

# ASHTON At Waterford Lakes

## Ashton at Waterford Lakes

12137 Ashton Manor Way  
Orlando, FL 32828  
ashtonaphomes.com



## Apartment Expenses

### Estimated One-Time Charges

Application Fee (due at application, per adult applicant):	\$90
Admin Fee (due at application):	\$250
Deposit (\$0 with Rhino):	\$400

## Pets

### Dog

Maximum Pets (per apartment):	3
Maximum Weight (per pet):	80 lbs.
Pet Deposit (per pet, refundable):	\$0
Pet Charge (per pet, non-refundable):	\$400
Pet Rent (per pet):	\$30/month

### Cat

Maximum Pets (per apartment):	3
Maximum Weight (per pet):	80 lbs.
Pet Deposit (per pet, refundable):	\$0
Pet Charge (per pet, non-refundable):	\$400
Pet Rent (per pet):	\$30/month

**Pet Restrictions** Acceptable animals include domestic cats and dogs. Dogs that are purebreds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Shepherd, Great Dane, Pit Bull (American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar Pei, and Siberian Husky. All other animals including exotic pets are prohibited. All animals must be authorized by management.

### Estimated Monthly Charges

Trash:	\$43/month
Technology Rent:	\$70/month
Package Lockers starting at:	\$10/month
<b>Details:</b> 1 Bedroom: \$10 2 Bedrooms, 3 Bedrooms: \$15	
Pest Control:	\$3/month

### Parking

<b>Detached Garage - Reserved:</b>	\$135/month
<b>EV Parking:</b>	\$80/month
<b>Parking Lot - Reserved:</b>	\$60/month
<b>Parking Lot:</b>	\$40/month

### Storage

<b>Storage - Small:</b>	\$20/month
<b>Details:</b> 5x5	
<b>Storage - Medium:</b>	\$25/month
<b>Details:</b> 5x7	
<b>Storage - Large:</b>	\$35/month
<b>Details:</b> 7x9	

### Additional Services

RentTrack:	\$6.95/month
Liability Insurance**:	\$14/month

### Utilities ‡

Electricity:	\$93/month (average)
<b>Details:</b> Billed separately	
Water/Sewer:	\$29/month (average)
<b>Details:</b> Billed separately	

## Special Offer

Limited time offer: Save \$1000 off February 2026 rent and \$600 off March 2026 rent. Must move in within 3 days of application approval. \*Select apartments Restrictions apply. Additional details can be found at ashtonaphomes.com

## Additional Information

*\* This estimate is not a quote. Other fees may apply. Fees, application requirements, and leasing information are subject to change.*

**\*\*** Prior to move in, applicants must provide a renter's insurance policy which contains at least \$200,000 in Personal Liability Insurance. Applicants can conveniently purchase renters insurance from our preferred provider [eRenterplan.com](https://www.renterplan.com). Until you provide us proof that you have obtained a personal renter's insurance or liability insurance policy with \$200,000 in liability coverage for the duration of your lease, we will procure liability-only insurance coverage on your behalf and you will be charged in accordance with your Lease. \*Affordable Housing Applicants are exempt from this rule.

**\*\*\*** To learn more about the Deposit free with Rhino program. visit [sayrhino.com](https://sayrhino.com).

‡The estimated monthly utility charges provided above are estimates based on the best information available to us over a 12 month period and are subject to change. The estimates provided do not necessarily reflect your actual monthly charges. The amount you pay for utilities each month will vary based on a variety of factors, including, but not limited to, the size of your home, the number of occupants, personal consumption habits, weather, and utility rate changes. Your lease details which utilities will be billed by us and which will be billed directly by the utility provider.



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