

# Fee Guide: Omnia on Thomas



This guide lists the potential fees you may encounter as a current or future resident. If you have any questions, please contact the leasing office.

## Application Fees

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<b>Administrative Fee</b>	<b>\$150</b>
Amount to process application, initiate screening, and take a rental home off the market.	Per unit/one-time · Required · Refundable

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<b>Application Fee</b>	<b>\$55</b>
Amount to process application, initiate screening, and take a rental home off the market.	Per applicant/one-time · Required

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## Move-in Fees

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<b>Security Deposit</b>	<b>\$500</b>
\$500 - 2 month's rent Based on screening results.	Per unit/one-time · Required · Refundable

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## Monthly Fees

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<b>Common Area Electric</b>	<b>Varies</b>
Amount due electric in the common areas and amenities. Based on usage.	Per unit/monthly · Required

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<b>Common Area Gas</b>	<b>Varies</b>
Amount due gas in the common areas and amenities. Based on usage.	Per unit/monthly · Required

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<b>Electric</b>	<b>Varies</b>
Amount due to electric company for power in your apartment. Based on usage.	Per unit/monthly · Required

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<b>Monthly Utility Fee</b>	<b>Varies</b>
Amount to manage utility services billing - starting at \$6 a month Based on usage.	Per unit/monthly · Required

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<b>Pest Control Fee</b>	<b>\$5</b>
Amount due for pest control services.	Per unit/monthly · Required

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<b>Trash</b>	<b>Varies</b>
Amount for shared trash/waste services. Based on usage.	Per unit/monthly · Required

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<b>Valet Trash</b>	<b>\$20</b>
Amount for doorstep trash removal from rental home.	Per unit/monthly · Required

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<b>Water</b>	<b>Varies</b>
Amount for provision and/or consumption of water and sewer services Based on usage.	Per unit/monthly · Required

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## Optional Fees

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<b>Pet Rent</b> Starting at \$35 - can range up to \$45 per pet	<b>\$35</b> Per cat/monthly · Optional
<b>Pet Fee</b> Starting at \$300 - can range up to \$400 per pet	<b>\$300</b> Per cat/one-time · Optional
<b>Pet Rent</b> Starting at \$35 - can range up to \$45 per pet	<b>\$35</b> Per dog/monthly · Optional
<b>Pet Fee</b> Starting at \$300 - can range up to \$400 per pet	<b>\$300</b> Per dog/one-time · Optional
<b>Pet Screening Fee</b>	<b>\$25</b> Per pet/one-time · Optional
<b>Positive Credit Reporting</b>	<b>\$14.95</b> Per unit/monthly · Optional
<b>Utility Fee - Vacant Service Fee</b>	<b>\$50</b> Per unit/monthly · Optional

## Situational Fees

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<b>Final Utility Fee</b> Amount for the final utility bill to be processed. Based on usage.	<b>Varies</b> Per occurrence · Required
<b>Force Placed Insurance</b>	<b>\$55</b> Per occurrence
<b>Insufficient Funds Fee</b>	<b>\$50</b> Per occurrence
<b>Late Rent Fee</b> \$75 on the 2nd, \$10 every late day	<b>\$75</b> Per occurrence
<b>Lease Break Fee</b>	<b>200% of rent</b> Per occurrence
<b>Transfer Fee</b>	<b>\$500</b> Per transfer/one-time
<b>Valet Trash Can Replacement</b>	<b>\$51.15</b> Per occurrence