

FREE PRACTICAL SAMPLE

Compare two apartment quotes

Florida Apartment Cost & Application Kit

A lower base rent can come with a higher lease total. These fictional quotes show why it helps to ask for the recurring fees, concession terms and one-time charges together.

12-month quote	Palm A	Grove B
Base rent / month	\$1,800	\$1,700
Required recurring fees total	\$125	\$200
Monthly quoted total	\$1,925	\$1,900
Confirmed rent credit	\$1,800	\$0
One-time nonrefundable charges	\$350	\$300
Total quoted lease cost	\$21,650	\$23,100
Effective monthly incl. one-time	\$1,804.17	\$1,925.00
Separate refundable deposit	\$600	\$500

Formula: [(monthly rent + fixed recurring fees) x months] - confirmed rent credit + one-time nonrefundable charges.

\$1,450 less over the fictional lease

Palm A has the higher base rent, but the lower total after its confirmed credit. Deposits are kept separate; excluded or variable expenses are not included in these totals.

These examples are not quotes or market rent estimates. The companion Free-Apartment-Cost-Sample.xlsx lets you enter two properties. Confirm every required input, including \$0 for none; leave unknowns blank.

SAVE THIS MESSAGE

Ask for the full written quote

Replace the bracketed details. Send through the contact method you have verified for the property.

Copy-and-paste request

Subject: Written total-cost quote for [property / unit]

Hi [name], I'm comparing [lease term]-month leases for a [move-in date] move. Could you send a written, itemized quote for [unit / floor plan] with the quote date and expiration?

Please list base rent; every required recurring charge; parking and pet charges that apply to my household; application, administration and other one-time charges; refundable deposits; rent paid in advance; and the actual payment amounts and due dates before move-in. Please label optional services separately.

Please also explain what utilities or other usage-based charges are excluded, how those are billed, and whether any amounts can change during the lease. If a charge does not apply, please confirm \$0 rather than leaving it out.

For any concession, please give the dollar amount, what it covers, the eligibility conditions, when it is credited, and any repayment or cancellation conditions. I'd appreciate the relevant written terms or addendum. Thank you.

Save the answer with the offer.

Keep the property, unit, lease term, move-in date, quote date and expiration together. Ask whether each amount is required, optional, refundable or nonrefundable. If the quote changes, update the workbook and its date.

Check the credit timing

Palm A's fictional \$1,800 credit reduces its average cost. If that credit is applied later, it does not reduce the first full payment. Ask for the actual payment amounts and due dates before keys are released.

A waived application fee should be entered as a confirmed \$0 fee. A deposit waiver, gift card or optional-service benefit is not rent credit; record it separately.

YOUR NEXT STEP

Collect the numbers before you choose

Complete quote checklist	Check
Specific unit / floor plan and move-in date	_____
Lease months and contractual monthly rent	_____
Required recurring, parking and pet charges	_____
Total confirmed rent credit and written conditions	_____
Application, admin and other one-time nonrefundable charges	_____
Refundable deposits, advance rent and payment timing	_____
Excluded or usage-based expenses and your allowance	_____
Quote source, date and expiration	_____

Plan the upfront cash separately

With a full month's rent and recurring fees, all one-time charges and deposits due before move-in, no fees already paid, no advance rent and a later Palm A credit, the fictional upfront totals are **Palm A \$2,875** and **Grove B \$2,700**. Use your actual payment statement; an average monthly cost is not the amount due.

The full \$19 kit adds the rest of the workflow

Compare up to four apartments, plan move-in cash, track applications and keep a condition/photo log in one editable workbook. Includes the 12-page guide and four copy-and-paste leasing messages.

See the full Florida Apartment Cost & Application Kit

Florida rental questions beyond budgeting: [FDACS Landlord/Tenant Law in Florida](#). Link checked October 6, 2026. This sample is a planning tool and does not verify a quote, property, approval or legal right.