

# Urbana

Urban Apartment Living

• FLOOR PLANS • SUITE DIMENSIONS • CREDIT CRITERIA\*

## COMMUNITY AMENITIES

*Professional On-site Management  
Nearby Freeways, Shopping, and Restaurants  
Tenant Payment and Maintenance Portal  
Covered and Reserved Off-Street Parking  
Nearby Freeway Access - Interstate 5, 805, and 54  
Easy Access to Public Transit  
Dog Washing Station  
Secured Bicycle Racks  
Electric Vehicle Charging Stations  
Complimentary Common Area WiFi  
Mail Room Featuring Luxer One Amazon Package Lockers  
24/7 Fitness Center and Water Feature  
Courtyard with Communal Fire Pits  
Clubhouse with Entertaining Space and Ocean Views  
Cave Lounge with Entertaining Space and TVs  
Roof-Top Skydeck with BBQs, Lounge Areas, and Large Screen TVs*

## NOW OFFERING REFERRAL REWARDS!

*\*Ask us how you can earn rewards today*

## APARTMENT AMENITIES

*Spectacular Views of the Bay  
Views of Downtown and Local Mountains  
Vaulted Ceilings\*  
Contemporary Fixtures Throughout  
Modern Kitchen Cabinets  
Fully Equipped Kitchen with Gas Range  
Quartz Counter Tops and Island Waterfall in Kitchens  
Glass Tile Backsplash  
Wood Plank Vinyl Flooring Throughout  
Full Size Stackable Front Loading Washer / Dryer  
Stainless Steel Frigidaire Kitchen Appliances (dishwasher, microwave, and stove)  
French Door Refrigerators with Filtered Water Dispensers  
Garbage Disposal  
Walk-in Showers\*  
Available Storage Lockers  
Freight Elevator for Large Furniture Deliveries  
Outdoor Patios\*  
Fiber Optic Internet Access Provided by AT&T - 1TB Upload/Download*

\*Vaulted ceiling heights and patio sizes will vary depending on particular floor plans - some units do not offer patio features. Walk-in showers will also vary on floor plan



**ROYAL**  
PROPERTY MANAGEMENT GROUP, INC.

License #01222095

*Location: 393 H Street, Chula Vista - California 91910  
Phone. +1 619 498 4720 Email. [leasing@urbanachulavista.com](mailto:leasing@urbanachulavista.com)*

# Welcome to Urbana

*Thank you for choosing Urbana for your premier urban apartment rental.*

*At Urbana, tenants will enjoy a welcoming secure lobby, modern amenities, state-of-the-art mailroom, modern appliances, roof-top sun deck, fire pits, indoor and outdoor entertainment areas, community barbecues, covered parking\*, 24 hour property management, nearby transportation, nearby stores and shopping, nearby schools, and an overall balance between recreational opportunities and hip restaurants.*



If you think you deserve the best than you've come to the right place. Urbana is Western Chula Vista's established modern apartment community nestled between the San Diego Bay Front and the Third Avenue Village... this is urban living at its finest! Just steps away from the Chula Vista Shopping Mall and located directly on H Street's rapid transit corridor, Urbana is just a trolley ride away from Downtown San Diego's numerous dining and entertainment districts as well as other major San Diego destinations.

Urbana boasts both a tenant and pet friendly environment offering a dog wash for your favorite K-9 companion and communal clubhouse, sky deck and cave for our residents to meet and unwind in. Urbana is proud to offer our tenants high end modern luxuries along with a stellar location with stunning views of the bay, downtown and local mountains.

At Urbana, we believe that the devil is in the details. All of our state of the art apartment homes come standard with wood plank vinyl flooring, kitchen island waterfalls, stainless steel appliances, in home stackable washer and dryers, quartz counter tops, high speed internet, tile backsplashes and vaulted ceilings.

Now **"Leasing"** 13 Month Lease Specials, see *Leasing Specialist for details!*

**URBANA**  
**URBAN APARTMENT LIVING**

*Location; 393 H Street, Chula Vista, CA 91910 P. +1 619 498 4720 Email; [leasing@urbanachulavista.com](mailto:leasing@urbanachulavista.com)*



RESIDENCE A1.

