

CASA ESTÍLO

A C T I V E L I V I N G

Welcome to Downtown Chula Vista, California

• FLOOR PLANS • SUITE DIMENSIONS • SITE PLANS • CREDIT CRITERIA*

ACTIVE LIVING COMMUNITY AMENITIES

Professional On-site Management
Nearby Shopping / Restaurants / Café
Tenant Payment and Maintenance Portal
Covered and Reserved Parking
Secured Bicycle Racks
Nearby Freeway Access - Interstate 5, 805, and 54
Easy Access to Public Transit
Complimentary Common Area WiFi
Electric Vehicle Charging Stations
Vista Lounge and Community Room / Entertainment Space
Activity Center
Game Room
Lounge Areas and Large Screen TV's
Communal Outdoor Fire-Pits and Water Feature
Outside Barbecue Areas
Dog Washing Station and Outdoor Pet Relief Zone
Outdoor Mail Center Featuring Luxer One Package Lockers
24 / 7 Fitness Center
Meditation and Yoga Studio
Outdoor Swimming Pool, Lounge Seating, and Covered Seating
Outdoor Al Fresco Dining, Putting Green, and Outdoor Recreational Space
Exercise Classes and Social Activities
On-site Café (Coming Soon)
Nearby Dry Cleaning Services
*2 Fully Furnished Guest Short Term Lease Units - *available storage lockers*

UNIT AMENITIES

Walnut Front Door Entrance to each Unit
*Spectacular Views of the Bay, Downtown and Local Mountains *select units*
Interior Lobby with 21ft Ceilings
Contemporary Stainless G.E. Kitchen Appliances Throughout
*Modern Kitchen Cabinets and Lighting Accents - *Floor to Ceiling Remote Blinds*
Fully Equipped Kitchen with Electric Appliances
Quartz Stone Kitchen Waterfall Countertops, Breakfast Bar, and Italian Tile Backplash
Composit Plank Flooring Throughout
Full Size Stackable Front Loading Washer / Dryer
*French Door Refrigerators with Filtered Water - *select units*
Garbage Disposal
*Spacious Patios - *select units*
High Speed Internet Access
*Communal Elevator Access & Stairwell Access / Home Elevator - *select loft style units*

**Unit amenities will vary, please see Leasing Specialist for details - *Limited number of affordable housing units available*



Location: 795 Third Avenue, Chula Vista - California 91910 | Phone: +1 619 614 4410 | Email: leasing@casaestilocv.com

Welcome to Casa Estilo

Thank you for selecting Casa Estilo for your premier luxury Active Living apartment rental.

At Casa Estilo, tenants will enjoy our open air "Piazza" welcoming into the double-height modern lobby where you will be greeted by our friendly staff members. Connect with our Leasing Specialists and view the beautiful model units, modern stainless appliances, and review all of the on-site property amenities. Take a walk outdoors to view the spacious BBQ areas, fire-pit seating areas, indoor and outdoor entertainment spaces like in the Game Room, Activity Center, and the upstairs Vista Lounge Community Room. Tenants have access to assigned covered parking, 24 hour on-site Management, nearby transportation, nearby stores and shopping, and an overall balance between active on-site recreational opportunities as well as the local stylish restaurant scene Downtown Chula Vista.*



If you think you deserve the best than you've come to the right place. Casa Estilo is Western Chula Vista's hottest new apartment community nestled between the San Diego Bay Front and the Third Avenue Village... this is active living at its finest! Just steps away from the Chula Vista Shopping Mall and located directly on H Street's rapid transit corridor, Casa Estilo is just a trolley ride away from Downtown San Diego's numerous dining and entertainment districts as well as other major San Diego destinations. Casa Estilo boasts both a tenant and pet friendly environment offering a dog run for your favorite K-9 companion. 'Al Fresco Dining' with several areas you can enjoy the fire-pit seating, putting green, and pool lounge seating. Utilize the on-site fitness center and yoga studio daily. Enjoy the sunset in the beautiful 'Vista Lounge Community Room' a space for residents to meet up with friends and family. Casa Estilo has modern luxuries along with a stellar location with stunning views of the bay, downtown, and local mountains.

The state-of-the-art apartment homes come standard with wood plank composit flooring, stainless steel appliances, in-home stackable washer and dryers, quartz waterfall counter tops, high speed internet, Italian stone tile backsplashes, and vaulted ceilings *in select units. Each tenant may add ceiling fans and one or two of the designer pre-chosen accent wall color options. **Leasing has begun - 795 Third Avenue - Chula Vista, CA 91910.** Be sure to call ahead to schedule your one-on-one appointment our Leasing Specialists are standing by.

**Affordable Housing 1-2 Bedroom Units now closed - exclusions applied, speak with a Leasing Specialists for details*

CASA ESTILO
ACTIVE LIVING

Location; 795 Third Avenue, Chula Vista, CA 91910 P. +1619 614 4410 Email; leasing@casaestilocv.com







RESIDENCE A.

2D FLOOR PLAN

Studio Unit, Balcony

459.13 sq.ft.

24 Units Total

UNITS & LEVELS

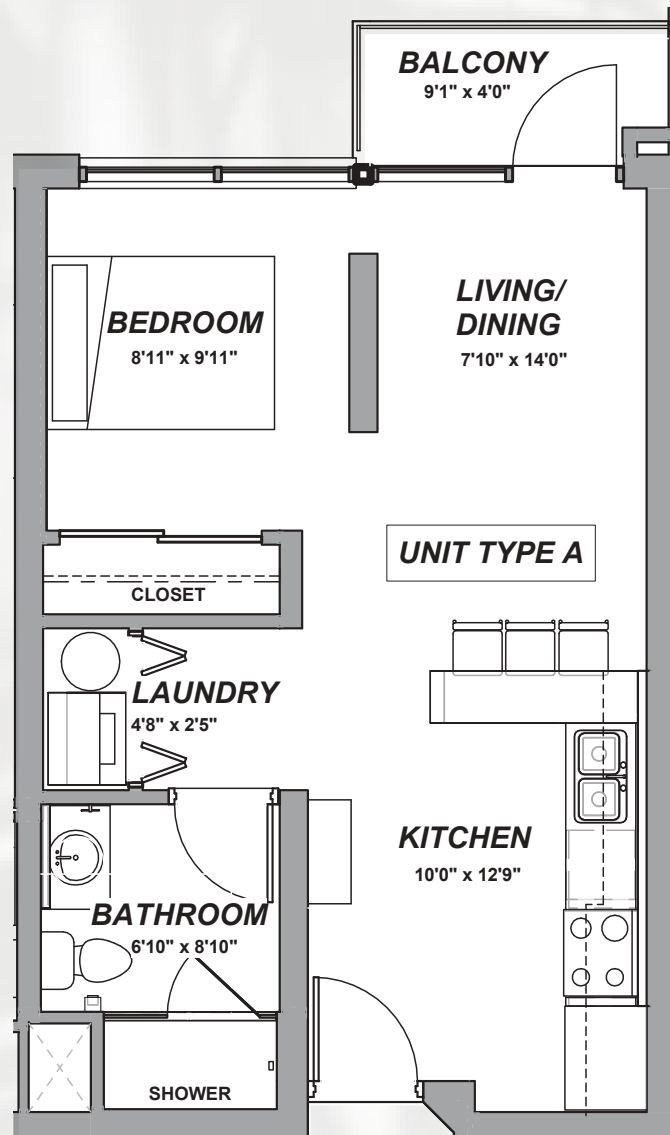
1st Level: 103, 108, 112, 116

2nd Level: 210, 214, 215, 216, 221, 224

3rd Level: 310, 314, 315, 316, 321, 324

4th Level: 410, 414, 415, 416, 421, 424

5th Level: 521, 524



CASA ESTÍLO

A C T I V E L I V I N G



ROYAL
PROPERTY MANAGEMENT GROUP, INC.

