

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 The Hudson. 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	\$75.00	Per Applicant	One-Time / Application	REQUIRED
Administrative Fee* - Standard Suite	\$500.00	Per Unit	One-Time / Application	REQUIRED
Administrative Fee* - Penthouse Suite	\$1,200.00	Per Unit	One-Time / Application	REQUIRED

* Non-refundable; subject to a 48-hour cancellation policy.

Essentials

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Utility - Water / Sewage / Trash / Gas (RUBS) ¹	Allocated (Utilities)	Per Unit	Monthly	REQUIRED
Electricity - ComEd ²	Billed Directly by ComEd	Per Unit	Monthly	REQUIRED
Renters Liability Insurance - Liability Waiver ³	\$12.00	Per Unit	Monthly	REQUIRED

Personalized Add-Ons

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Parking - Lease Term ⁴	\$325.00 - \$400.00	Per Rentable Item	Monthly	OPTIONAL
Parking - Month-to-Month ⁴	\$375.00 - \$450.00	Per Rentable Item	Monthly	OPTIONAL
Parking - EV Surcharge	+\$75.00	Per Rentable Item	Monthly	OPTIONAL
Pet Fee - Cat(s) ⁵	\$300.00 - \$450.00	Per Pet	One-Time / Move-In	OPTIONAL
Pet Fee - Dog(s) ⁵	\$750.00 - \$1,000.00	Per Pet	One-Time / Move-In	OPTIONAL
Pet Fee - One Cat & One Dog ⁵	\$900.00	Per Unit	One-Time / Move-In	OPTIONAL
Storage Locker Fee	\$110.00	Per Rentable Item	Monthly	OPTIONAL
Bike Storage	\$10.00	Per Rentable Item	Monthly	OPTIONAL
Cable / Internet - Third Party Provider ⁶	Varies	Per Unit	Monthly	OPTIONAL

Situational

FEE LABEL	AMOUNT	APPLIED	FREQUENCY / DUE AT	
Late Fee for Rent Payment	\$100.00	Per Unit	Per Occurrence	SITUATIONAL

Date of Issuance: 10/1/2026

1. Resident Utility Billing System (RUBS): monthly collective consumption of water, sewage, trash and gas divided by total occupied square footage and total number of occupants, then divided by total usage. Residents pay only for what is used in the apartments.

2. Residents pay ComEd directly for electricity; call (800) 334-7661 to start service.

3. Covers damage caused to the property up to \$100,000 per year. Proof of insurance coverage is not required.

4. Rate varies by space type/location.

5. Non-refundable. Restricted breeds may apply; contact the leasing office for details.

6. Available third-party providers: Xfinity (800) 934-6489, AT&T (800) 288-2020, Zentro (877) 936-8761.