2D FLOOR PLAN

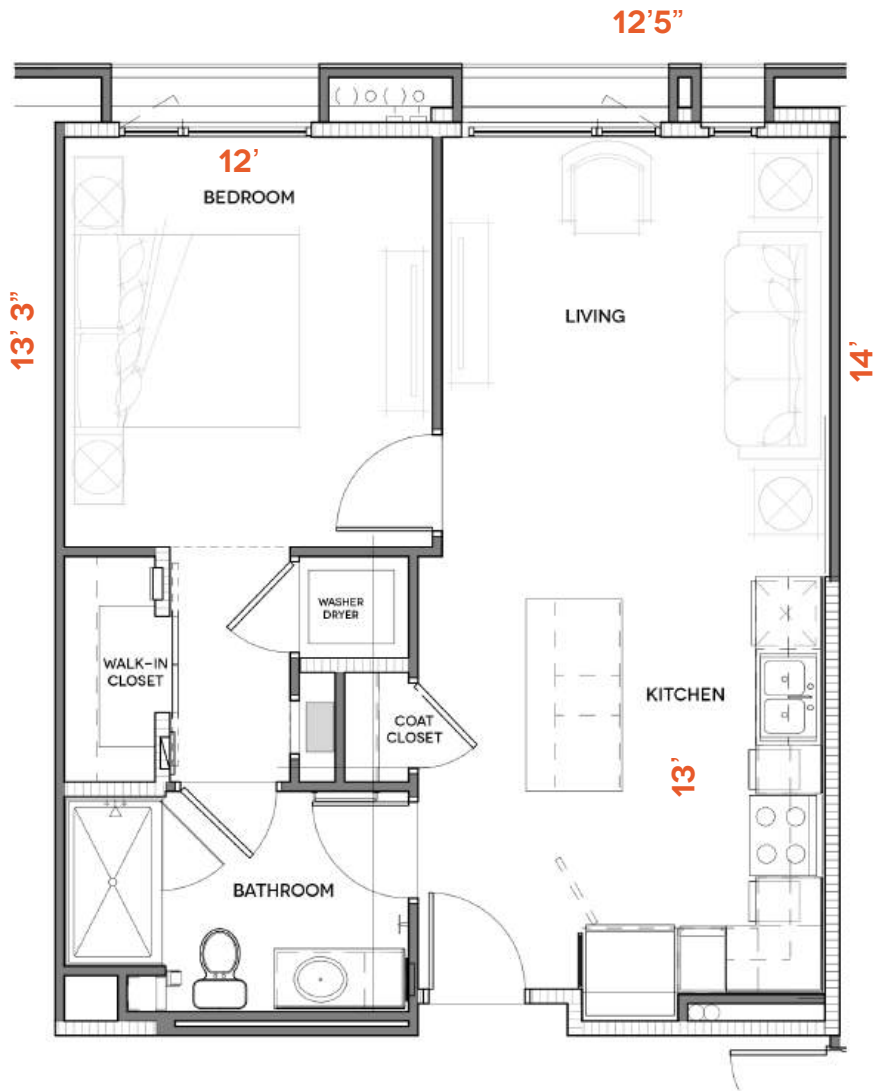
1 Bedroom, 1 Bathroom

645 - 762 sq.ft.

2 Units Total

Suite Numbers:

221, 321



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**URBANACHULAVISTA.COM**



The management company Royal Property Management Group, Inc. for Urbana 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.

## RESIDENCE A2.

### 2D FLOOR PLAN

1 Bedroom, 1 Bathroom

762 - 767 sq.ft.

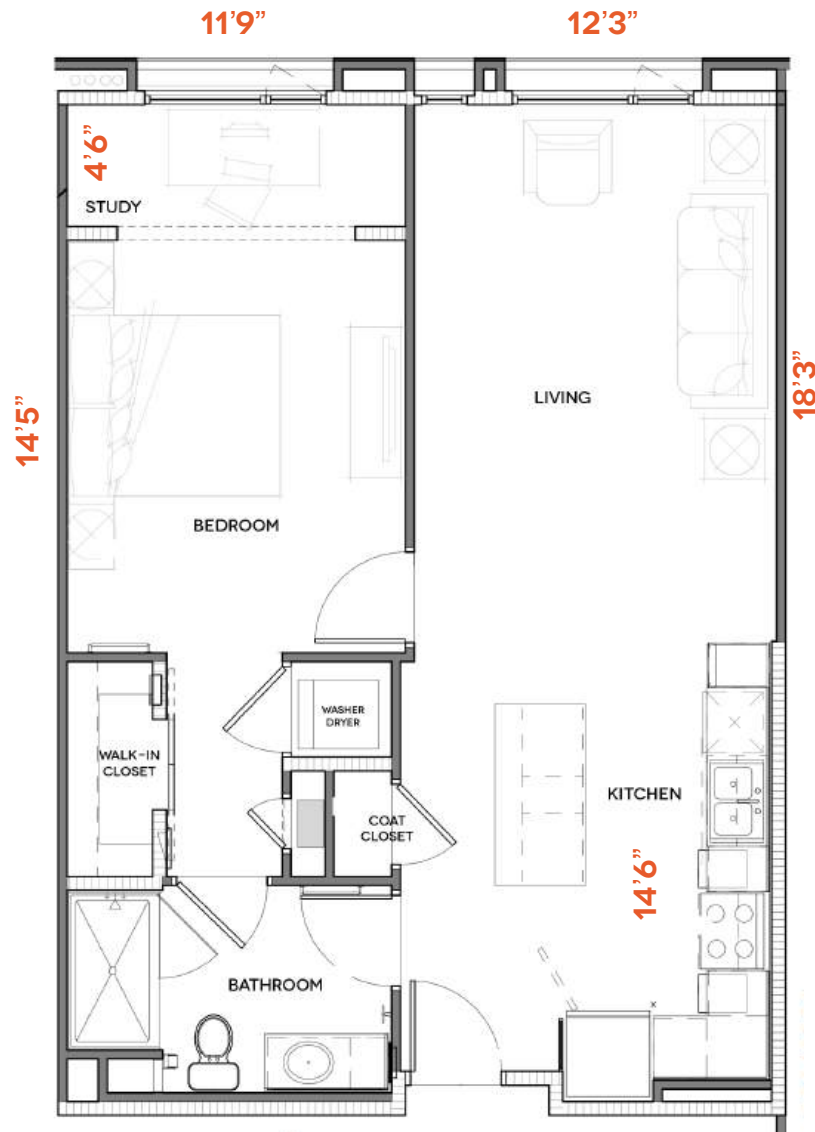
11 Units Total

Suite Numbers:

210 to 215,

310, 311,

313 to 315



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## RESIDENCE A4.

