300	\$1,370	\$1,638
2 BR	1, 2, 12, 13	4	700	\$144,000	\$180,000	\$244,800	\$1,518	\$1,786
Westview, Studio	121, 126, 127, 128, 221, 228	6	374	\$66,000	\$82,500	\$112,200	\$1,154	\$1,422
1 BR	102, 115, 215	3	520	\$106,000	\$132,500	\$180,200	\$1,361	\$1,629
1 BR	118, 120, 122, 123, 124, 125, 218, 220, 222, 223, 224, 225	12	572	\$118,000	\$147,500	\$200,600	\$1,402	\$1,670
1 BR	205	1	614	\$138,000	\$172,500	\$234,600	\$1,446	\$1,714
1 BR, 1 1/2 Bath	113, 213	2	732	\$154,000	\$192,500	\$261,800	\$1,491	\$1,759
1 BR, 1 1/2 Bath	226	1	748	\$160,000	\$200,000	\$272,000	\$1,527	\$1,795
2 BR, 1 1/2 Bath	106, 202, 207	3	780	\$166,000	\$207,500	\$282,200	\$1,586	\$1,854
2 BR	117, 119, 217, 219	4	792	\$167,000	\$208,750	\$283,900	\$1,613	\$1,881
2 BR, 2 Bath	110, 210	2	1,066	\$239,000	\$298,750	\$406,300	\$2,052	\$2,287
Harvest View Studio A	11, 12, 22, 111, 112, 118, 120, 123, 129, 130, 211, 212, 218, 223, 229, 230	16	436	\$90,000	\$112,500	\$153,000	\$1,426	\$1,684
Studio B	15, 20, 115, 126, 215, 226	6	611	\$131,000	\$163,750	\$222,700	\$1,578	\$1,836
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	\$154,000	\$192,500	\$261,800	\$1,625	\$1,883
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	\$154,000	\$192,500	\$261,800	\$1,625	\$1,883
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	\$164,000	\$205,000	\$278,800	\$1,625	\$1,883
1 BR, Den	6, 28, 106, 136	4	771	\$186,000	\$232,500	\$316,200	\$1,840	\$2,098
2 BR, 1 1/2 Bath	13, 14, 21, 113, 114, 127, 128, 213, 214, 227, 228	11	946	\$231,000	\$288,750	\$392,700	\$2,120	\$2,378
2 BR, 1 1/2 Bath	1, 2, 35, 36, 101, 102, 143, 144, 201, 202, 243, 244	12	981	\$239,000	\$298,750	\$406,300	\$2,180	\$2,438

West Cottage Fees

Effective July 1, 2026



		# 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	\$107,000	\$133,750	\$181,900	\$1,321	\$1,589
1 BR, Garage	76, 90	2	660	\$138,000	\$172,500	\$234,600	\$1,453	\$1,721
1 BR	106, 109, 115	3	690	\$113,000	\$141,250	\$192,100	\$1,358	\$1,626
1 BR, Garage	98	1	690	\$144,000	\$180,000	\$244,800	\$1,493	\$1,761
2 BR	87	1	843	\$154,000	\$192,500	\$261,800	\$1,561	\$1,829
2 BR, Garage	62, 65, 66, 67, 68, 74, 75, 93, 95	9	843	\$186,000	\$232,500	\$316,200	\$1,696	\$1,964
2 BR	105, 108	2	924	\$172,000	\$215,000	\$292,400	\$1,666	\$1,934
2 BR, Garage	100, 110, 111, 114, 116, 118	6	924	\$201,000	\$251,250	\$341,700	\$1,795	\$2,063
2 BR, Family Room, Garage	78, 85	2	1,012	\$216,000	\$270,000	\$367,200	\$1,926	\$2,164
2 BR, Garage	61, 73, 80, 84, 89	5	1,050	\$224,000	\$280,000	\$380,800	\$1,964	\$2,232
2 BR, 1 1/2 Bath, Garage	60, 81, 94	3	1,050	\$229,000	\$286,250	389,300	\$1,964	\$2,232
2 BR, Garage	50, 52, 53	3	1,069	\$215,000	\$268,750	\$365,500	\$2,033	\$2,301
2 BR, 1 1/2 Bath, Garage	48, 49	2	1,069	\$220,000	\$275,000	\$374,000	\$2,033	\$2,301
2 BR, 1 1/2 Bath, Garage	47, 54	2	1,076	\$223,000	\$278,750	\$379,100	\$2,042	\$2,310
2 BR, 1 1/2 Bath, Garage	51	1	1,110	\$229,000	\$286,250	\$389,300	\$2,080	\$2,348
2 BR, 1 1/2 Bath, Garage	97, 101, 104, 112, 117, 119	6	1,130	\$246,000	\$307,500	\$418,200	\$2,088	\$2,356
2 BR, Family Room, Garage	72, 91, 92	3	1,219	\$251,000	\$313,750	\$426,700	\$2,192	\$2,460
2 BR, Family Room, 1 1/2 Bath, Garage	63, 64, 69, 70, 71, 79	6	1,219	\$256,000	\$320,000	\$435,200	\$2,192	\$2,460
2 BR, Family Room, 1 1/2 Bath, Garage	96, 99, 102, 103, 107, 113	6	1,294	\$276,000	\$345,000	\$469,200	\$2,302	\$2,570

