

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 OSLU. 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
Holding Deposit* - Standard Apartment Homes	\$500.00	Per Unit	One-Time / Application	REQUIRED
Holding Deposit* - Skyhomes	\$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)** - Standard Apartment Homes, 3BR	\$1,500.00	Per Unit	One-Time / Move-In	REQUIRED
Security Deposit (Refundable)** - Skyhomes	\$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 - Sewer / Gas / Stormwater / Common Area Electric ¹	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Utility - HVAC (RUBS) ¹	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Utility - Water (Sub-Metered)	Usage-Based (Utilities)	Per Unit	Monthly	REQUIRED
Trash Services ²	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Sewer Capacity Fee	\$44.34	Per Unit	Monthly	REQUIRED
Digital Concierge Fee	\$5.38	Per Unit	Monthly	REQUIRED
Utility - Billing Administrative Fee	\$5.00	Per Unit	Monthly	REQUIRED
New Account Fee	\$10.00	Per Unit	One-Time / Move-In	REQUIRED
Electricity - Seattle City Lights ³	Billed Directly by Seattle City Lights	Per Unit	Monthly	REQUIRED
Renters Liability Insurance - Onni Waiver ⁴	\$12.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Parking - Motorcycle	\$150.00	Per Rentable Item	Monthly	OPTIONAL
Parking - Standard (P5 or P6)	\$375.00	Per Rentable Item	Monthly	OPTIONAL
Parking - Standard (P4)	\$400.00	Per Rentable Item	Monthly	OPTIONAL
Parking - EV (P4)	\$425.00	Per Rentable Item	Monthly	OPTIONAL
Parking - EV (P2)	\$450.00	Per Rentable Item	Monthly	OPTIONAL
Parking - Tandem (P5 or P6)	\$650.00	Per Rentable Item	Monthly	OPTIONAL
Parking - Tandem (P4)	\$750.00	Per Rentable Item	Monthly	OPTIONAL
Pet Deposit (Refundable) ⁵	\$300.00	Per Pet	One-Time / Move-In	OPTIONAL
Pet Rent ⁵	\$50.00	Per Pet	Monthly	OPTIONAL
Storage Locker Fee	\$60.00 - \$75.00	Per Rentable Item	Monthly	OPTIONAL
Storage Room Fee	\$200.00 - \$700.00	Per Rentable Item	Monthly	OPTIONAL
Bike Storage	\$15.00	Per Rentable Item	Monthly	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Electric Utility Service Fee (if service not established with Seattle City Lights prior to move-in)	\$50.00	Per Unit	Monthly, if applicable	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

Date of Issuance: 10/1/2026

1. Utility apportionment (RUBS): monthly collective consumption allocated based on a combination of unit square footage and number of occupants.
2. Utility apportionment: total monthly trash bill divided equally by number of occupied units.
3. Residents pay Seattle City Lights directly for electricity; call (206) 684-3000 to start service.
4. Covers property damage up to \$100,000; does not cover personal property. Resident may opt out by providing proof of their own renters insurance policy meeting a minimum liability coverage of \$100,000; see Lease for requirements.
5. \$300.00 refundable pet deposit per pet, plus \$50.00/month pet rent per pet; maximum of two pets.