### 2D FLOOR PLAN

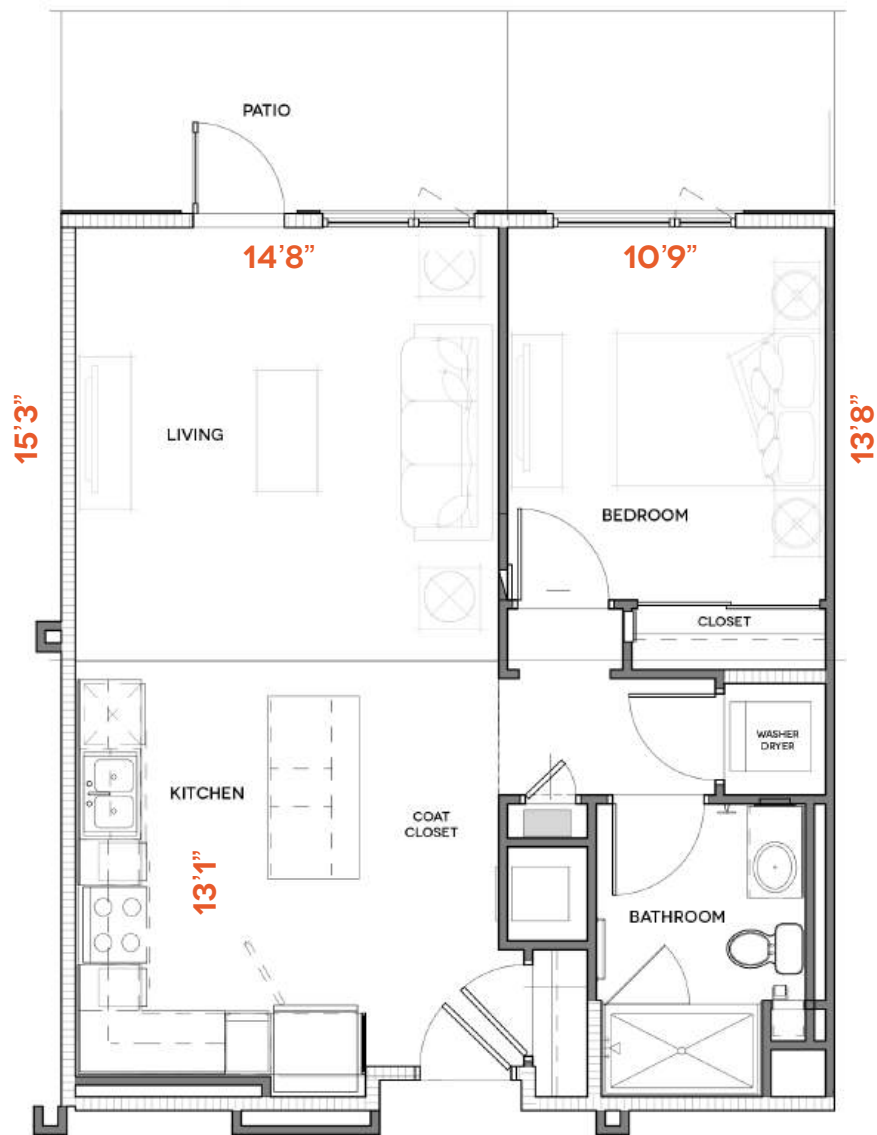
1 Bedroom, 1 Bathroom, Patio

692 sq.ft.

1 Unit Total

Suite Numbers:

231



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## RESIDENCE A5.

