

# aster

Luxury living in  
Dublin, CA



## Live local, without sacrifice.

Find a community where well-curated studio, one, and two-bedroom apartments in Dublin, CA, blend with luxe amenities designed to complement your Tri-Valley lifestyle. Convenient to BART, I-580, and I-680, Aster brings a livable pace to the best of the urban edge.

Enjoy the latest in environmental technology and intentional design with features such as Nest Learning Thermostats® and EVO charging stations. Pets are VIPs at Aster, with a pet amenity area. At Aster, you'll find nothing superfluous and everything you need.



# COMMUNITY

## amenities

(925) 478-4124

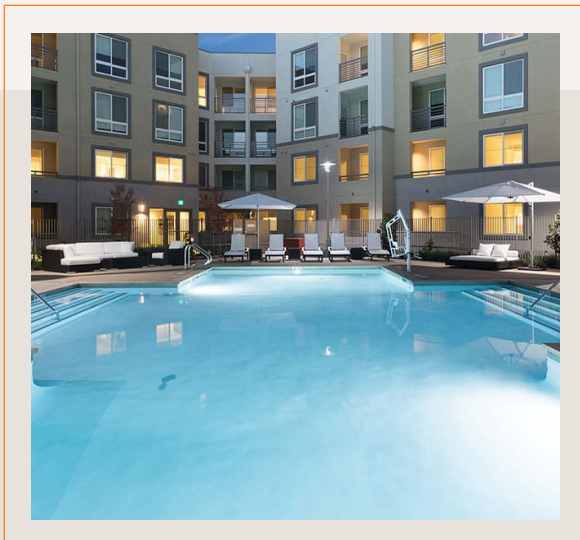
- Resort-style pool, spa, & cabanas
- Modern clubhouse with shuffleboard
- State-of-the-art fitness center
- Media room & business center
- Convenient retail & restaurants
- BBQ-equipped sundeck
- Pet-friendly



### Not to mention...

- Bark Park
- Covered Parking
- Media Room
- Bike Racks
- BART Proximity
- Electric Car Charging Stations
- Courtyard with Green Space
- Business Center
- Controlled Access/Gated
- Smart Lock through Latch
- Elevator
- Parking Garage
- Additional Storage Space
- Easy Access to I-580 and I-680
- Smoke Free Community
- Short Term Lease Available
- Onsite Management
- Online Maintenance Requests
- Online Rent Payments
- Flexible Payments via Flex

We got you covered when it comes to convenience with retail and restaurants such as Safeway, Sprouts, Target, Starbucks, CVS, Pocket Sushi, and The Couch's Grille – right outside your front door.



# APARTMENT amenities

(925) 478-4124

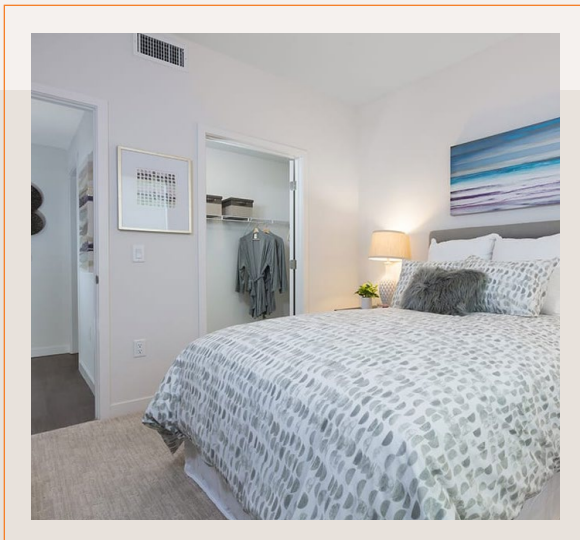
- Generous quartz countertops
- Air conditioning & central heat
- Full-size stackable washer & dryer
- Vaulted ceilings & hardwood floors
- Abundant parking for residents & guests
- Stainless steel appliances
- Personal balcony or patio
- Large windows with natural light
- Nest Learning Thermostats®



## Not to mention...

- Modern Kitchens
- Air Conditioning
- Central Heat
- Large Walk-In Closets
- Window Coverings
- Faux Wood Floors
- Carpeting in Bedrooms
- Microwave
- Dishwasher
- Disposal
- Window Coverings
- High-Speed Internet Access
- Cable-Ready
- Spectacular Views
- Package Receiving

Interiors are spacious and light, with 9' ceilings and a crisp, clean palette. Textured wood plank flooring and quartz countertops lend an understated luxury to the atmosphere.



