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

Administrative Fee Amount to process application, initiate screening, and take a rental home off the market.	**$150** Per unit/one-time · Required · Refundable
Application Fee Amount to process application, initiate screening, and take a rental home off the market.	**$55** Per applicant/one-time · Required

Move-in Fees

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

Monthly Fees

Common Area Electric Amount due electric in the common areas and amenities. Based on usage.	**Varies** Per unit/monthly · Required
Common Area Gas Amount due gas in the common areas and amenities. Based on usage.	**Varies** Per unit/monthly · Required
Electric Amount due to electric company for power in your apartment. Based on usage.	**Varies** Per unit/monthly · Required
Monthly Utility Fee Amount to manage utility services billing - starting at $6 a month Based on usage.	**Varies** Per unit/monthly · Required
Pest Control Fee Amount due for pest control services.	**$5** Per unit/monthly · Required
Trash Amount for shared trash/waste services. Based on usage.	**Varies** Per unit/monthly · Required
Valet Trash Amount for doorstep trash removal from rental home.	**$20** Per unit/monthly · Required
Water Amount for provision and/or consumption of water and sewer services Based on usage.	**Varies** Per unit/monthly · Required

Optional Fees

Pet Rent Starting at $35 - can range up to $45 per pet	**$35** Per cat/monthly · Optional
Pet Fee Starting at $300 - can range up to $400 per pet	**$300** Per cat/one-time · Optional
Pet Rent Starting at $35 - can range up to $45 per pet	**$35** Per dog/monthly · Optional
Pet Fee Starting at $300 - can range up to $400 per pet	**$300** Per dog/one-time · Optional
Pet Screening Fee	**$25** Per pet/one-time · Optional
Utility Fee - Vacant Service Fee	**$50** Per unit/monthly · Optional

Situational Fees

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