### 2D FLOOR PLAN

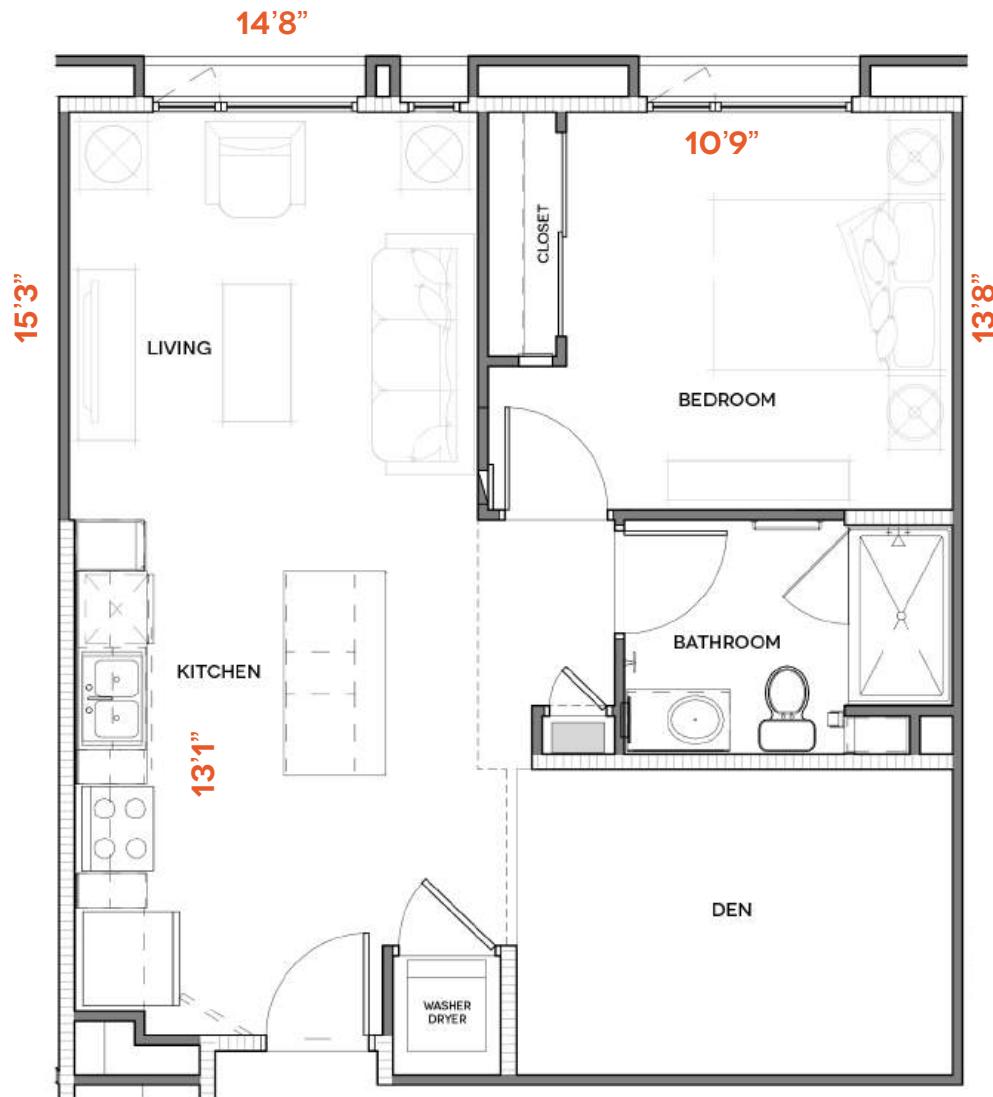
1 Bedroom, 1 Den, 1 Bathroom

717 sq.ft.

2 Units Total

Suite Numbers:

219, 319



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## RESIDENCE A6.

### 2D FLOOR PLAN

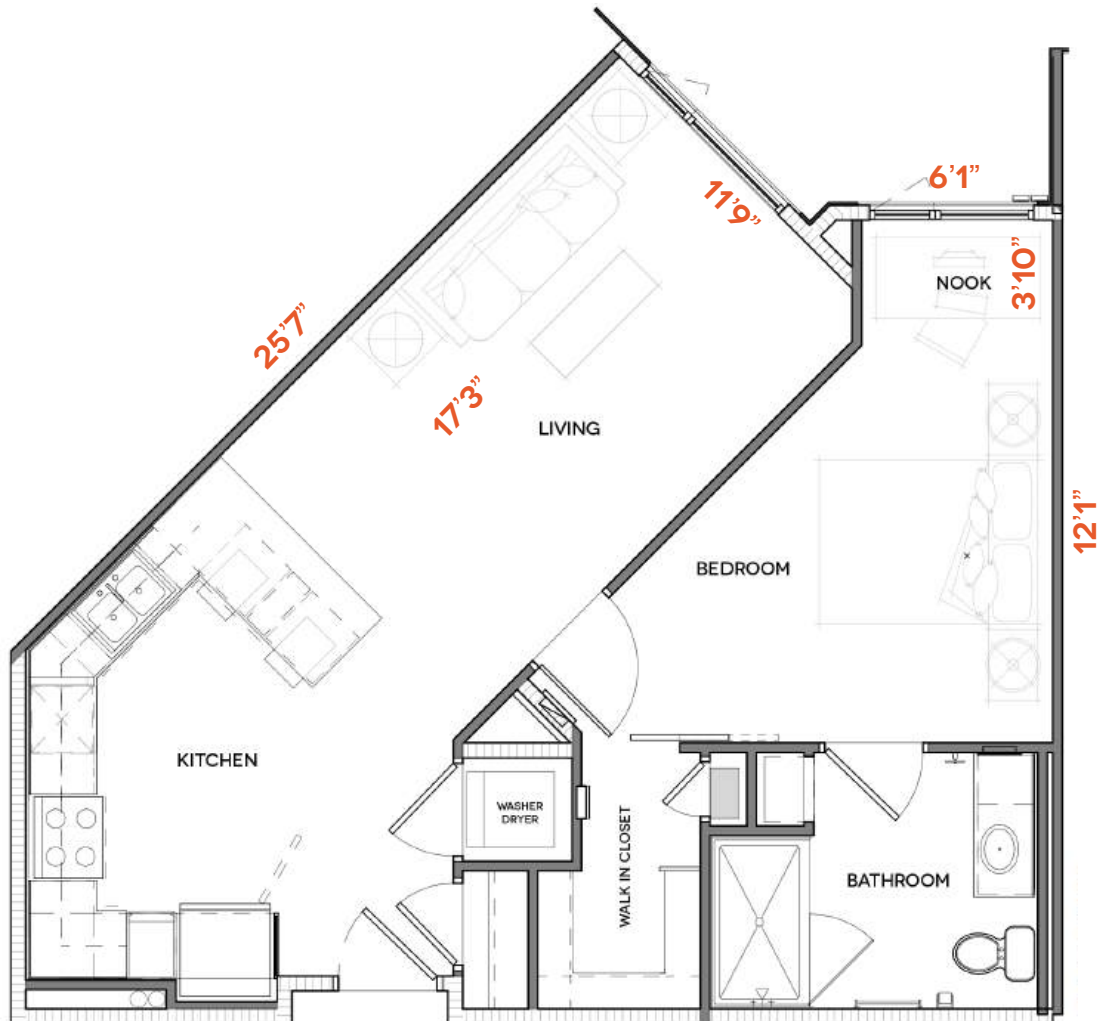
1 Bedroom, 1 Nook, 1 Bathroom, Patio Option

681 - sq.ft.

19 Units Total

Suite Numbers:

202, 209, 216,  
220, 227, 230,  
234, 302, 309,  
316, 320, 327,  
330, 334, 424,  
427, 431, 524,  
528



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## RESIDENCE A7.

