



**CITYZEN**  
PROPERTY CARE

## **CITYZEN COLIVING**

PROPERTY INFO HOTSHEET *(dated: 2-10-26)*

[Pilsen Co-Living: 1831 S. Racine Ave., Chicago, IL 60608](#)

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### **MODERN LIVING • FULLY FURNISHED • FLEXIBLE LEASES • CONNECTED LIVING**

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#### **CITYZEN COLIVING CONCEPT**

Exceptional living experiences for students and working professionals seeking comfort, flexibility, and community through a modern co-living model -- offering flexible lease terms for private bedrooms within a shared 4-bedroom, 3-bath apartment, fully equipped and furnished -- with utilities, Wi-Fi, and community services bundled into one simple monthly package -- all designed to make city living more accessible, more connected and more affordable without sacrificing a luxury living experience.

#### **COLIVING ADVANTAGES**

##### **All-Inclusive, Cost-Efficient Living**

Residents enjoy top-tier building amenities, regular community events, and instead of juggling multiple bills, residents pay one fixed all-inclusive monthly bill - keeping costs predictable and stress-free.

##### **Privacy & Connection**

Each resident has their own private, fully-furnished bedroom with a lock within a shared suite, paired with thoughtfully designed common areas that encourage both independence and connection. Residents may choose between a bedroom with access to a shared hall bathroom or a bedroom with a private en-suite bath, offering flexibility in both privacy and price.

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#### **BEDROOM RENTAL OPTIONS & PRICING**

##### **PRIVATE BEDROOM W/ SEMI-SHARED BATHROOM:**

- **starting at \$1,200/month**
- bathroom shared with one or more roommate
- furnished private bedroom with a lock
- *located within a 4-bed, 3-bath unit*

##### **PRIVATE BEDROOM W/ PRIVATE ATTACHED BATHROOM:**

- **starting at \$1,350/month**
- private bathroom (en-suite) attached to bedroom
- furnished private bedroom with a lock
- *located within a 4-bed, 3-bath unit*

***EACH BEDROOM LOCATED IN A SHARED 4-BEDROOM, 3-BATH MODERN APARTMENT***

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*(see next page for: LEASE TERM OPTIONS, FEES & APPROVAL REQUIREMENTS)*

## **LEASE TERM OPTIONS, FEES & APPROVAL REQUIREMENTS**

### **LEASE TERM OPTIONS** (3-month minimum lease term required)

**3 Month Term:** case-by-case basis with a 25% or higher rent premium

**4-6 Month Term:** allowed with rent premium (+\$200/month)

**7-9 Month Term:** allowed with rent premium (+\$100/month)

**10-12 Month Term:** [qualifies for a ONE MONTH FREE Tenant Incentive](#)

\*\*\*lease expiration dates are restricted: no lease may end between 9/15 and 2/1 in any calendar year

### **ONE-TIME MOVE-IN FEES**

**Application Fee:** \$75/adult applicant (non-refundable)

**One-Time Move-In Fee:** \$350/person (non-refundable)

(no security deposit required)

### **ADDITIONAL MONTHLY FEE**

**All-Inclusive Utility Package Fee (\$70/mth):** each tenant is required to pay an additional \$70/month which covers gas, electric, water, sewer, trash, recycling, and internet (no separate utility bills!)

### **PETS & PARKING**

No pets allowed; only registered ESA and service animals will be considered

Optional outdoor parking spot available (+\$125/month)

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## **QUALIFICATION REQUIREMENTS**

**Credit Qualify:** each applicant must Credit Qualify (600+ FICO min required)

**Income Qualify:** verifiable income required; bank statements may be required for approval

**Verify Residence History:** landlord may require a most recent residence history verification

**Cosigners:** landlord will review and consider on case-by-case basis

**Students:** landlord DOES accept cosigners for full-time students

[INTERNATIONAL STUDENTS AND SCHOLARS ACCEPTED](#)


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