795 THIRD AVENUE

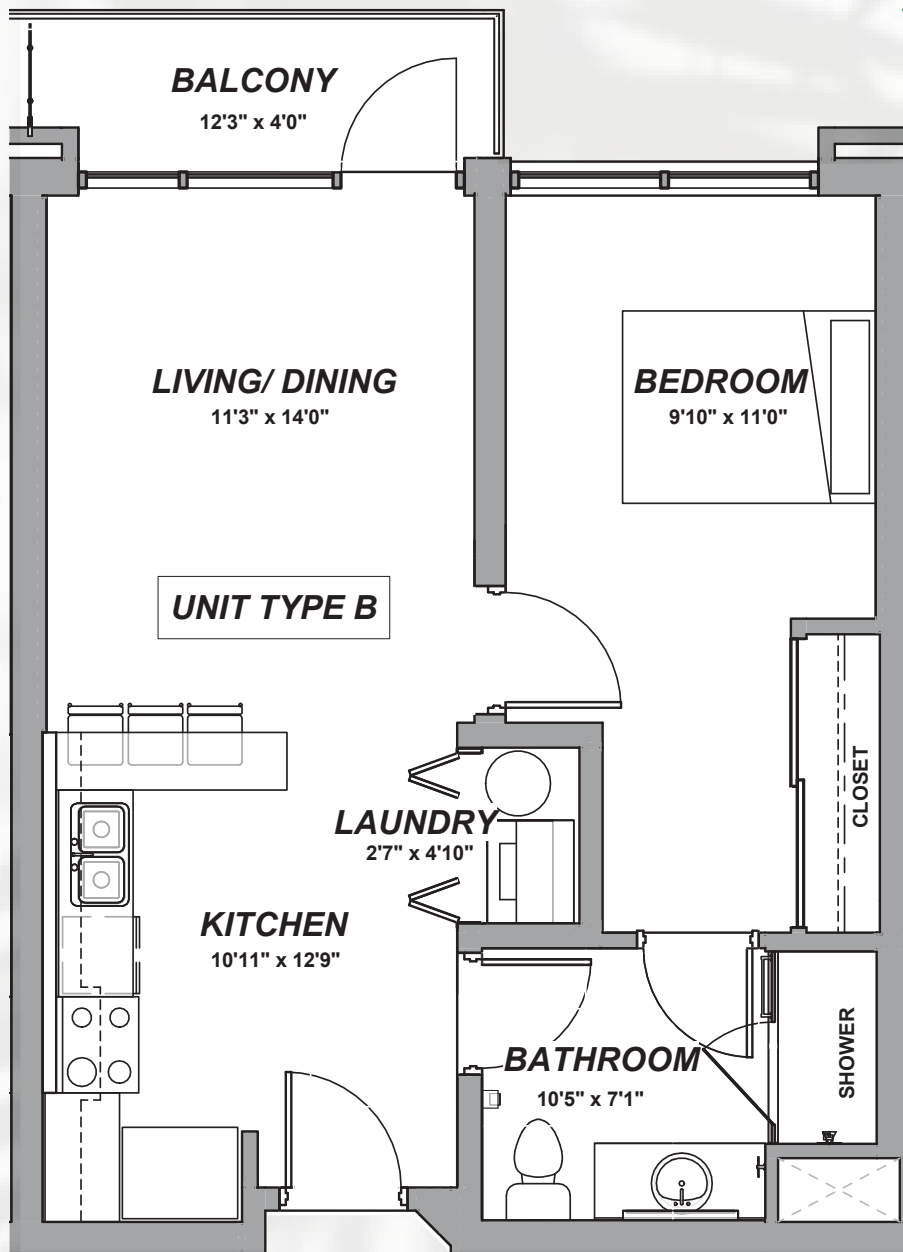
CHULA VISTA, CALIFORNIA 91910

+1 619 614 4410

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The management company Royal Property Management Group, Inc. for Casa Estílo comply fully with the provisions of the Equal Housing Opportunity laws and nondiscrimination laws. The Apartment Homes have been designed and constructed to be accessible in accordance with these laws. The floor plans, and elevations are approximate and should not be relied on for exact dimensions. Affordable Housing 1-2 Bedroom units available - some exclusions do apply, see Leasing Specialist for details. A limited number of affordable units are available.

RESIDENCE B.



2D FLOOR PLAN

1 Bedroom Unit, Balcony

573.10 sq.ft.

71 Units Total

UNITS & LEVELS

1st Level: 101, 102, 104, 106, 107,
110, 111, 113, 114, 115, 117

2nd Level: 201, 202, 204, 206,
208, 209, 212, 213, 217, 218, 219,
220, 222, 225, 226, 227, 228

3rd Level: 301, 302, 304, 306,
308, 309, 312, 313, 317, 318, 319,
320, 322, 325, 326, 327, 328

4th Level: 401, 402, 404, 406,
408, 409, 412, 413, 417, 418, 419,
420, 422, 425, 426, 427, 428

5th Level: 501, 504, 506,
508, 513, 517, 519, 526, 528



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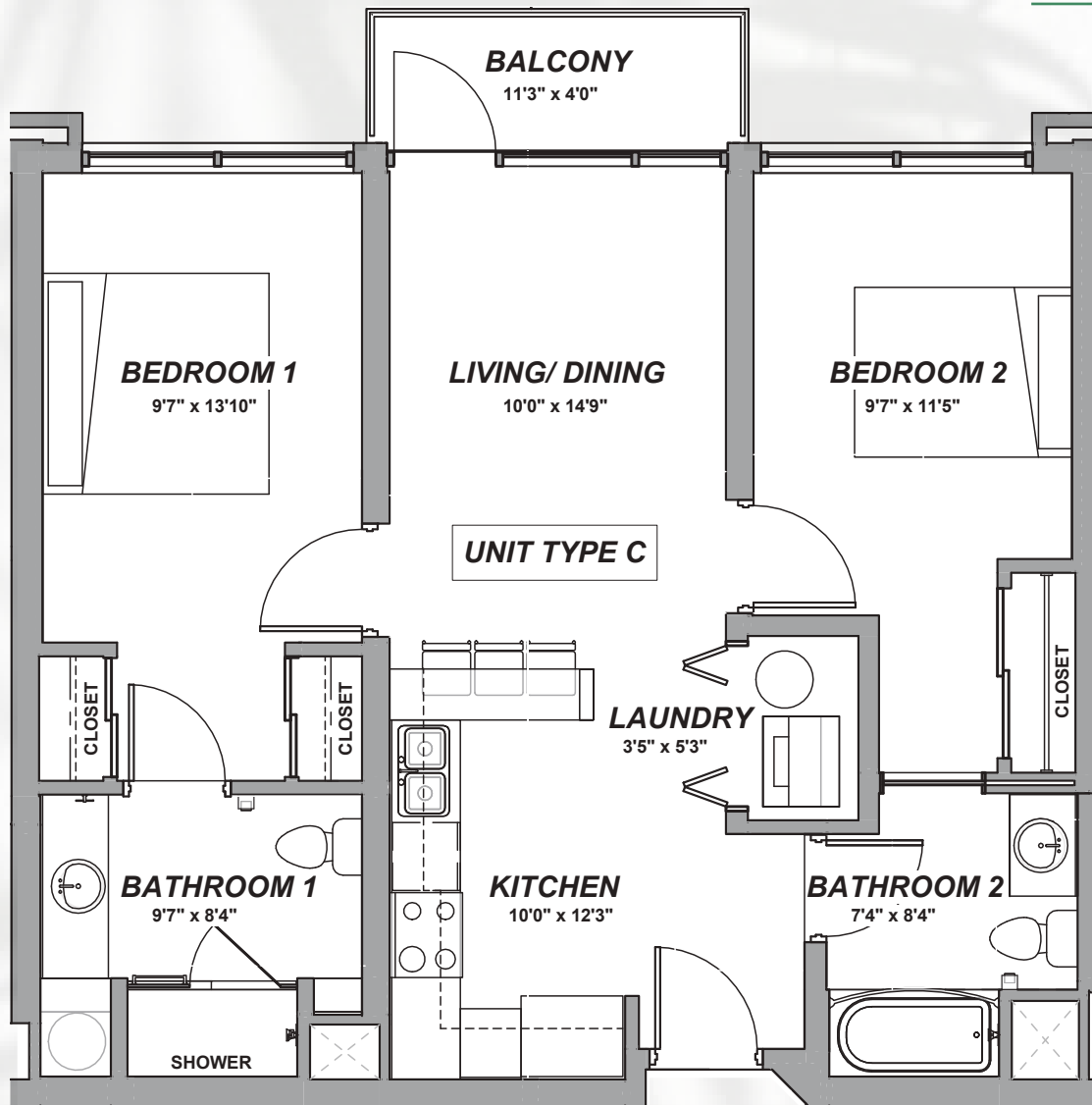
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RESIDENCE C.



2D FLOOR PLAN

2 Bedroom Unit, Balcony

803.45 sq.ft.

16 Units Total

UNITS & LEVELS

1st Level: 109

2nd Level: 203, 205,
211, 229

3rd Level: 303, 305,
311, 329, 331

4th Level: 403, 405,
411, 429, 431

5th Level: 511



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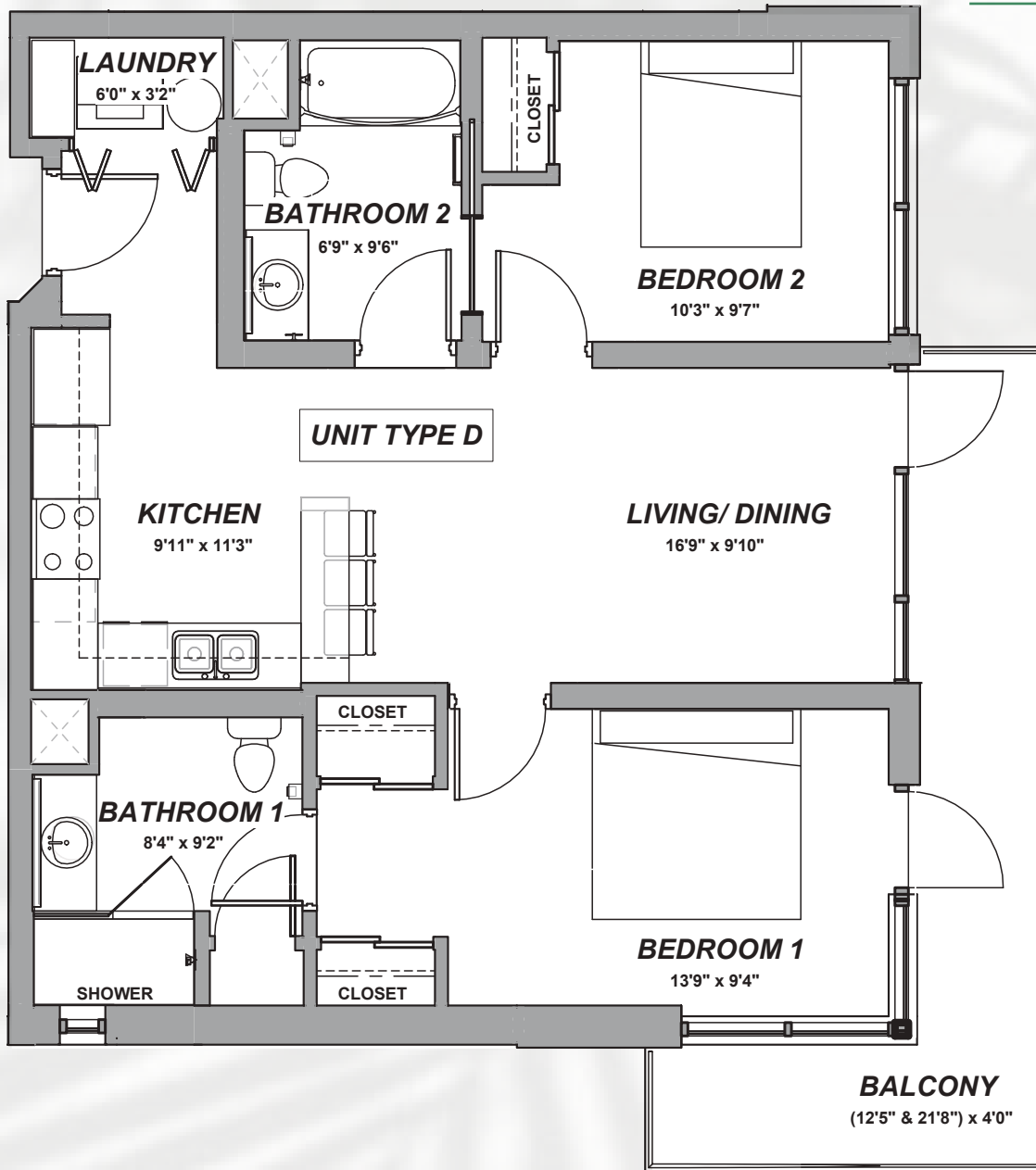
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RESIDENCE D.