### 2D FLOOR PLAN

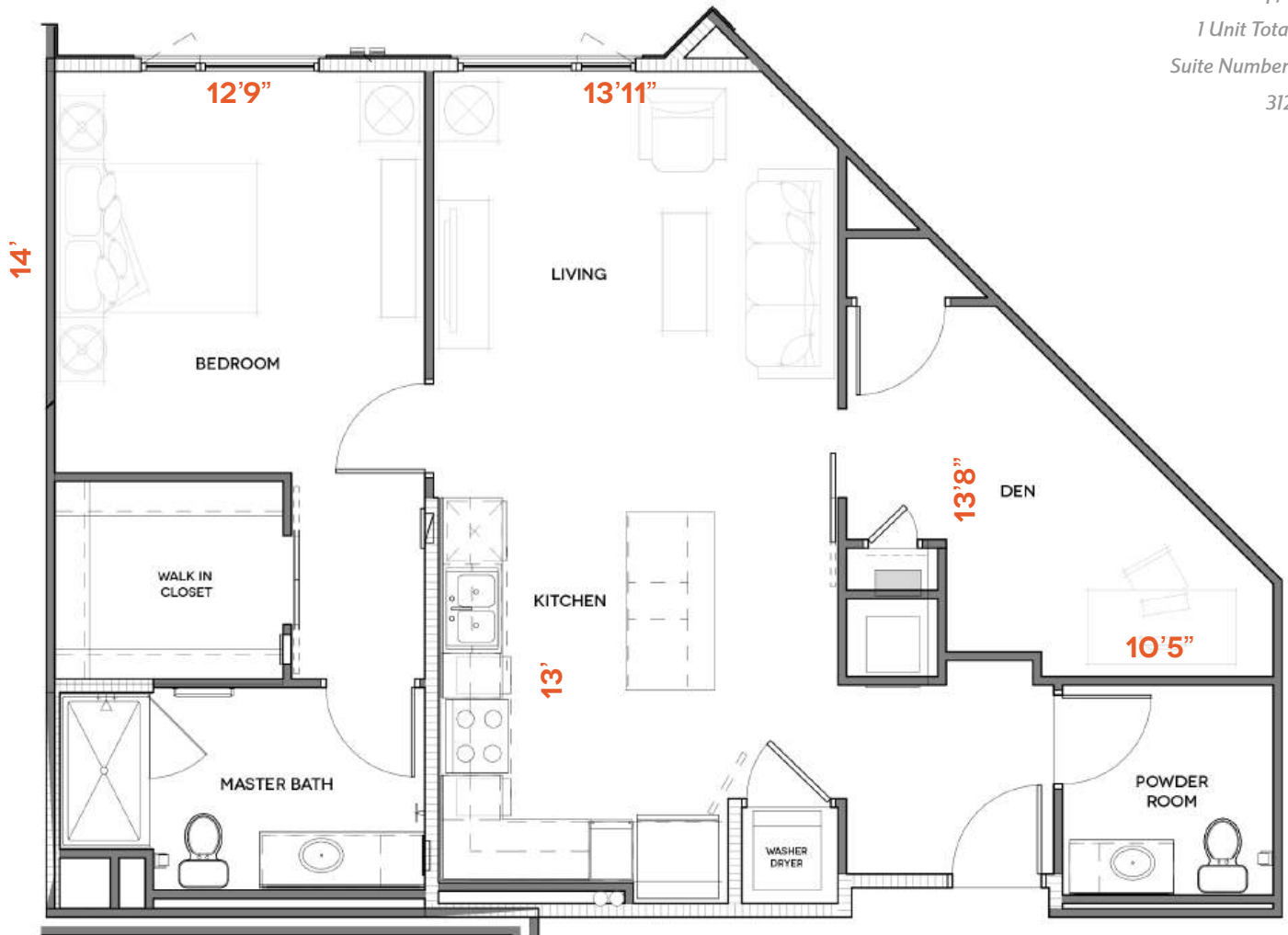
1 Bedroom, 1 Den, 1 Master Bath, 1 Powder Room

978 sq.ft.

1 Unit Total

Suite Number:

312



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## RESIDENCE A8.

### 2D FLOOR PLAN

2 Levels, 1 Bedroom, 1 Bathroom, 1 Powder Room, Terrace

772 sq.ft.

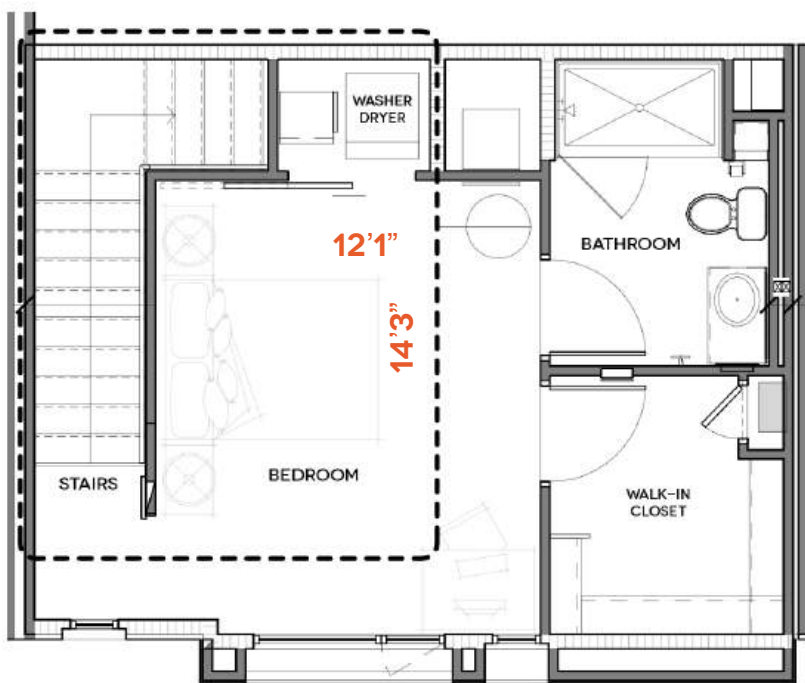
5 Units Total

Suite Numbers:

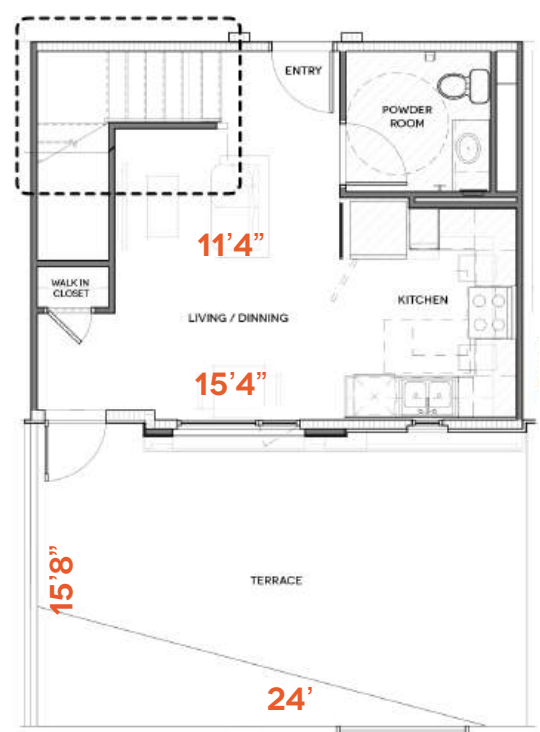
410, 411

413 to 415

Upper Level



Lower Level



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## RESIDENCE A9.

### 2D FLOOR PLAN

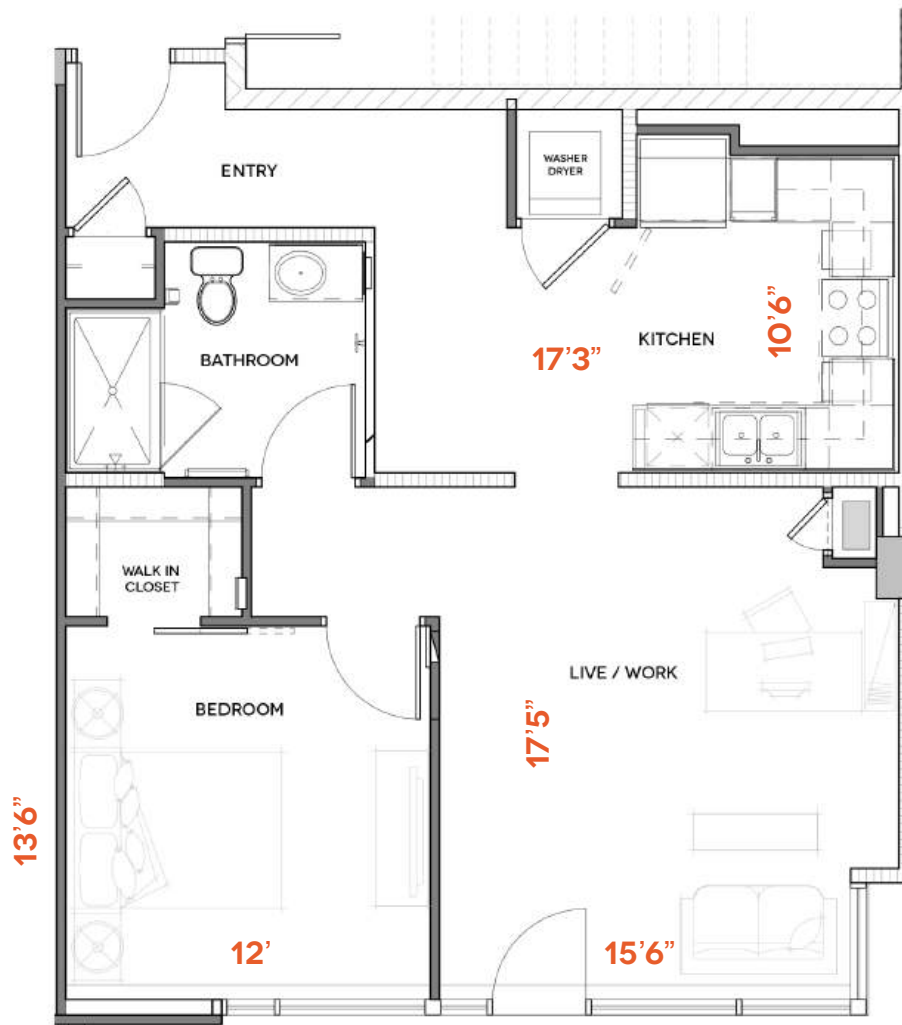
Live Work Studio, 1 Bedroom, 1 Bathroom

798 sq.ft.

1 Unit Total

Suite Number:

109



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## RESIDENCE A10.

