



Our affordable apartments are managed by CA compliance who will be primarily assisting with your application process and future re-certifications. All documents must be submitted timely and they must be completed accurately in order to maintain your residency. To reach CA Compliance, please call 415.489.3897.

**Qualifying Criteria for Affordable Housing offered by The City of San Diego.**

All residents must meet and prove the income levels set by The City of San Diego. This includes at application and during annual recertification.

Our occupancy standards of allowing two persons per bedroom plus one additional person is consistent with rental housing industry conventions throughout California. Additionally, we have a minimum number of occupants required in our two- and three-bedroom homes to prevent under-utilization of these apartments.

Our standards are as follows:

	<b>Minimum</b>	<b>Maximum</b>
One bedroom	1	3
Two bedroom	2	5
Three bedroom	3	7

Further qualifications include:

- Applications will be approved or denied within 30 business days or receiving all required paperwork.
- All applicant’s household annual income must be at least 2.5 times the monthly rental amount and less than the Moderate-Income limit for an applicant’s household size as published by California’s Department of Housing and Community Development.
- Guarantors are not allowed.
- All Adult household members must income qualify. You will need to provide the following at application and on an annual basis.

**Proof of Income:**

- Current 2 ½ consecutive months of paystubs.
- Current social security/SSI/Pension/Veterans benefit letter.
- Unemployment/Disability letter along with 2 ½ months of payment statements.
- Current Income taxes along with W2/1099’s.
- Alimony/Child support documents showing monthly income and/or filed court documents.

**Contact: [verge@greystar.com](mailto:verge@greystar.com)**

**Assets:**

- Checking Accounts – Last two (2) months of bank statements.
- Saving Accounts – Most current bank statement.
- Stocks, Bonds, IRA, Whole Life Policy, 401K & all other assets – Most current statement.

**Note-** any additional income or banking documentation may be requested.

**Month rent:**

Monthly rent is due and payable on the 1<sup>st</sup> day of each month. Rent is due in advance and without notice. Late fees and NSF fees apply. All payments must be made on line.

**Parking & Guest Parking: \$25 annual fee for permit- required: All cars in our garage must have a valid parking permit or parking sticker.** Please make sure your parking sticker is displayed on the driver's side top windshield. To have a guest park in the garage, you will need to input your guest's vehicle information into Reliant Parking and display the permit on the dashboard (14 guest permits are free each month, additional guest permits are \$5 per night).

**Storage for rent:** Your apartment at Verge will come with 1 (one) storage closet. We do have additional storage closets for rent ranging from \$20 to \$150 per month.

**Pet Parents: 2 pet maximum (\$500 deposit and \$50 monthly rent per pet):** All pet parents are responsible for the behavior of their pet. Dogs will receive a DNA test from the PooPrints Program upon move in. There is a \$100 penalty if your pet's waste is found in the community. Residents are responsible for walking their pet in designated area, cleaning up after their pet and must keep their pet under control at all times and all medical requirements must remain current. (Leash laws apply, penalties apply).

**Renter's Insurance:** Renter's Insurance provides families with protection from loss, damage or destruction of their personal property, as well as provides for additional living expenses in case the apartment becomes uninhabitable due to damage from fire or other natural disaster. This insurance also protects a family from liability for their and their guest's negligent acts that cause damage to the community or to other residents' property or possessions. Since Verge does not provide these types of coverage to any residents or guests, families are required to purchase renter's insurance in an amount sufficient to cover all possessions, natural disaster insurance, living expense insurance and liability coverage for the actions of your family, guests, and relatives.

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