2D FLOOR PLAN

2 Bedroom Unit, Balcony

794.46 sq.ft.

5 Units Total

UNITS & LEVELS

1st Level: 105, 106

2nd Level: 207

3rd Level: 307

4th Level: 407



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RESIDENCE E.

2D FLOOR PLAN

2 Bedroom Unit

809.54 sq.ft.

4 Units Total

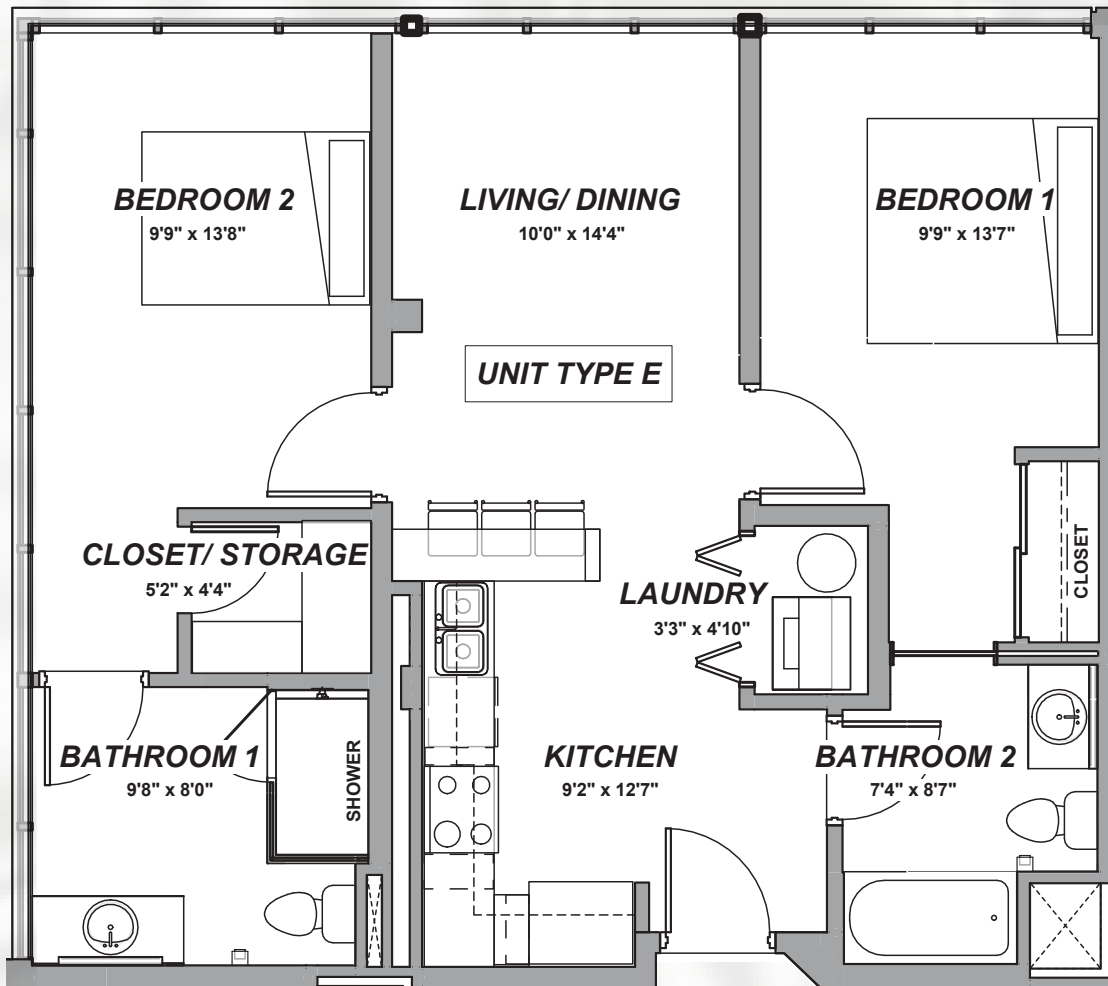
UNITS & LEVELS

2nd Level: 230

3rd Level: 330

4th Level: 430

5th Level: 530



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RESIDENCE F.

2D FLOOR PLAN

2 Bedroom Unit, Balcony

800.18 sq.ft.

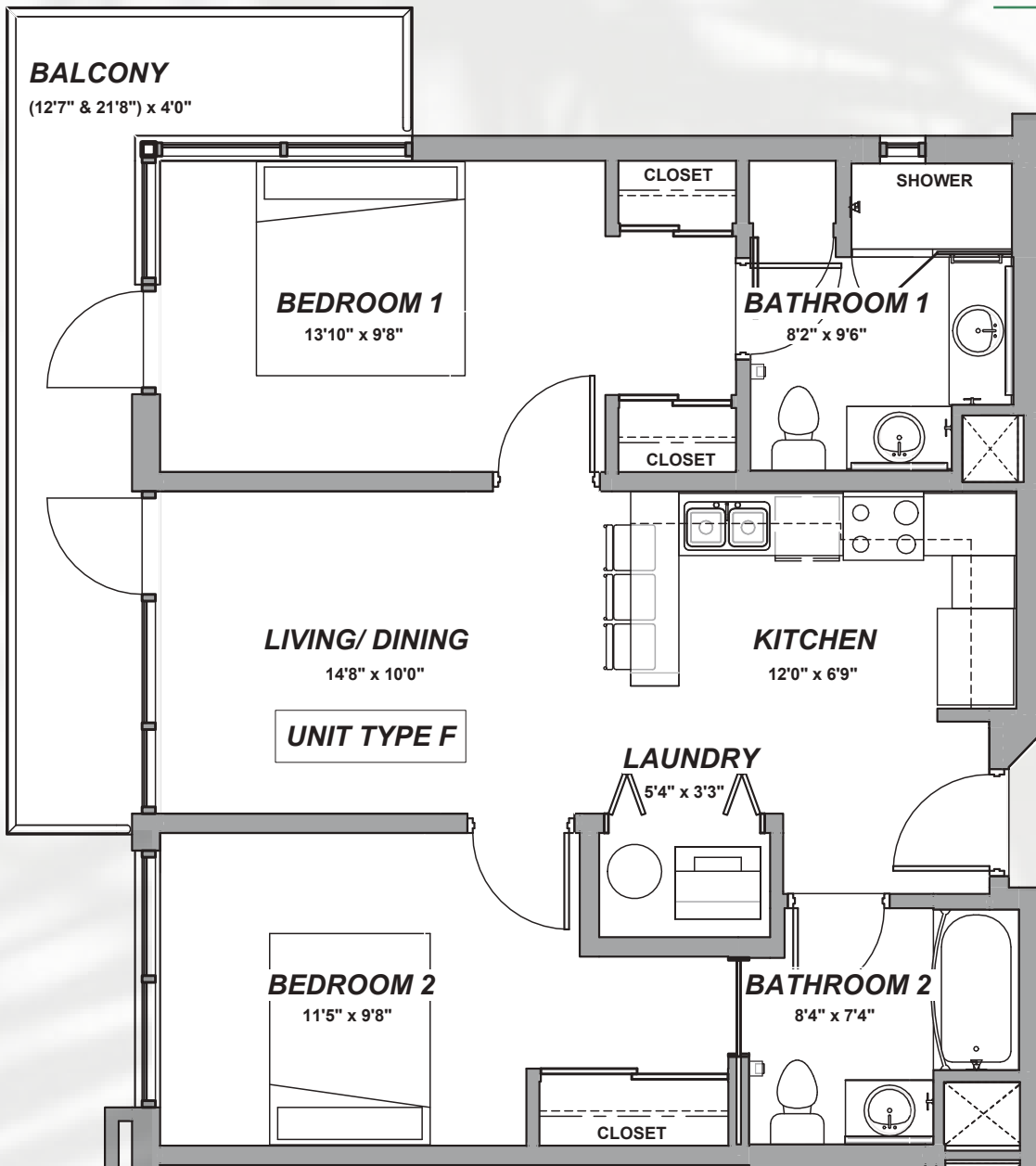
3 Units Total

UNITS & LEVELS

2nd Level: 223

3rd Level: 323

4th Level: 423



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UNIT TYPE G.