### 2D FLOOR PLAN

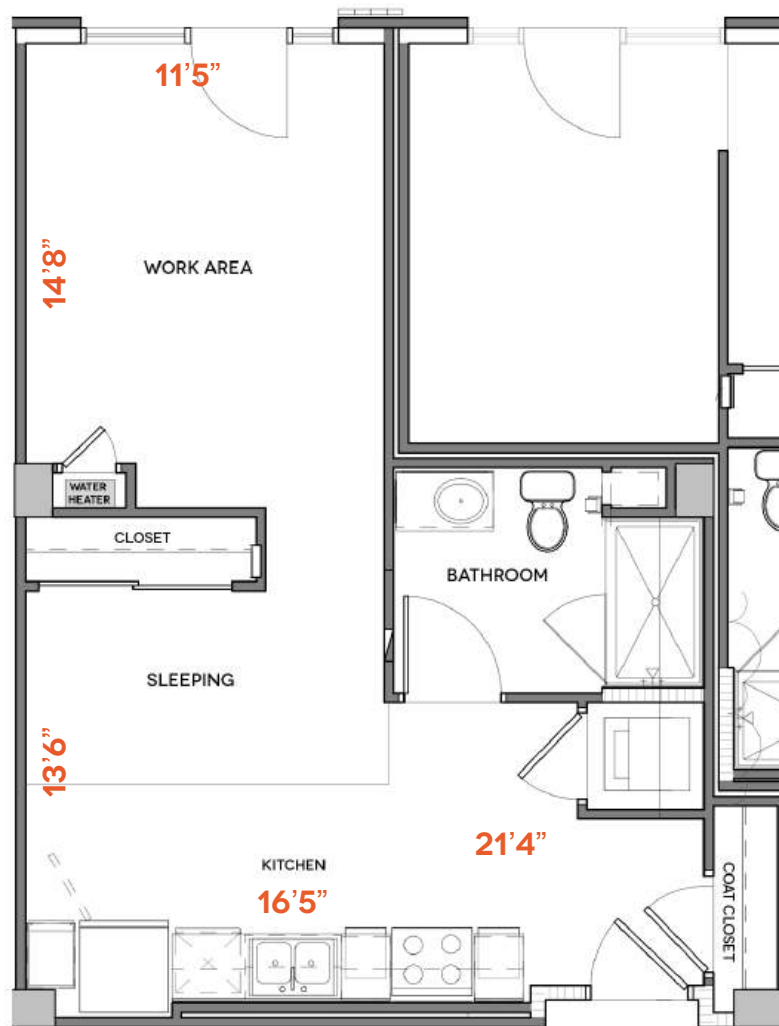
Studio, 1 Bathroom

552 sq.ft.

2 Units Total

Suite Numbers:

106, 108



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## RESIDENCE A11.

### 2D FLOOR PLAN

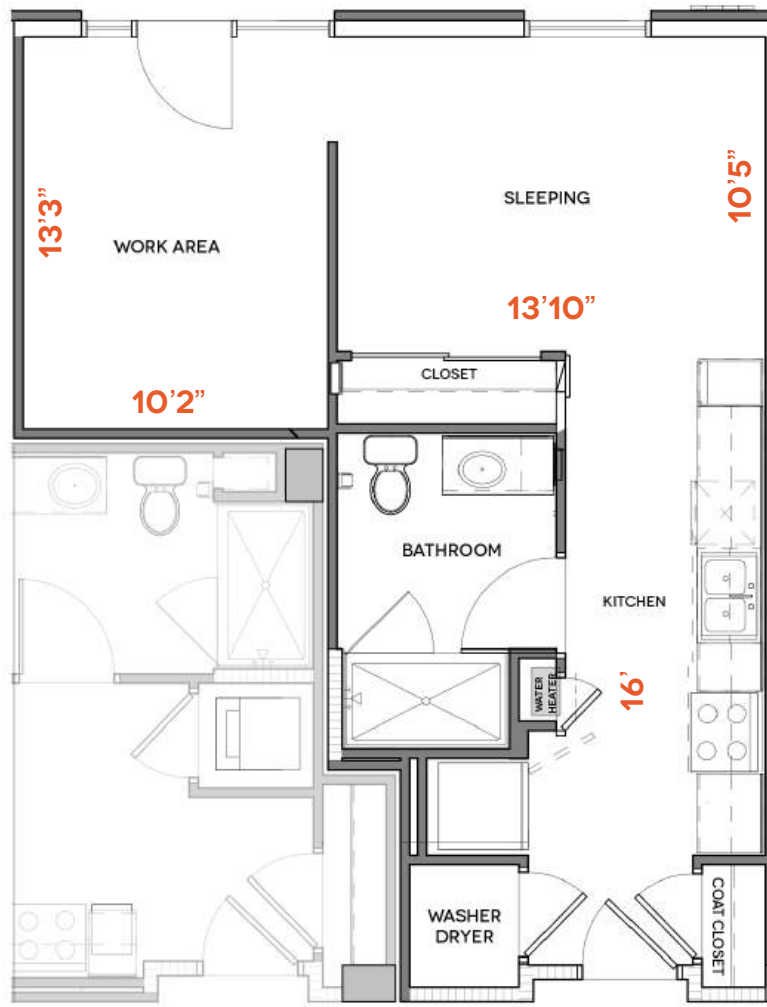
Studio, 1 Bathroom

550 sq.ft.

2 Units Total

Suite Numbers:

105, 107



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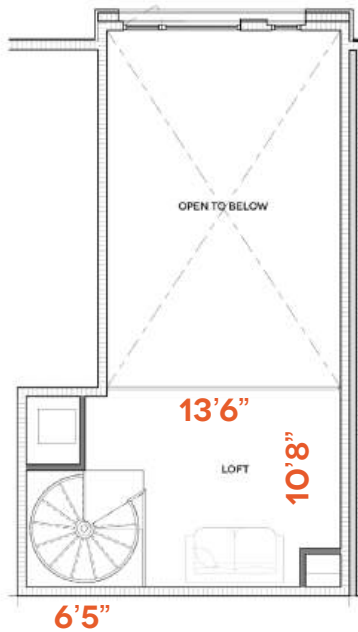


