



Luxury living in Fairfield, CA



Live local, without sacrifice.

Situated on the edge of the 633-acre Rockville Park, Verdant at Green Valley features one, two, and three-bedroom apartment homes in Fairfield, CA. Minutes from 80, 680, and the 12, we're the perfect location for commuters and nature lovers alike.

Our game room with billiards table, community garden, outdoor fireplace, dog park, hammock garden, and resort-style pool and spa will make your new home everyone's favorite place to be. Want to get your sweat on? We've got that covered too with our state-of-the-art fitness center and easy access to bike trails.



COMMUNITY amenities

(707) 398-2087

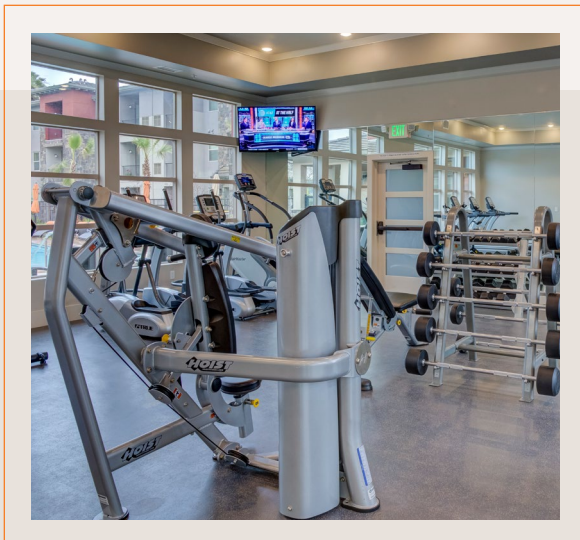
- Resort-style pool & spa
- Community garden
- Fireside lounging spaces
- State-of-the-art fitness center
- Clubhouse, game room, TV lounge
- Outdoor kitchen & picnic areas
- Easy access to bike trails
- Pet-friendly



Not to mention...

- Rooftop Lounge Area
- Tot Lot
- Bark Park
- Conference Room
- Parcel Lockers
- Courtesy Patrol
- Gated Community
- Controlled Access
- Pet Friendly
- Smoke-Free Community
- Professionally Managed Onsite
- Online Rent Payments
- Online Maintenance Requests
- Flexible Payments via Flex
- Direct Access Garages Available

Only minutes from retail and restaurants such as Safeway, Starbucks, Costco, Slanted Tree Kitchen & Taproom, Heretic Brewing Co., we've got you covered when it comes to convenience.



APARTMENT amenities

(707) 398-2087

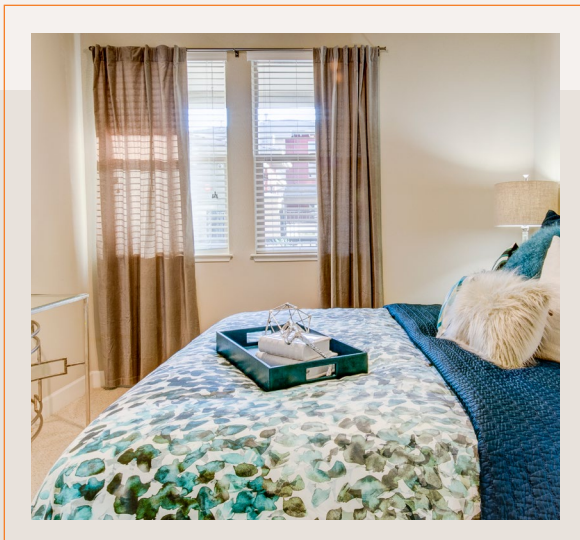
- 1, 2, & 3-bedroom floor plans
- Energy-efficient stainless steel appliances
- Abundant parking for residents & guests
- Smart locks & thermostats
- Personal balcony or patio
- In-unit full-load washers & dryers
- Large windows with natural light



Not to mention...

- Smart Locks
 - SmartRent
 - Large Closets
 - Air Conditioning
 - Central Heat
 - Carport & Garages
 - Reserved Parking
 - Ceiling Fan
 - Refrigerator
 - Dishwasher
 - Range
 - Disposal
 - Microwave
 - Window Coverings
 - Cable-Ready
 - Kitchen Backsplash*
- *select units

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



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. There is no pet deposit, but there is 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 several options for parking. We have carports for \$55/month, uncovered spaces for \$40/month, and garages for \$175-\$200/month. There is also spaces for guests.

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

Application & Deposit Fees: The application fee is \$55.58 per applicant, and you will also be asked to pay a holding deposit of \$200 upon submission of your application. The holding deposit will apply toward your total security deposit upon move-in. Our security deposits start at \$400 and are based on credit and your chosen floor plan size. Conditional deposits may be required and can be up to one month's rent. If you change your mind about living with us, your holding deposit is refundable up to 72 hours after you've submitted your application, not including days the office is closed. The application fee itself is non-refundable.

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: Suisun Valley Elementary (K-8), Angelo Rodriguez High School