2D FLOOR PLAN

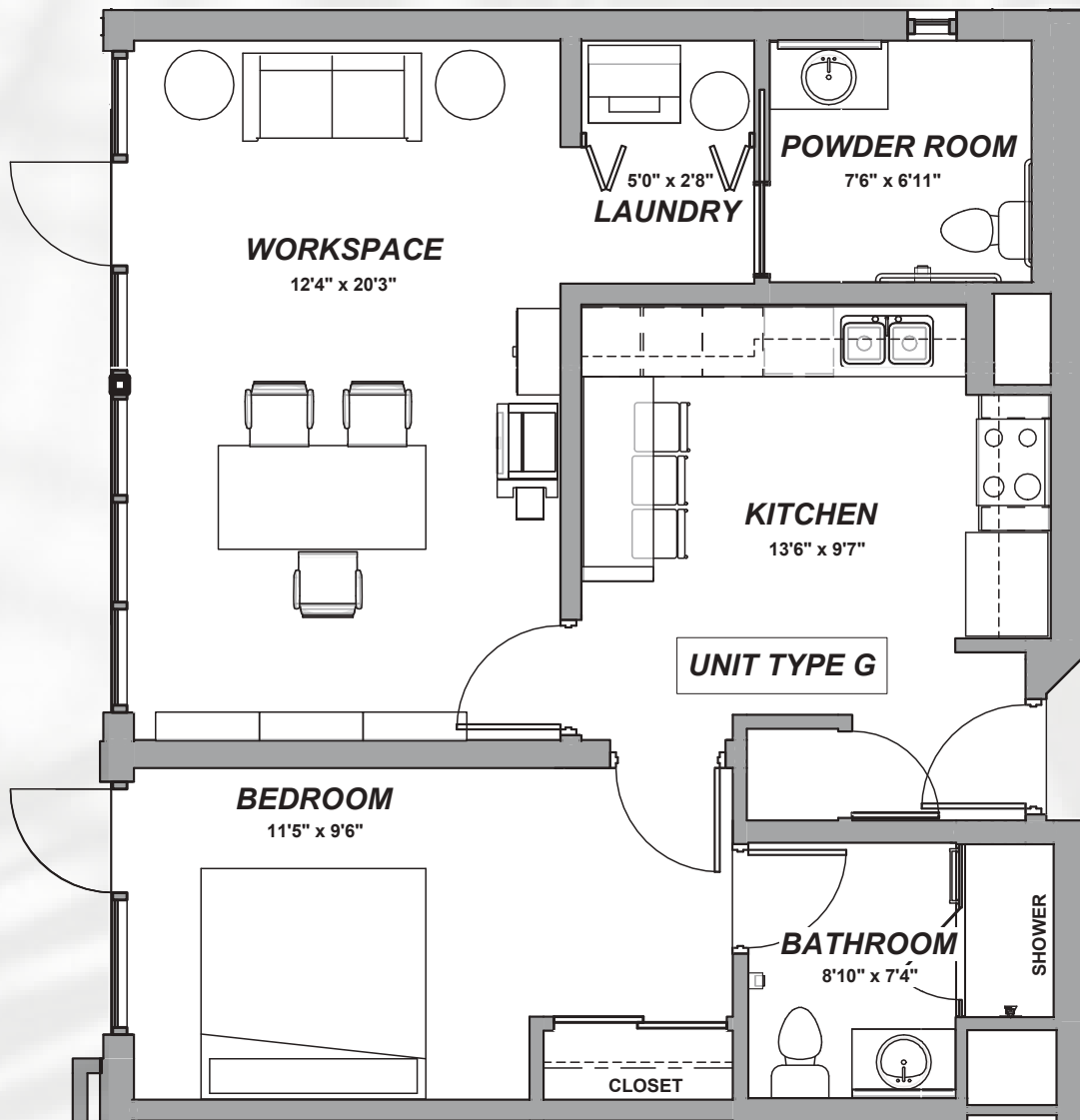
Shopkeeper Unit

792.78 sq.ft.

2 Units Total

UNITS & LEVELS

1st Level: 118, 119



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RESIDENCE A-L.

2D FLOOR PLAN

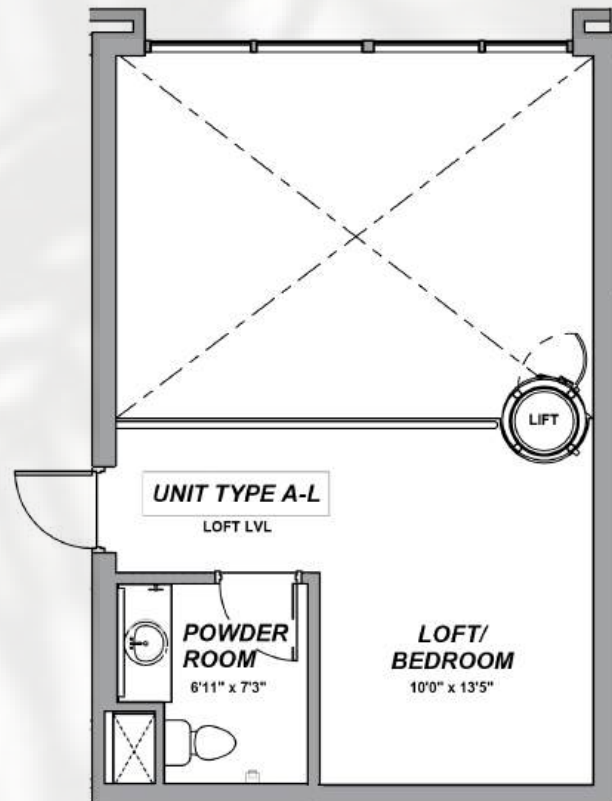
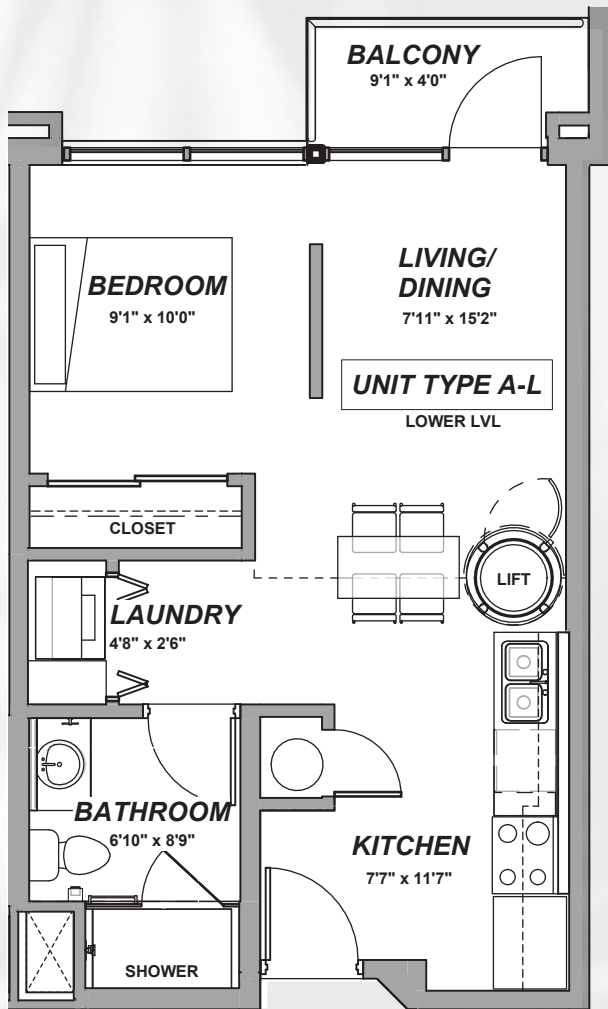
Studio + Loft Unit, Balcony

694.17 (459.95 + 234.22) sq.ft.

4 Units Total

UNITS & LEVELS

5th + 6th (loft) Level: 510, 514, 515, 516



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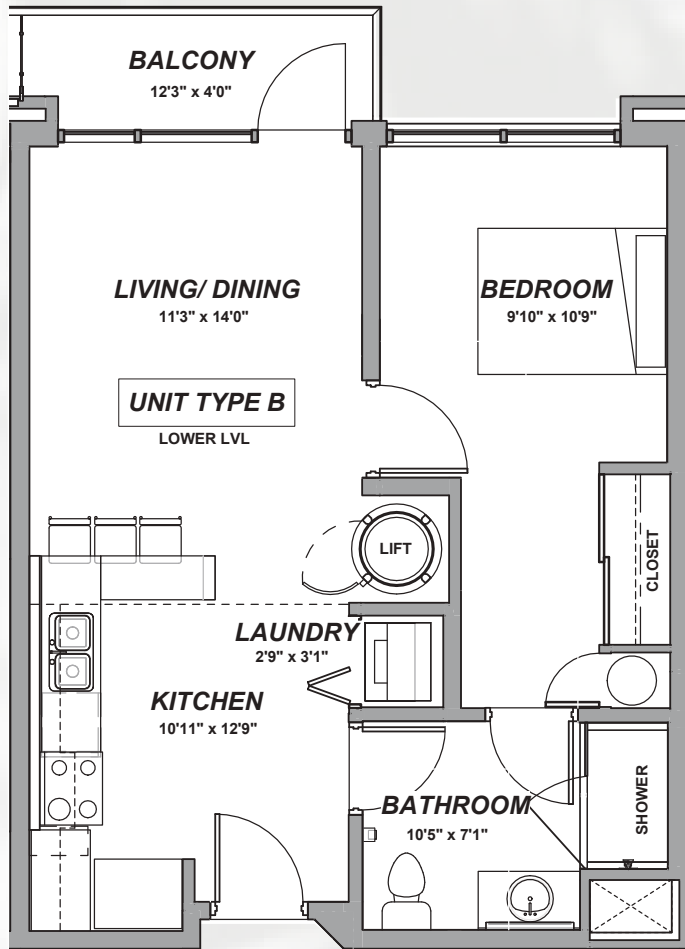
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RESIDENCE B-L.

2D FLOOR PLAN

1 Bedroom + Loft Unit, Balcony

846.29 (573.29 + 273) sq.ft.

854.02 (573.29 + 280.73) sq.ft.

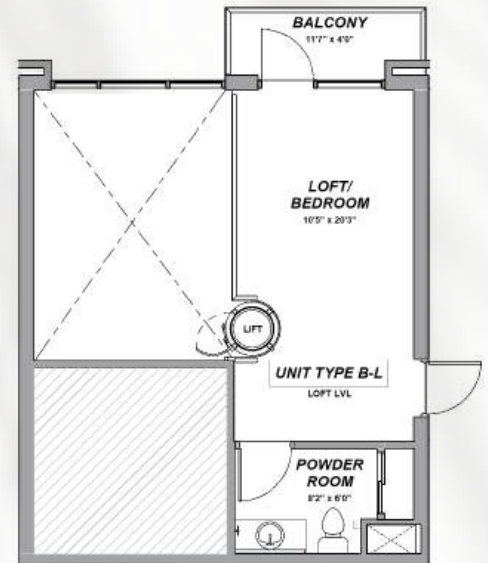
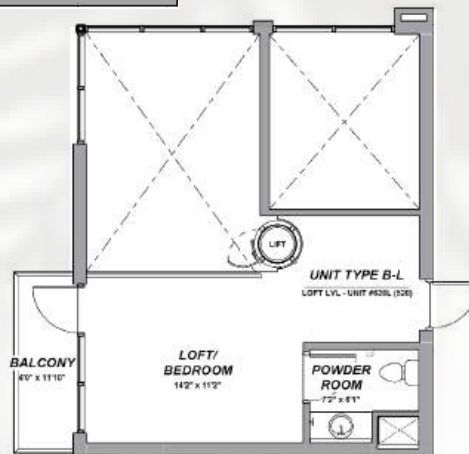
(+loft variation for unit #509)

8 Units Total

UNITS & LEVELS

5th + 6th (loft) Level: 502, 509, 512,

518, 520, 522, 525, 527



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RESIDENCE C-L.

2D FLOOR PLAN

2 Bedroom + Loft Unit, Balcony

1066.70 (804.41 + 262.69) sq.ft.

1145.71 (804.41 + 341.30) sq.ft.