South Campus Fees

Effective July 1, 2026



		# 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 <i>All include garage parking unless indicated.</i>								
Type D , 1 BR	1559, 1601	2	862	\$226,000	\$282,500	\$384,200	\$1,892	\$2,160
Type D , 1 BR, No Garage	1524	1	875	\$215,000	\$268,750	\$365,500	\$1,892	\$2,160
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	\$318,000	\$397,500	\$540,600	\$2,544	\$2,812
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	\$344,000	\$430,000	\$584,800	\$2,610	\$2,878
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	\$404,000	\$505,000	\$686,800	\$2,954	\$3,222
Cottages <i>All include one car garages unless indicated.</i>								
Standard , 2 BR, 2 Bath, Garage	1515	1	1,212	\$315,000	\$393,750	\$535,500	\$2,194	\$2,462
Standard , 2 BR, 2 Bath	1442, 1639	2	1,217	\$318,000	\$397,500	\$540,600	\$2,232	\$2,500
Standard , 2 BR, 2 Bath, Back Porch	1554, 1633, 1641, 1654, 1657	5	1,217	\$343,000	\$428,750	\$583,100	\$2,232	\$2,500
Standard , 2 BR, 2 Bath, Sunroom	1514, 1521, 1522	3	1,459	\$382,000	\$477,500	\$649,400	\$2,481	\$2,749
Standard , 2 BR, 2 Bath, Sunroom	1440, 1516, 1519, 1537, 1553, 1557, 1575, 1615, 1617, 1618, 1619, 1622, 1623, 1635, 1637, 1643, 1645, 1647, 1649, 1651, 1652, 1653, 1655, 1659	24	1,464	\$386,000	\$482,500	\$656,200	\$2,520	\$2,788
Standard , 2 BR, 2 Bath, Sunroom, 2 Car Garage	1444, 1520, 1556, 1572, 1621, 1624, 1638	7	1,464	\$419,000	\$523,750	\$712,300	\$2,742	\$3,010
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	\$411,000	\$513,750	\$698,700	\$2,615	\$2,883
Wraparound , 2 BR, 2 Bath, Sunroom, 2 Car Garage	1616, 1644, 1646, 1648, 1656, 1658	6	1,556	\$443,000	\$553,750	\$753,100	\$2,837	\$3,105

Crossings Fees

Effective July 1, 2026



		# of Homes	Square Feet	Entrance Fee 0% Guaranteed Refund	Entrance Fee 25% Guaranteed Refund	Entrance Fee 50% Guaranteed Refund	Monthly Fee	
							Single	Double
Baldwin 1 BR, Inside Den, 1 1/2 Bath	1101, 1105, 1201, 1205, 1301, 1305	6	1,115	\$307,000	\$383,750	\$521,900	\$2,415	\$2,683
Baldwin 1 BR, Outside Den 1 1/2 Bath	1103, 1107, 1123, 1203, 1207, 1223, 1303, 1307, 1323	9	1,115	\$313,000	\$391,250	\$532,100	\$2,415	\$2,683
Baldwin Main 1 BR, Outside Den, 1 1/2 Bath	1213, 1219, 1313, 1319	4	1,145	\$315,000	\$393,750	\$535,500	\$2,415	\$2,683
Baldwin Bay 1 BR, Inside Den, 1 1/2 Bath	1104, 1204, 1304	3	1,250	\$323,000	\$403,750	\$549,100	\$2,415	\$2,683
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	\$351,000	\$438,750	\$596,700	\$2,601	\$2,869
Everett Corner 2 BR, 2 Bath	1100B, 1108, 1129, 1200B, 1208, 1229, 1300B, 1308, 1329	9	1,320	\$361,000	\$451,250	\$613,700	\$2,650	\$2,918
Stewart 2 BR, 2 Bath	1214, 1216, 1314, 1316	4	1,350	\$381,000	\$476,250	\$647,700	\$2,681	\$2,949
Winfield 2 BR, 2 Bath	1315, 1317	2	1,395	\$381,000	\$476,250	\$647,700	\$2,731	\$2,999
Everett Plus 2 BR, 2 Bath	1126, 1226, 1326	3	1,400	\$381,000	\$476,250	\$647,700	\$2,761	\$3,029
Clearfield, 2 BR, Den, 2 Bath	1100A, 1109, 1130, 1200A, 1209, 1230, 1300A, 1309, 1330	9	1,550	\$424,000	\$530,000	\$720,800	\$2,971	\$3,239



		# 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	\$416,000	\$520,000	\$707,200	\$2,772	\$3,040
Primrose 2 BR, 2 Bath, Sunroom	1706, 1709	2	1,478	491	\$469,000	\$586,250	\$797,300	\$3,074	\$3,342
Creekside Villas									
Bumblebee 1 BR, Den, 1 1/2 Bath	1711, 1717, 1719, 1725, 1727, 1733	6	1,094	280	\$336,000	\$420,000	\$571,200	\$2,218	\$2,486
Butterfly 2 BR, 2 Bath	1724, 1726, 1728, 1730, 1732, 1734	6	1,261	346	\$387,000	\$483,750	\$657,900	\$2,557	\$2,825
Firefly 2 BR, Den, 2 Bath	1713, 1715, 1721, 1723, 1729, 1731	6	1,613	460	\$503,000	\$628,750	\$855,100	\$3,355	\$3,623
Sunrise Cottages									
Sunrise 2 BR, 2 Bath	1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722	8	1,562	440	\$488,000	\$610,000	\$829,600	\$3,249	\$3,517

Meadows Hybrid Homes

Phase One Fees (Buildings 1 & 2)

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 Single	Monthly Fee Double
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	\$2,899
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	\$3,463
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	\$3,616
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	\$3,753
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	\$4,144

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		Percentage		Percentage		Percentage		Percentage		Percentage	
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%