

FEE GUIDE

UPTOWN BY ONNI



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 Uptown by Onni. 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	\$50.00	Per Applicant	One-Time / Application	REQUIRED
Application Deposit (Refundable) ¹	\$350.00	Per Unit	One-Time / Application	REQUIRED
Administrative Fee	\$300.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)	Varies by Unit	Per Unit	One-Time / Move-In	REQUIRED
Utility Activation Fee	\$20.00	Per Unit	One-Time / Move-In	REQUIRED

Essentials

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Amenity Fee	\$60.00	Per Unit	Monthly	REQUIRED
Utility - Central System	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Utility - Electric	\$20.00	Per Unit	Monthly	REQUIRED
Utility - Gas	\$3.00	Per Unit	Monthly	REQUIRED
Pest Control Services	\$3.00	Per Unit	Monthly	REQUIRED
Utility - Sewer	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Utility - Stormwater	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Utility - Trash / Recycling (Hauling)	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Utility - Administrative Fee	\$10.00	Per Unit	Monthly	REQUIRED
Utility - Water	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Utility - Water / Sewer Administration Fee	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Renters Liability Insurance - Liability Waiver ²	\$10.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Cat Rent	\$40.00	Per Pet	Monthly	OPTIONAL
Cat Fee (One-Time)	\$500.00	Per Pet	One-Time / Move-In	OPTIONAL
Dog Rent	\$45.00	Per Pet	Monthly	OPTIONAL
Dog Fee (One-Time)	\$550.00	Per Pet	One-Time / Move-In	OPTIONAL
Garage - Unreserved Space	\$55.00	Per Rentable Item	Monthly	OPTIONAL
Garage - Assigned Space	\$145.00	Per Rentable Item	Monthly	OPTIONAL
Garage - Assigned Compact	\$130.00	Per Rentable Item	Monthly	OPTIONAL
Garage - Oversized Private Garage	\$305.00	Per Rentable Item	Monthly	OPTIONAL
Garage - Private Garage	\$275.00	Per Rentable Item	Monthly	OPTIONAL
Garage - Private Garage (2 Car)	\$330.00	Per Rentable Item	Monthly	OPTIONAL
Bicycle Storage	\$5.00	Per Rentable Item	Monthly	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Early Termination Fee	200.00% of Base Rent	Per Unit	Per Occurrence	SITUATIONAL
Final Utility Bill Fee	\$20.00	Per Unit	Per Occurrence	SITUATIONAL
Leaseholder Change	\$300.00	Per Unit	Per Occurrence	SITUATIONAL
Mid Lease Transfer ³	100.00% of Base Rent	Per Unit	Per Occurrence	SITUATIONAL
Optional Move-Out Cleaning - 1BR	\$200.00	Per Unit	Per Occurrence	SITUATIONAL
Optional Move-Out Cleaning - 2BR	\$300.00	Per Unit	Per Occurrence	SITUATIONAL
Optional Move-Out Cleaning - 3BR	\$500.00	Per Unit	Per Occurrence	SITUATIONAL
Reletting Fee	85.00% of Base Rent	Per Unit	Per Occurrence	SITUATIONAL
Late Fee for Rent Payment	\$100.00	Per Unit	Per Occurrence	SITUATIONAL

Date of Issuance: 10/1/2026

1. Applies to the first month's rent upon move-in. Refundable if the application is denied.

2. Does not require proof of insurance.

3. Must meet transfer criteria as indicated in the Welcome packet.