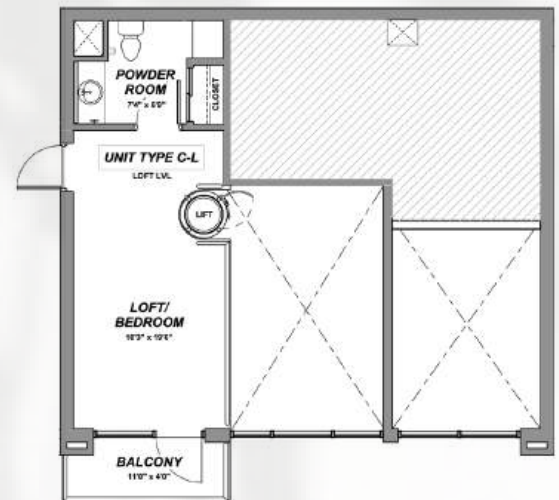
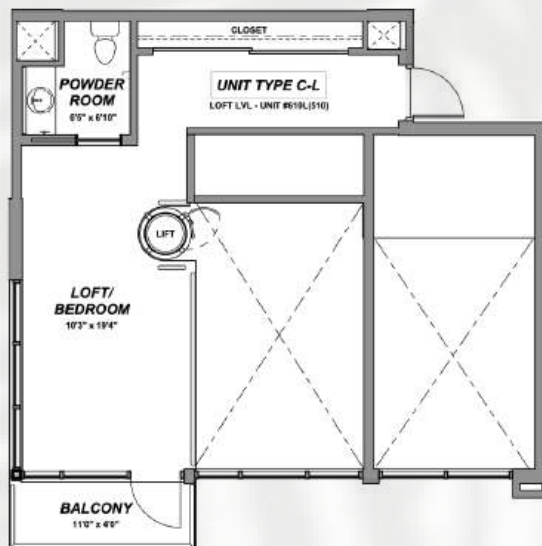
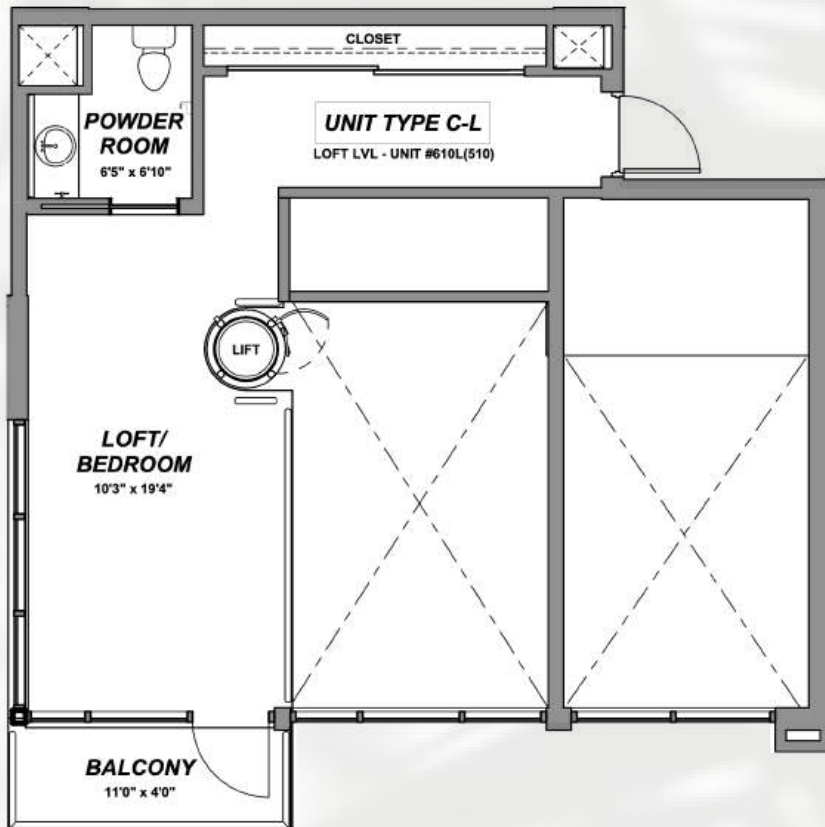
(+loft variation for unit #531)

4 Units Total

UNITS & LEVELS

5th + 6th (loft) Level: 503, 505,

529, 531



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RESIDENCE D-L.

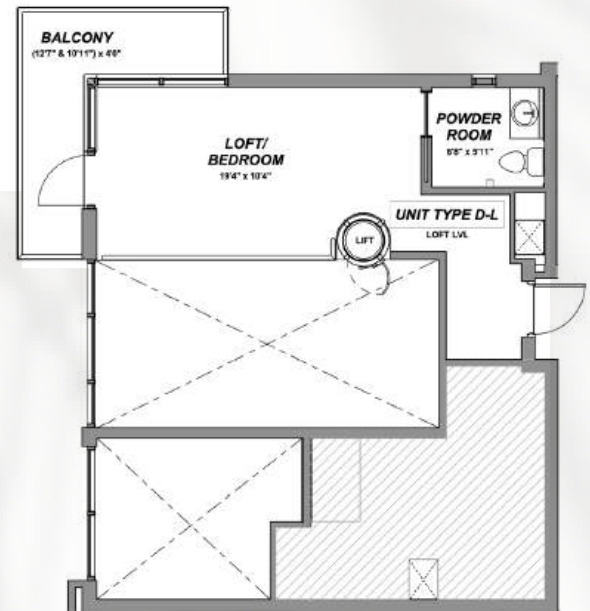
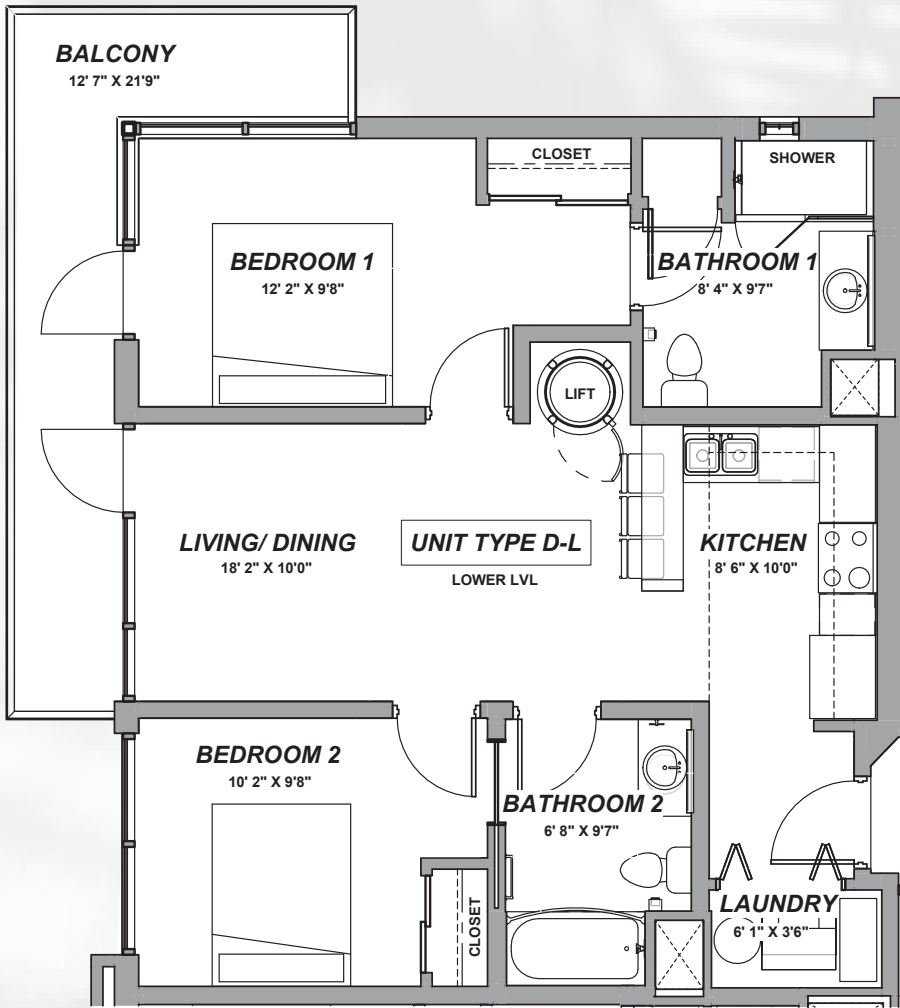
2D FLOOR PLAN

