



Luxury living in  
Livermore, CA



## Live local, without sacrifice.

At The Arbors, you'll find a community where well-curated one and two-bedroom apartments in Livermore, CA, blend with relaxing amenities designed to help you unwind after an action-packed day in Livermore Valley. Our pet-friendly community is minutes away from world-class wineries, endless outdoor activities, concert venues, and downtown Livermore.

Arrive home to recently renovated apartment and enjoy exceptional amenities - such as our sparkling pool, tennis courts, or state-of-the-art fitness center.



# COMMUNITY

## amenities

(925) 303-4287

- State-of-the-art fitness center
- Year-round pool & spa
- Easy access to bike trails
- Convenient retail & restaurants
- Basketball & tennis courts
- Sprawling green spaces & trees
- Pet-friendly



### Not to mention...

- Covered Parking Space
- Smoke-Free Community
- Assigned Parking Spaces
- Guest Parking
- Community Events/Classes
- Online Rent Payments
- Online Maintenance Requests
- Pet Friendly
- Night Patrol
- Playground
- Smart Locks via Latch
- Flexible Payments via Flex

Live in the heart of Livermore Valley just minutes from world-class wineries, endless outdoor activities, concert venues, and Downtown Livermore's dining scene.



Greystar California, Inc. DBA Greystar  
Broker License No. 1525765

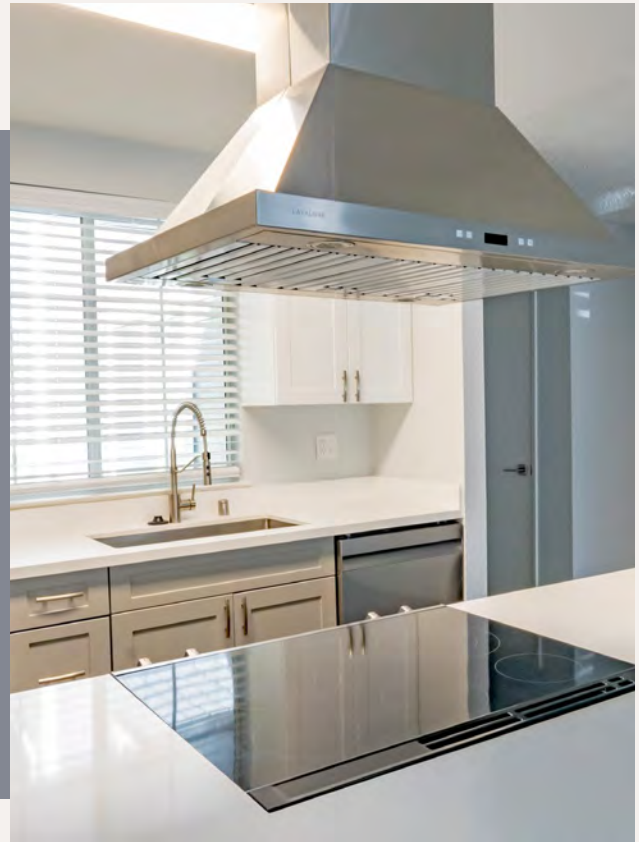
**GREYSTAR**



# APARTMENT amenities

(925) 303-4287

- Granite countertops
- Kitchen islands for extra counter space
- Large windows flowing with natural light
- Abundant parking for residents & guests
- Energy-efficient appliances
- Personal balcony or patio
- In-unit washer & dryer



## Not to mention...

- Large Closets
- Storage Space
- Window Coverings
- Hard Surface Flooring
- Amazing Views
- Dishwasher
- High Speed Internet Access
- Carpeting in Bedrooms
- Refrigerator
- AC & Central Heat
- Hardwood Floors
- Cable/Satellite
- Fireplace

With energy-efficient stainless steel appliances, granite kitchen island space, and plenty of parking to go around, your dinner parties will be divine.



# 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. To access the screening process, please visit our [PetScreening](#) link.

**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 \$200 per spot. There is also parking for guests.

**Background Checks:** A credit report and criminal background check will be required for each applicant.

## 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](#).

**Assigned Schools:** Bahia Vista & San Pedro Elementary Schools, James B Davidson Middle School, San Rafael High School