Broker License No.  
00516670

**FPI** MANAGEMENT

# Essential Housing Program

## Live local without compromise.

**We believe in a world where you can thrive within the community you choose to call home.**

That's why we launched the **Essential Housing Program**: comprehensive rental housing platform that aligns rental rates with an area's average median income instead of its leading market rates. Through this program, we're able to offer middle-income earners rental rates that better align with their lifestyle.

### CORE TENETS

- Rental rates that align with the area's median income instead of leading rates in the market.
- Bi-monthly rent payment schedules through our Flex partnership.
- Partnerships focused on supporting local business and giving back to the community.

**THE GOAL** is to create more opportunities to live locally, and in turn, create healthier, more vibrant, and more sustainable communities.

What makes an Essential Housing community?

#### **Rental Rates That Make Sense**

More disposable income in your pocket means more chances for you to say "yes" to the things that matter most. By using the average median income of surrounding neighborhoods to define our rental rates, we better align cost-of-living with lifestyle.

#### **More Local Living Options**

Rising housing costs are pricing Californians out of living near where they work. The ripple effects of long commutes impact everything from increased carbon emissions to deteriorating health, racial inequality, and homelessness. We strive to offer local living options at a price that helps our residents, and our earth, thrive.

#### **Our Partnerships**

We're partnering with companies that concentrate on the good stuff, like creating a healthier environment, supporting local and giving back to the community.

#### **Innovation & Improvements**

We're dedicated to infusing innovation and investment into our community to ensure that our residents take pride in where they live, and our team takes pride in where they work.

## Policies

**Pets:** We welcome two pets per apartment home. Cats, dogs, and caged birds are welcome, while poisonous and exotic animals are excluded. There is no weight restriction, but breed restrictions apply. Fees include a \$500 deposit per pet with a monthly pet fee of \$50 per pet. Breed Restrictions: Akitas, American Bull Dog, Chowchows, Dobermans, German Shepherds, Great Danes, Malamutes, Pit Bulls, Presa Canario, Rottweilers, St. Bernard, and Staffordshire Terriers, Husky. Any hybrid or mixed breed of one of the aforementioned breeds. We reserve the right to restrict breeds. Pets may be viewed by Management prior to approval. We reserve the right to decline or revoke permission for any pet that causes disturbances or is a safety threat. A current (within 30 days) good health certificate from a veterinarian is required.

**Smoking:** We are a smoke-free community.

**Renter's Insurance:** We require residents to carry a minimum of \$100,000 in Personal Liability Insurance coverage through the provider of your choice, or our preferred provider [ResidentInsure](#).

**Income Requirements:** Applicants must collectively have verifiable income not less than 2 times the rental rate.

**Section 8:** We are an Essential Housing community; our rental rates align with the area's average median income instead of the leading rates in the market. It allows us to offer rental rates that better align with the actual income levels of our residents, including those that make too much to qualify for low-income and affordable housing programs. Visit our [Essential Housing](#) page online or reach out to our leasing team to understand what that means for your rental rate.

**Utility Policy:** All utilities are paid separately from rent.

**Application Instructions:** All applications must be completed online through our community website. Please select [Apply](#) on our community homepage to begin, and make note of the non-refundable application fee associated with completing your application.

**Parking:** We offer assigned parking spaces within our parking structure. Additional parking is available at \$50 per spot. There is also parking for guests.

## FAQ

**Qualifying for the Essential Housing Program:** Please refer to the 'What's My Rent Chart' on our [website](#) for information on whether you qualify.

**Furnished & Corporate Units:** Currently not offered.

**Office Hours:** Current hours of operation can be viewed [online](#).

<b>Schools:</b>	<b>Elementary</b> Dublin Elementary Leo R. Croce Elementary	<b>Middle School</b> Wells Middle	<b>High School</b> Dublin High
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