1 Bedroom + Loft Unit, Balcony
1094.89 (798.87 +296.02) sq.ft.

2 Units Total

UNITS & LEVELS

5th + 6th (loft) Level: 507, 523



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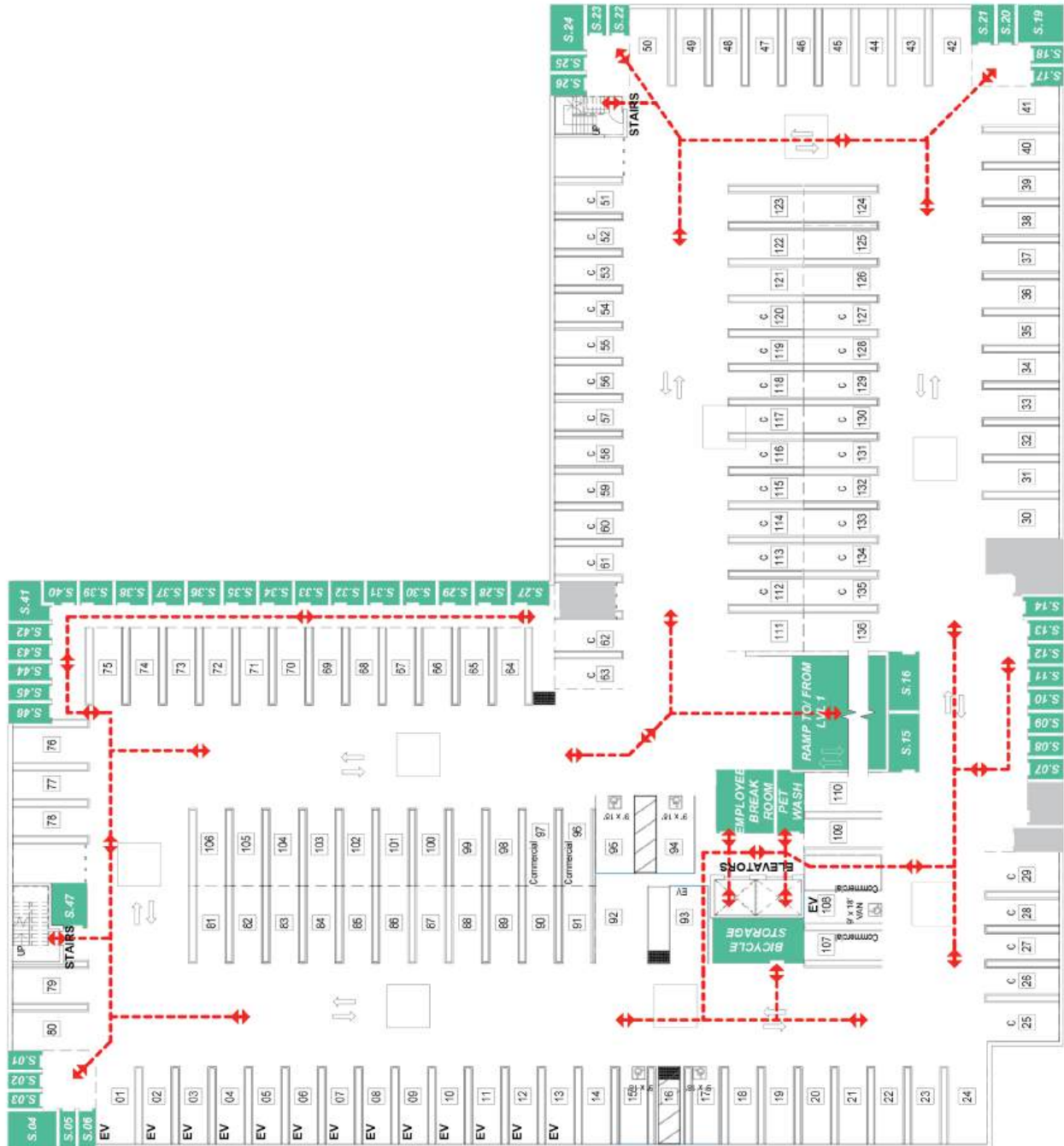
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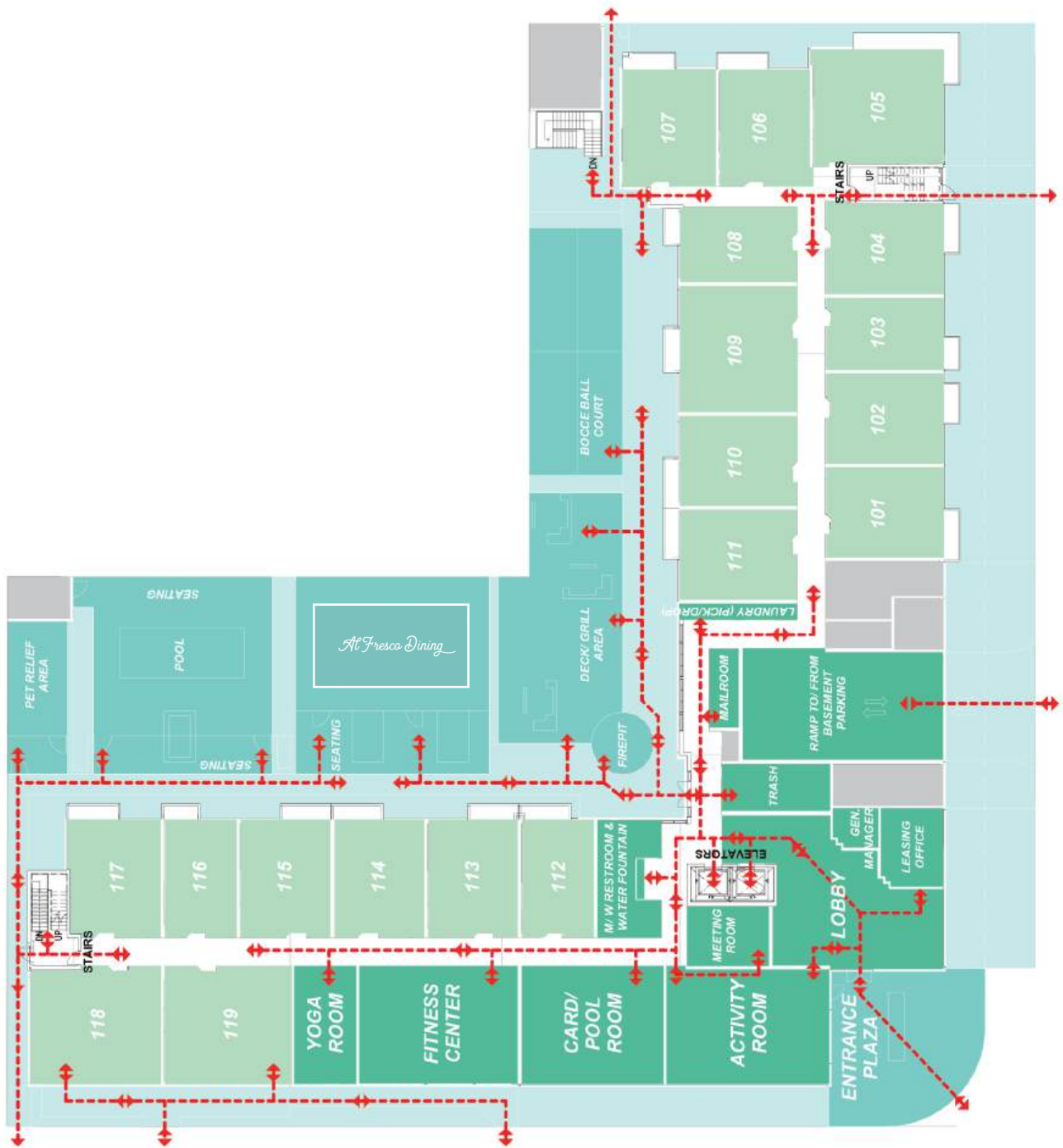
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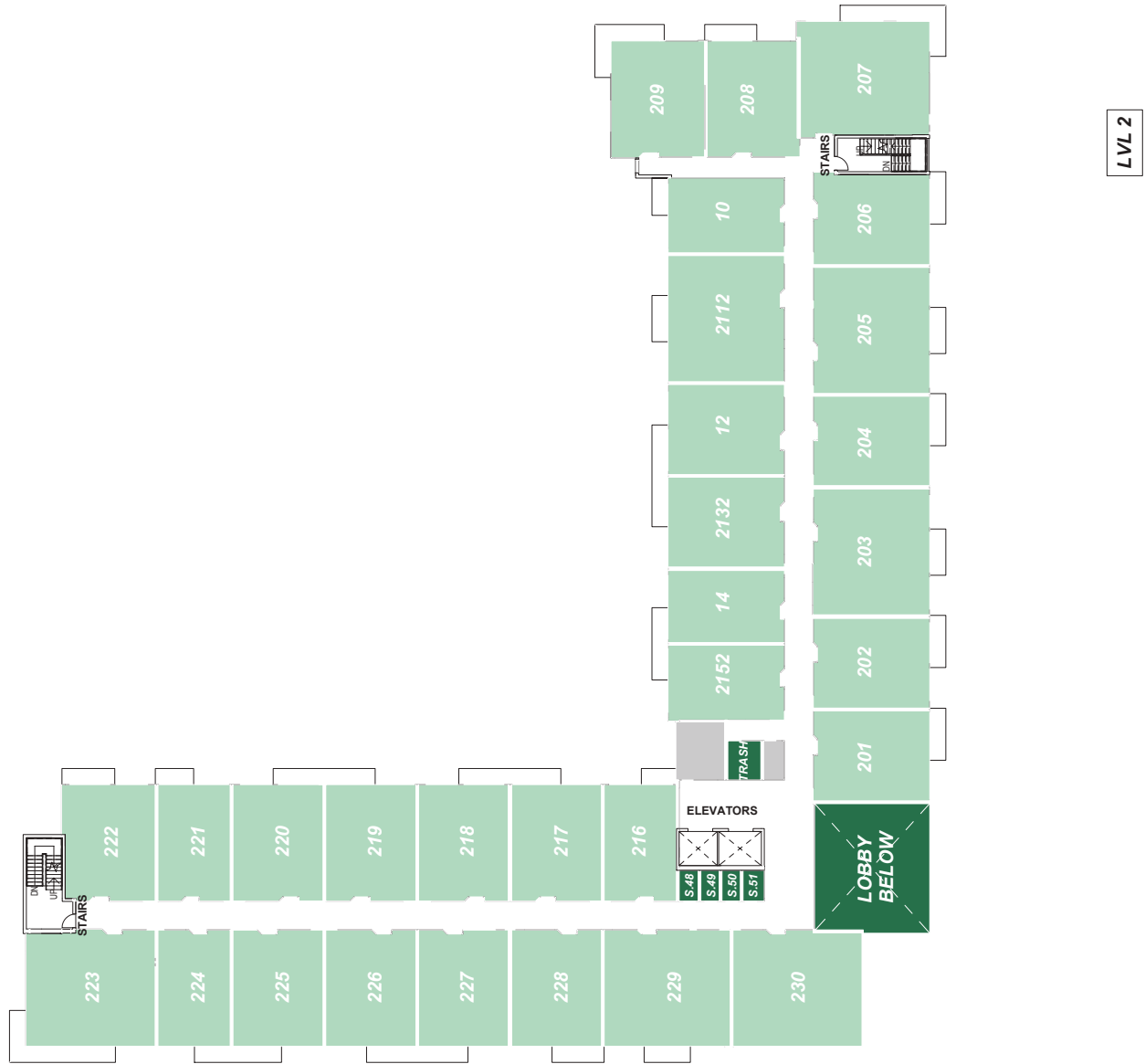
