Encore Apartments

Your Fee Breakdown

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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	$45	Per Person	Required
Admin Fee	$250	Per Unit	Required
Unit Deposit	$500	Per Unit	Required
Utility Admin Fee	$6.20	Monthly	Required
Water/Sewer	Usage based	Monthly	Required
Trash	Usage based	Monthly	Required
Trash Service - Door to Door	$25	Monthly	Required
Common Area Electric	Usage based	Monthly	Required
Common Area Gas	Usage based	Monthly	Required
Beecher Insurance	$12	Monthly	Required
Media package (Internet/Smart Home System	$110	Monthly	Required
Pest Control	$2	Monthly	Required
Fetch Package Concierge	$5	Monthly	Required

Features That Matter

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

Fee Name	Cost	Frequency	Fee Type
Parking (Rentable)	$95	Monthly	Optional
Pet Rent	$50	Monthly per Pet	Optional
One-time Pet Fee	$350	Per Pet	Optional
Pet Deposit	$200	Per Pet	Optional
Storage (Rentable)	$30	Monthly	Optional
Clubroom (Rentable)	1-4 hours $75; 4+ hours $125	Per Rental	Optional

Just Life Things

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

Fee Name	Cost	Frequency	Fee Type
Late payment	10% on the 4th if balance > $299. Max charge is $1000	Situational	Situational
Early termination	2 months rent	One time	Situational
Transfer fee	1 month rent	One time	Situational
Parking Sticker/Sensor Replacement	$20	One time	Situational
Non-sufficient funds	$50	Per Transaction	Situational
Mail Key Replacement	$10	One time	Situational
New lock	$25 - 250	One time	Situational
Fob replacement	$50	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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