

To make things simple and clear, we've put together a list of potential fees you might encounter as a current or future resident at Onni Fulton Market. This way, you can easily see what your initial and monthly costs might be in addition to base rent.

Move-In Basics

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Application Fee	\$75.00	Per Applicant	One-Time / Application	REQUIRED
Administrative Fee – Standard Suite	\$500.00	Per Unit	One-Time / Application	REQUIRED
Administrative Fee – Penthouse Suite	\$1,200.00	Per Unit	One-Time / Application	REQUIRED

Essentials

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Utility – Water / Sewage / Trash / Gas (RUBS) ¹	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Electricity – ComEd ²	Billed Directly by ComEd	Per Unit	Monthly	REQUIRED
Renters Liability Insurance – Liability Waiver	\$12.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Parking – Garage	\$400.00 – \$600.00	Per Rentable Item	Monthly	OPTIONAL
Parking – Outdoor / Gravel Lot	\$225.00	Per Rentable Item	Monthly	OPTIONAL
Pet Fee – Cat(s) ³	\$500.00	Per Pet	One-Time / Move-In	OPTIONAL
Pet Fee – Dog(s) ³	\$750.00	Per Pet	One-Time / Move-In	OPTIONAL
Pet Fee – One Cat & One Dog ³	\$750.00	Per Unit	One-Time / Move-In	OPTIONAL
Bike Storage	Complimentary	Per Unit	Monthly	OPTIONAL
Internet – Managed WiFi by Zentro ⁴	\$70.00	Per Unit	Monthly	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Late Fee for Rent Payment	\$100.00	Per Unit	Per Occurrence	SITUATIONAL

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1. Resident Utility Billing System (RUBS): monthly collective consumption of water, sewage, trash and gas as a whole divided by total occupied square footage and total number of occupants, then divided by total usage.

2. Residents pay ComEd directly for electricity; call (800) 334-7661 to start service.

3. Non-refundable. Restricted breeds include: Pit Bull, Rottweiler, Akita, Alaskan Malamute, American Staffordshire Terrier, Husky & Wolf Hybrids, Bullmastiff, Chao Chao, Presa Canario, Doberman Pinscher, Saint Bernard, German Shepherd, or any mix of the above breeds.

4. 500 mbps.