

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 825 South Hill. 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	\$65.86	Per Applicant	One-Time / Application	REQUIRED
Holding Deposit* – Standard Apartment Homes	\$500.00	Per Unit	One-Time / Application	REQUIRED
Holding Deposit* – Skyhomes & Townhomes	\$1,500.00	Per Unit	One-Time / Application	REQUIRED
Holding Deposit* – Penthouses	\$2,500.00	Per Unit	One-Time / Application	REQUIRED
Security Deposit (Refundable)** – Standard Apartment Homes, 1BR & 1BR+Den	\$750.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** – Standard Apartment Homes, 2BR	\$1,000.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** – Skyhomes & Townhomes	\$2,500.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** – Penthouses	\$5,000.00	Per Unit	One-Time / Move-In	REQUIRED

* Holding deposit goes toward the total deposit amount at move-in. Refundable if application is cancelled within 48 hours of receipt or if the application is denied.
** Standard deposit with approved credit. Conditional approvals may require a deposit equivalent to one month's rent.

Essentials

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Utility – Water / Sewer / Gas / Stormwater ¹	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Utility – HVAC (RUBS) ¹	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Utility – Electric	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Trash Services ²	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Digital Concierge Fee	\$5.99	Per Unit	Monthly	REQUIRED
SCEP Fee	\$2.83	Per Unit	Monthly	REQUIRED
Utility – Billing Administrative Fee	\$4.75	Per Unit	Monthly	REQUIRED
Renters Liability Insurance – Onni Waiver ³	\$12.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Parking – Standard	\$250.00	Per Rentable Item	Monthly	OPTIONAL
Parking – EV	\$295.00	Per Rentable Item	Monthly	OPTIONAL
Parking – Premium	\$275.00 – \$300.00	Per Rentable Item	Monthly	OPTIONAL
Parking – First Floor	\$500.00	Per Rentable Item	Monthly	OPTIONAL
Parking – Motorcycle	\$75.00	Per Rentable Item	Monthly	OPTIONAL
Pet Rent ⁴	\$75.00 – \$120.00	Per Pet	Monthly	OPTIONAL
Storage Locker Fee	\$100.00 – \$300.00	Per Rentable Item	Monthly	OPTIONAL
Bike Storage	\$10.00	Per Rentable Item	Monthly	OPTIONAL
Cable / Internet – Third Party Provider ⁵	Varies	Per Unit	Monthly	OPTIONAL
Positive Credit Reporting Services	\$1.95	Per Leaseholder	Monthly	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Intra-Community Transfer Fee ⁶	50.00% of Base Rent	Per Unit	Per Occurrence	SITUATIONAL
Early Lease Termination / Cancellation	200.00% of Base Rent + Concession Payback	Per Unit	Per Occurrence	SITUATIONAL
Late Fee for Rent Payment	\$100.00	Per Unit	Per Occurrence	SITUATIONAL

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1. Utility apportionment (RUBS): monthly collective consumption allocated based on a combination of unit square footage and number of occupants.
2. Utility apportionment: divided equally among total occupied units.
3. Covers property damage up to \$100,000; does not cover personal property. Resident may provide proof of their own renters insurance policy in lieu of this fee; see Lease for requirements.
4. \$75.00/month for 1 pet; \$120.00/month for 2 pets.
5. Available third-party providers: AT&T, Spectrum, Bai Connect. Contact information provided at move-in.
6. Terms and conditions apply.