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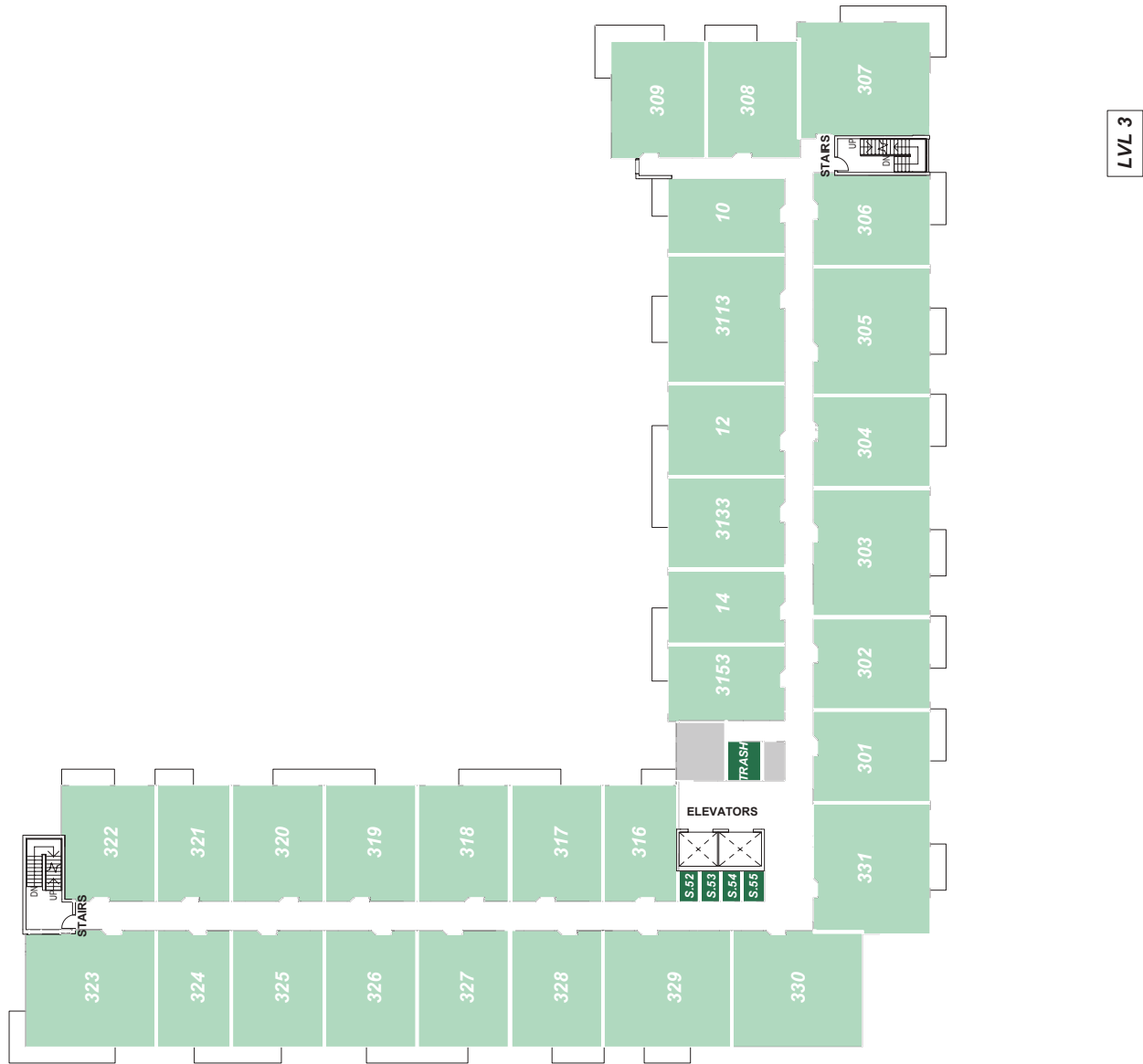
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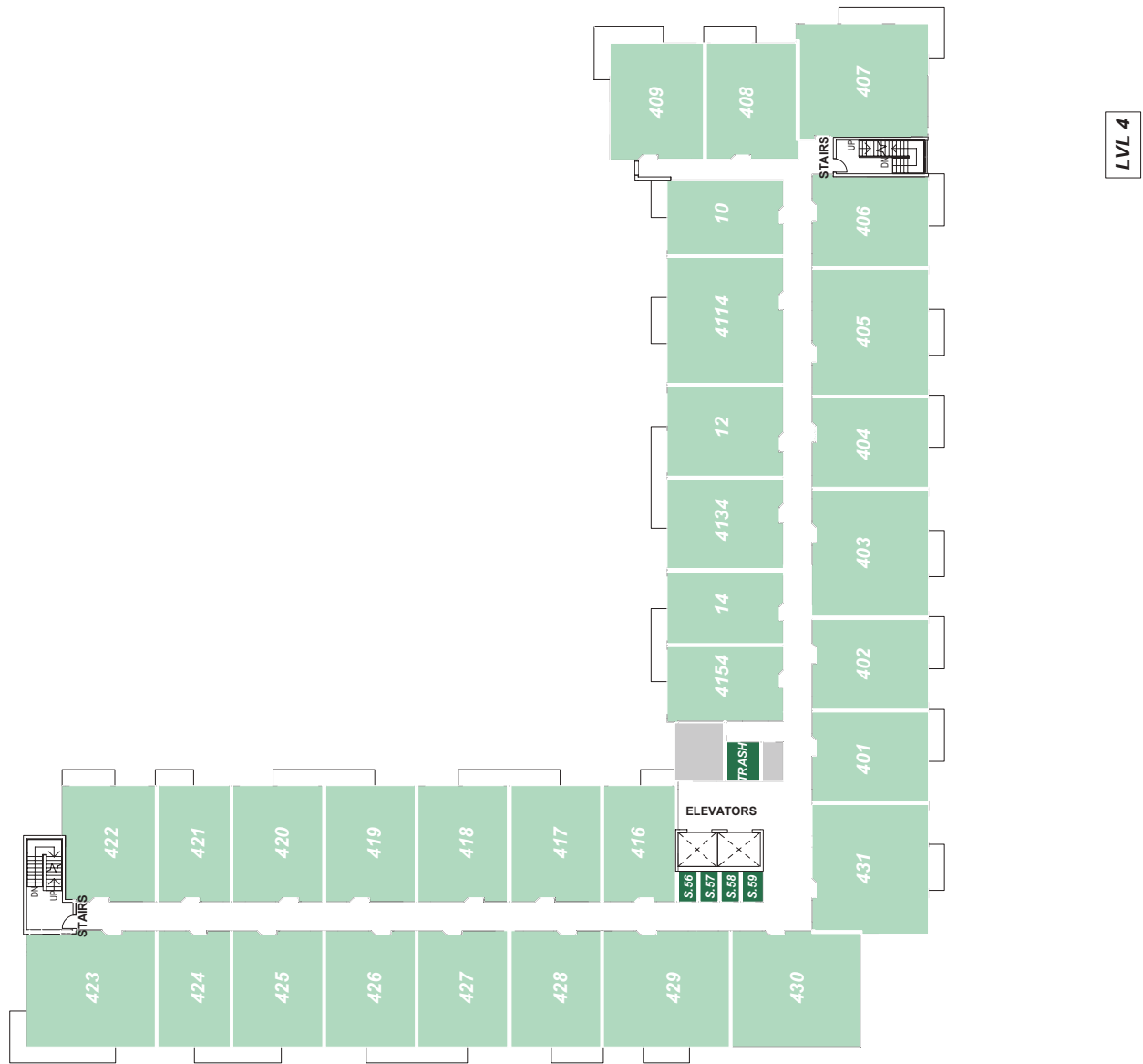
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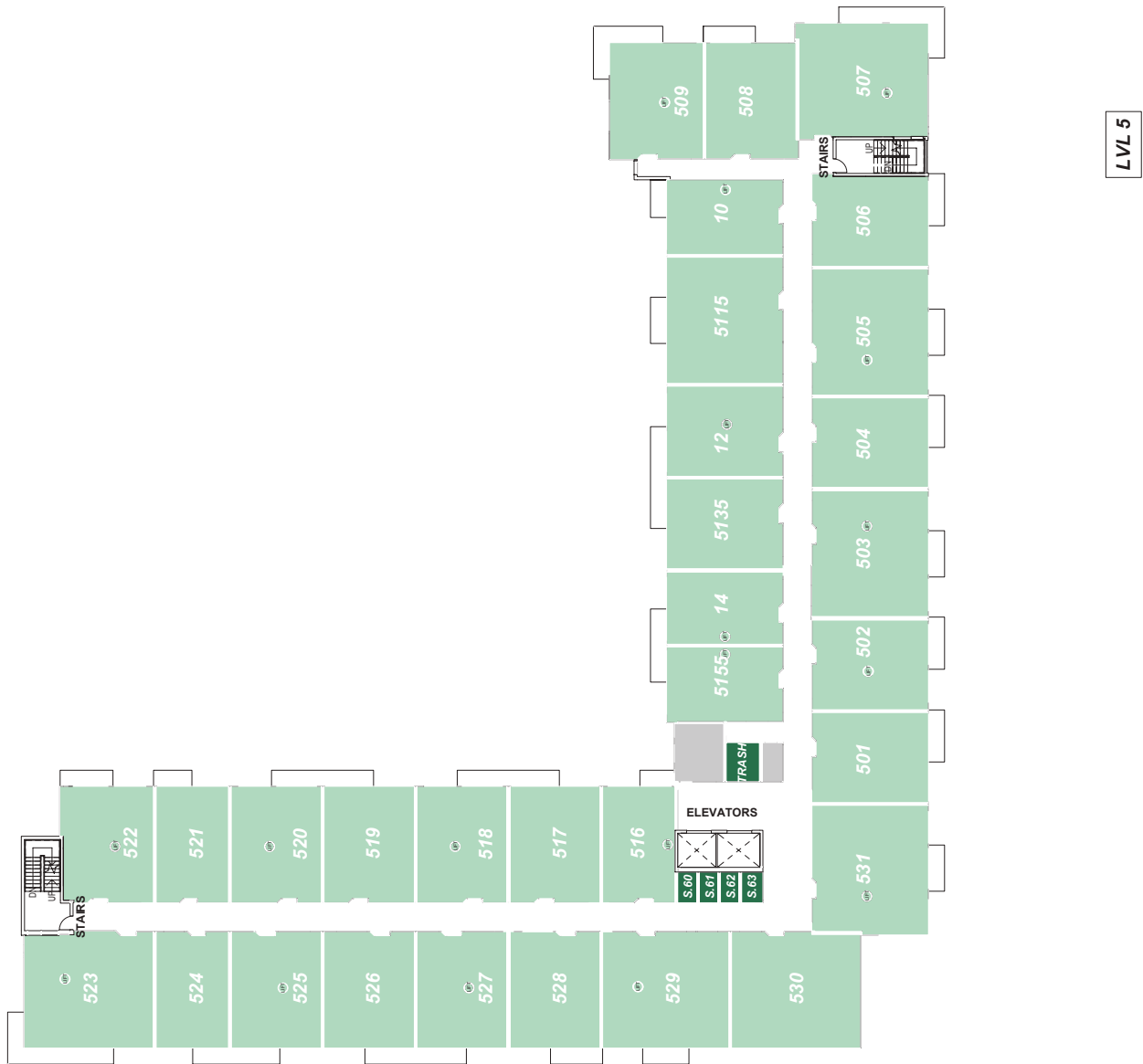
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Membership Perks

