


Pricing & Fees Guide

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Parkview Apartments

Below is a clear list of potential fees so you can easily see your upfront and monthly costs.

To estimate your total, add base rent to Required Essentials and any Optional Add-Ons.

Our Online Portal makes it simple to pay your application fee and monthly charges.



1640 NE Irving St
 Portland, OR 97232



Required Pre-Lease

- Application Fee (Non-Refundable).....**\$55.00** **Per applicant/Once**
- Security Deposit.....N/A **N/A**



Required Essentials

Electric Service and Renter's Insurance are set up directly with the provider.

- Utility-Water/Sewer, Trash.....**Varies (Based on usage)** **Monthly**
- Utility-Electric (PGE).....**Varies (Based on usage)** **Monthly**
- Renter's Insurance.....**Varies** **Per policy**

Water/Sewer and Trash are billed separately by the property monthly using a standard allocation formula.

Electric service must be set up by the resident before move-in; billing and payment are the resident's responsibility.

Renter's Insurance is typically required; please confirm your specific requirement in your lease. Residents may use any provider, or purchase coverage through FolioGuard (AIS) in the Online Portal..



Optional Add-Ons

Internet/Cable is set up directly with the service provider of your choice.

- Parking Garage.....\$145-165* **Monthly**
- Bike Storage.....\$5 **Monthly**
- Internet Service.....Varies **Monthly**
- Cable TV Service.....Varies **Monthly**
- Online Portal Payment - eCheck.....Free **N/A**
- Online Portal Payment - Credit Card.....2.99% of the total amount **Per transaction**
- Flex Rent Payment App.....Membership + Processing Fee **Monthly**

Other optional payment methods permitted by your lease may be subject to third-party fees.

***Parking Garages** require a refundable security deposit equal to one month's rent; non-resident garage rentals are subject to a one-time non-refundable application screening fee.



Situational Fees

- Late Rent Payment Fee.....10% of monthly base rent **Per occurrence**
- Late Rent Payment Fee (Garage).....\$25 **Per occurrence**
- Returned Payment Fee (NSF).....\$35 + Bank fees **Per occurrence**
- Early Lease Termination.....1.5x base rent **Per occurrence**
- Smoke Alarm Tampering Fee.....\$250 **Per occurrence**



Date of Issuance: 05/01/2026. This sheet is for reference only and does not modify the lease. The lease terms and applicable law will control upon the execution of the lease. Additional fees may apply as outlined in the application and/or lease, available upon request. Residents are responsible for activating and maintaining utilities and insurance as specified in the lease agreement. Some fees may not apply to homes in affordable programs. Residents are responsible for damages beyond normal wear and tear, and certain charges may be taxed where applicable. Standard Security Deposit subject to change based on screening results; total security deposit(s) will not exceed any legal maximum. Base rent pricing subject to daily change.