

**Eight 80 Newport Beach**  
 880 Irvine Avenue  
 Newport Beach, CA 92663  
 eight80apartments.com

## Apartment Expenses



### Estimated One-Time Charges

Application Fee (due at application, per adult applicant):	\$63.90
Admin Fee (due at application):	\$0
Deposit starting at (\$0 with Rhino)**:	\$525

### Pets

#### Dog

Maximum Pets (per apartment):	2
Maximum Weight (per pet):	None
Pet Deposit (per pet, refundable) (\$0 with Rhino)**:	\$99
Pet Charge (per pet, non-refundable):	\$0
Pet Rent (per pet):	\$75/month

#### Cat

Maximum Pets (per apartment):	2
Maximum Weight (per pet):	None
Pet Deposit (per pet, refundable) (\$0 with Rhino)**:	\$99
Pet Charge (per pet, non-refundable):	\$0
Pet Rent (per pet):	\$75/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:	\$37/month
Package Lockers starting at:	\$10/month
<b>Details:</b> Studio, 1 Bedroom:	\$10
2 Bedrooms:	\$15

Parking Garage - uncovered starting at: \$50/month

**Details:** 2 BR Park -Auto: \$100  
 Studio/1 Park - Auto: \$50  
 Located primarily in the middle parking garage and open spaces are found mostly on the 2nd floor of this structure. We do have open parking options located underneath each Phases sports courts and we would encourage applicants to be mindful of any reserved signs in these lots. PLEASE NOTE EACH SPACE IS \$50.

### Parking

**Parking Garage - Reserved:** \$90/month

**Details:** These are located in the middle garage that separates Phase I and Phase II. It's 1st floor parking in the Parking Garage for both Phase I & Phase II.

**Parking Lot - Reserved:** \$120/month

**Details:** Phase I - Uncovered Parking Lot. Closest to Buildings D & F.

**Parking Lot - Assigned - Reserved:** \$140/month

**Details:** Phase II - Uncovered Parking Lot outside 1700 building (or 02 building). Only building to have access to this lot is 1700. Units 02-101 to 02-210.

**Sports Court Parking - Reserved:** \$120/month

**Details:** Underneath Phase I sports courts. Parking Garage

**Parking Lot - covered - Reserved:** \$120/month

**Details:** Phase II - Parking Lot. Closest to Buildings CS, DS, ZS, and YS.

### Additional Services

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

## Utilities ‡

Electricity:	\$83/month (average)
<b>Details:</b> Billed separately	
Energy:	\$19/month (average)
<b>Details:</b> Billed separately	
Water/Sewer:	\$42/month (average)
<b>Details:</b> Billed separately	

## Situational Fees

Bi-Weekly Payment Program Fee:	\$50/month
Insufficient Funds/NSF Fee:	\$35
Key/Access Device Replacement Fee:	\$100
Late Rent Fee:	\$50
Lease Buyout/Break Fee:	2x monthly rent
Move-out Express Clean Service Fee:	\$245-\$290
Roommate Change Fee:	\$300

## Special Offer

Limited time offer: Save \$500 off rent! Applies to first full month's rent only. Apply by 07/31/2026. Move in by 07/31/2026. Minimum 12 month lease term required. \*Select apartments  
Restrictions apply. Additional details can be found at [eight80apartments.com](http://eight80apartments.com)

\* This estimate is not a quote. Other fees may apply. Fees, application requirements, and leasing information are subject to change. Visit our [Lease Info and Fees FAQ pages](#) for more details.

\*\* 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 [GetCovered](#). 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](http://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.



Downloaded on 7/3/2026