At Casa Estilo you become a member and belong to a rich community that has incredible benefits, such as the high-rise Vista Lounge Community Room... offering tenants the ability to relax while listening to local musicians and entertainment. Adding to more mingle time as you relax and watch the sunset, meet up with friends, other tenants or book this space for a special private event!

*See Leasing Specialist for more event information



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RESIDENT SELECTION/CREDIT CRITERIA PLAN*

PGS Partners, LLC d.b.a. - Casa Estílo Location 795 Third Avenue, Chula Vista, CA 91910 - (619) 614.4410

Resident Selection/Credit Criteria Plan*

Occupants Maximum Number of Occupants Per Apartment Home:

Studio 2 persons, 1 bedroom 3 persons, 2 bedroom 5 persons

One additional occupant allowed in a unit with a den or loft area.

Deposit/Fees

There is a holding deposit of **\$100**. This deposit is required as a holding fee at the time the apartment is reserved. This holding fee is refundable if the application is not approved by management or cancelled by the applicant WITHIN SEVENTY-TWO (72) HOURS of the date of application. Holding fee checks will be deposited after seventy-two (72) hours. Based on income, credit and rental history, applicants may be required to pay an additional security deposit of up to 2x the market rental rate. Should your application be declined, your holding deposit will be refunded via check within twenty-one (21) days. A **\$50** non-refundable application fee is required per person, regardless of marital status.

Parking

All parking spaces are pre-assigned and cannot be changed.

Income

Combined gross monthly household income must exceed 2.5x the monthly rental amount. Applicants must be able to provide verification of at least three (3) consecutive months' of current combined income for the household. All legal, verifiable income will be considered. Employed applicants must provide pay stubs for the three (3) most recent months. Letters of employment are accepted if dated within 30 days of application date. Self-employed applicants must verify their work/business address (e.g., by providing company letterhead, business card, etc.) and provide the previous years' income tax return (with Schedule C) or other sufficient verification of income. Other sufficient verification includes, but is not limited to:

Three (3) months' of current bank statements; or copies of checks or other forms of payment from applicant's clients over the past three (3) months; or

Third-party written statements, invoices, receipts, or expense reports detailing payments to or from the applicant over the previous three (3) months.

Applicants with pension and/or other retirement income must provide verification of such income. Examples of verification include, but are not limited to:

Three (3) months' of current bank or investment statements; or

Three (3) months' of Social Security payments; or

Three (3) months' of pension or other retirement income.

Applicants with other sources of income will be required to provide verification of same. Examples of verification include, but are not limited to:

Spousal support award orders, judgments or settlement agreements and proof that applicant has received spousal support payments for the three (3) most current months (e.g., bank statements, copies of checks, etc.); Verification from a government agency, account statements, bank statements, etc. showing receipt of government assistance, such as food stamps, welfare, social security disability, unemployment or other government-related assistance for the three (3) most current months; Any other documentation showing receipt of income from a legal source for the three (3) most current months.

Corporate Rentals

Corporate clients require business verification and letter of credit for initial application. PGS Partners, LLC dba Casa Estílo will require a corporate housing master lease and proof of insurance.

Rental History

Must have at least twelve (12) months of verifiable current third-party rental or mortgage payment history. Note: Applicants living with family members will not be considered as having third-party rental history. SKIPS, EVICTIONS, OR UNRESOLVED DEBTS TO A PREVIOUS LANDLORD will result in the application being declined. Home sales are verified. Applicants not having twelve (12) months of verifiable current rental or mortgage payment history, but who otherwise qualify, will be allowed to rent with an increased security deposit equal to two (2) months' rent for the apartment selected.

Credit History

The following credit history will result in a denial of the application: bankruptcies, judgments or tax liens that are less than 24-months old (unless applicant can show proof that a judgment or tax lien was satisfied or released). Any other derogatory credit rating that is less than 24-months old or that exceeds 20% negative accounts will require payment of an additional security deposit equal to two (2) months' market rent for the apartment selected.

Insurance

Proof of active renter's insurance policy is required at certain communities. The insurance policy must be active during the entire lease term, with all occupants named on the policy and the community listed as 'additional interested party' for the policy. Minimum policy amount required is \$300,000.00 per occurrence and \$300,000.00 aggregate. Policy is required prior to landlord releasing keys for the premises.



795 Third Avenue, Chula Vista - California 91910

Phone. +1 619 614 4410 Email. leasing@casaestilocv.com

Pets

This community is PET FRIENDLY and requires all pets to be screened and approved prior to move in. Please note this in advance as any attempt to 'hide' a pet or mislead the landlord by bringing a pet into the premises without approval will be considered a violation of your lease agreement and shall lead to termination of your tenancy. Assistive animals for persons with disabilities are not considered to be pets, but still require prior written approval by Landlord and copy of a verifiable doctor's note. Casa Estílo works in partnership with PooPrints, The DNA Solution for Dog Waste. We respectfully ask that you do your part as a responsible pet owner. This means that dogs must be on a leash at all times when outside and cannot be tied up and left out on patios without the owner being present. Your pets must be up-to-date on all vaccinations, including rabies vaccinations, and dogs must be licensed in the City of Chula Vista. As a pet owner, you are responsible for the actions of your pets and agree to hold the owners, management and employees harmless agreement and insurance requirements. You will be required to register your dog(s) using the PooPrints DNA Pet ID kit which will be provided to you and paid for by management upon approval of your application. Both the registration cost and DNA collection of the dog(s), are required within 5 days of moving in without exception. Pet Waste stations are provided throughout the community for properly disposing of your dog's waste. If you are not going to be near a pet waste station, be sure to bring your own means of cleaning up after your pet. If you do not register your dog with the PooPrints DNA Pet ID kit at move-in, you are subject to a \$100 fine. If you move in, and LATER get a dog and fail to register your dog within 48 hours of ownership with the PooPrints DNA Pet Id kit, you are subject to a **\$100** fine. If you do not clean up after your pet you are subject to a **\$150** reimbursement fee per occurrence. The Green DNA Dog Tag provided by PooPrints must be worn on your pet's collar to verify it's registered and allowed on our property at all times. There is a two (2) dog limit per household. Pet privileges will be revoked if there are any continual problems with your pet.

ALL DOG DNA TESTS MUST BE COMPLETED WITHIN 5 DAYS OF YOUR MOVE IN DAY. IF YOU HAVE MORE THAN ONE DOG, THE DOGS MUST BE SEPARATED FROM ALL DOGS AND THEY CAN NOT HAVE FOOD OR WATER FOR 1 HOUR PRIOR TO THE TEST.

Smoking

This is a NON SMOKING COMMUNITY. Smoking is NOT allowed anywhere in the community nor in or around the premises, including patios, balconies, parking and common areas. A material breach of the smoke-free obligations will be a material breach of the Lease Agreement and grounds for immediate termination of the tenancy at this community.

CASA ESTÍLO
ACTIVE LIVING

795 Third Avenue, Chula Vista - California 91910

Phone. +1 619 614 4410 Email. leasing@casaestilocv.com

CASA ESTÍLO

TENANT NAME: _____

MOVE IN DATE: _____ / _____ / _____

UNIT NUMBER: _____

CHOOSE THE LOCATION OF ACCENT WALL(S) – MAX 2 ROOMS:

ACCENT COLOR OPTIONS

BRAND: BENJAMIN MOORE
PAINT FINISH: EGG SHELL

LIVING ROOM
COLOR: _____

BEDROOM
(O2) COLOR: _____

BEDROOM
(O1) COLOR: _____

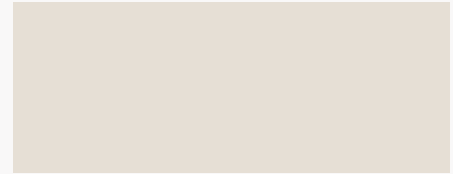
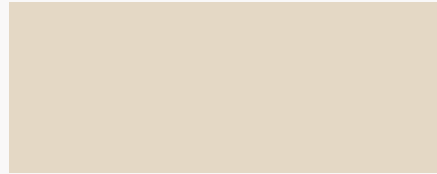
DEN / LOFT
COLOR: _____

***ONE ACCENT COLOR PER ROOM – PLEASE INITIAL NEXT TO COLOR CHOICE(S) – MAX 2 ROOMS:**

ALEXANDRIA BEIGE
HC-77

MANCHESTER TAN
HC-81

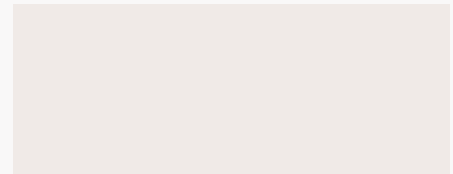
PALE OAK
OC-20



CITY SHADOW
CSP-60

COVENTRY GRAY
HC-169

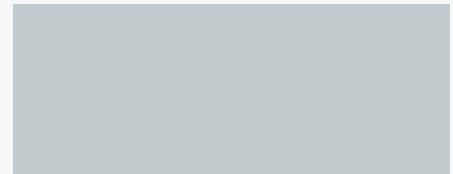
CALM
OC-22



MEDITERRANEAN TEAL
2123-10

AEGEAN TEAL
2136-40

SMOKE
2122-40



CEILING FAN COLOR OPTION

MONTE CARLO – ARMSTRONG 60 IN. INTEGRATED LED INDOOR MATTE WHITE CEILING FAN INCLUDES LIGHT KIT, DIMMER, AND REMOTE CONTROL – PLACEMENT IN LIVING ROOM, DEN OR BEDROOM(S) – SEE LEASING FOR PRICING AND QUANTITIES







CASA ESTÍLO CREDIT CARD AUTHORIZATION

The following credit card information is required even if paying by other methods of payment to serve as a guarantee of the damage deposit policy. However, the card will not be charge unless authorized by renter for any deposits, interims, additions or agreed to reimbursement amounts.

AUTHORIZATION FORM

Casa Estílo has my permission to charge the credit card for items indicated by _____ renter.

Name Listed On Credit Card: _____

Credit Card #: _____

Expiration Date: _____ Code (CVV2/CVV3): _____ Zip: _____

ADDITIONAL INFORMATION:

CASA ESTÍLO

A C T I V E L I V I N G

Casa Estílo Building Address: 795 Third Avenue, Chula Vista - California 91910

Pre-Leasing Office Address: Gateway Building (1) - 303 H Street, STE 200, Chula Vista - California 91910

Phone. +1 619 614 4410 Email. leasing@casaestilocv.com