The Estates

Your Fee Breakdown

Last updated on June 24, 2026

Essential to Help You Find Your Way

Essential fees and utilities to help you understand your base costs and requirements.

Fee Name	Cost	Frequency	Fee Type
Application Fee	$0	Per Person	Required
Admin Fee	$0	Per Unit	Required
Unit Deposit	$500	Per Unit+Conditions	Required
Water/Sewer	Usage based	Monthly	Required
Beecher Insurance	$13	Monthly	Required
Holding Deposit	$250	One Time	Required
Pet Fee	$50 cats, $100 dogs	Per Pet	Required

Features That Matter

Optional services, amenities, and rentable spaces to enhance your living experience.

Fee Name	Cost	Frequency	Fee Type
Garage (Rentable)	$225	Monthly	Optional
Pet Rent	$50 for Cats - $100 for Dogs	Monthly per Pet	Optional
Clubroom Rental	$100 + $500 Deposit	For 6 hours max	Optional

Just Life Things

Fees that may apply based on specific circumstances, changes, or lease modifications.

Fee Name	Cost	Frequency	Fee Type
Late payment	$100 on the Last Day of Month if over $100. Max charge is $100	Situational	Situational
Early termination	2 months rent	One time	Situational
Transfer fee	1 month rent	One time	Situational
Non-sufficient funds	$50	Per Transaction	Situational
Key replacement	$10	One time	Situational
New lock	$25 - 250	One time	Situational
Fob replacement	$50 - $75	One time	Situational

To make budgeting clearer, we've outlined the fees you may come across as a current or future resident. This list is meant to help you get a better sense of both initial and monthly costs. You can estimate your monthly fixed expenses by starting with your apartment rent and adding any required fees, optional add-ons, or situational fees that may apply. Please note that pricing may change and can vary depending on your move-in date and selected lease term.

Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any maximum prescribed by applicable law. Resident may be responsible for maintaining insurance pursuant to the Lease or for covering related costs. Some fees may not apply to apartment homes receiving subsidies or subject to an affordability program. Resident is responsible for damages that exceed ordinary wear and tear. Some items may be taxed under applicable law. This form does not modify the lease, and all fees are subject to the terms of the lease. Additional fees, including situational fees, may apply in specific situations as detailed in the lease. A sample lease agreement may be requested prior to the application process. Residents may be responsible for activating and maintaining utility services, including but not limited to electricity, water, gas, and internet, as well as utility service fees, as specified in the lease agreement. In the event of any conflict between this information and the lease, the terms of the lease govern and control.

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