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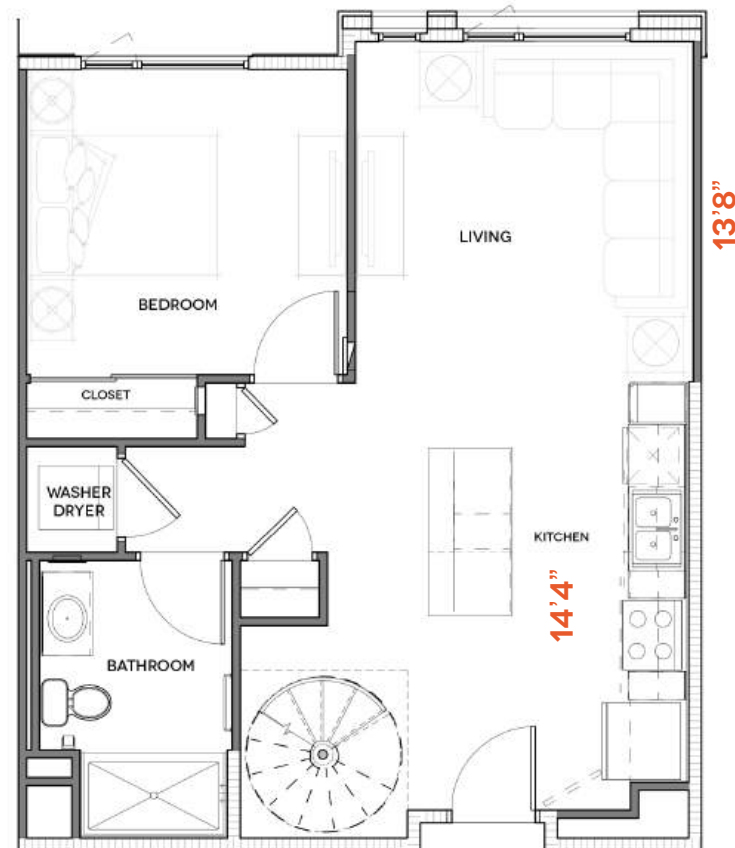


## RESIDENCE A12.

Upper Level



Lower Level



### 2D FLOOR PLAN

2 Level Loft, 1 Bedroom, 1 Bathroom

1,002 sq.ft.

1 Unit Total

Suite Number:

514



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# RESIDENCE B1.

## 2D FLOOR PLAN

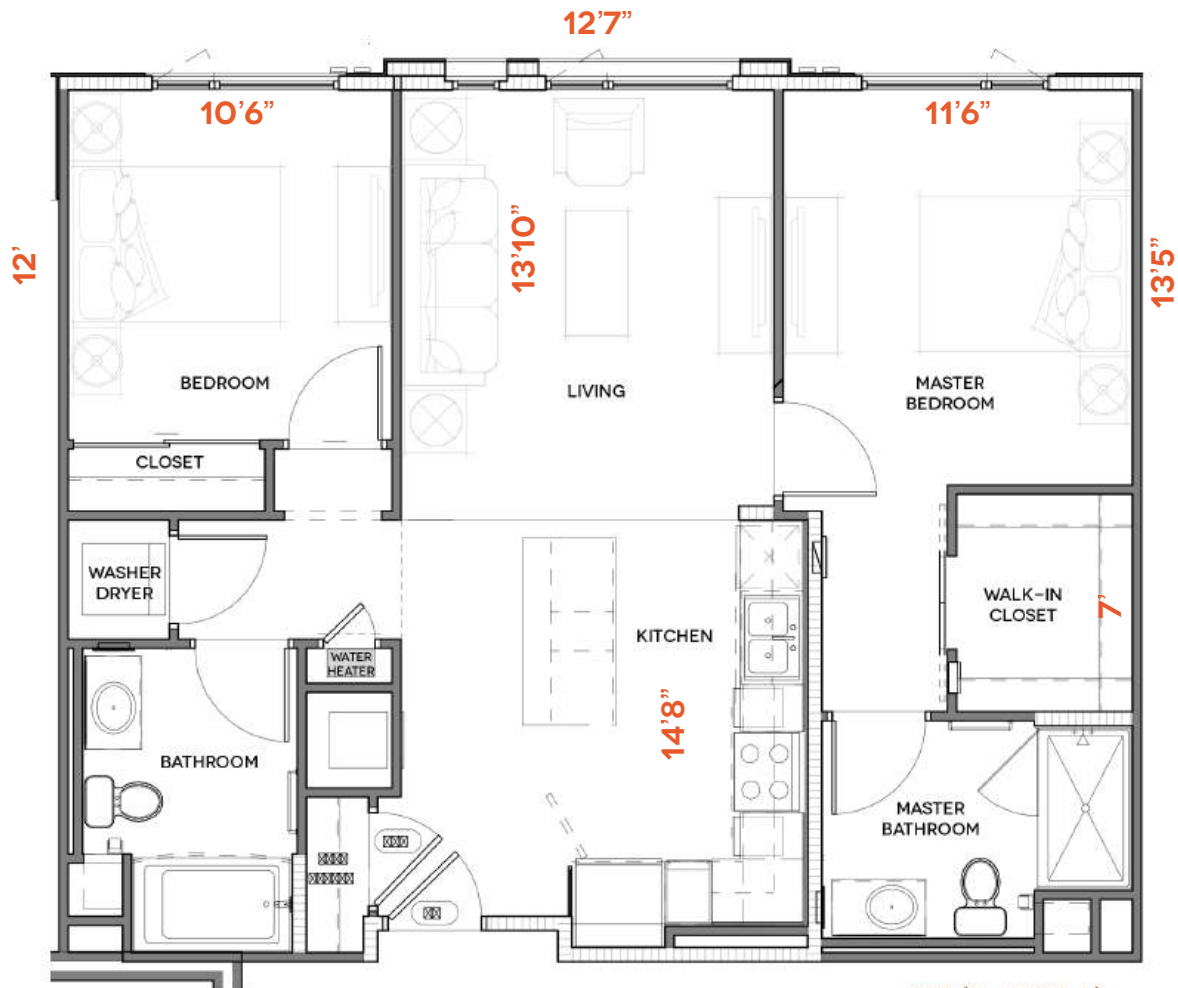
2 Bedroom, 2 Bathroom

919 - 1,016 sq.ft.

18 Units Total

Suite Numbers:

201, 203, 205,  
207, 222, 224,  
226, 228, 301,  
303, 305, 307,  
322, 324, 326,  
328, 403, 407  
419, 421, 423,  
425



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## RESIDENCE B2.

### 2D FLOOR PLAN

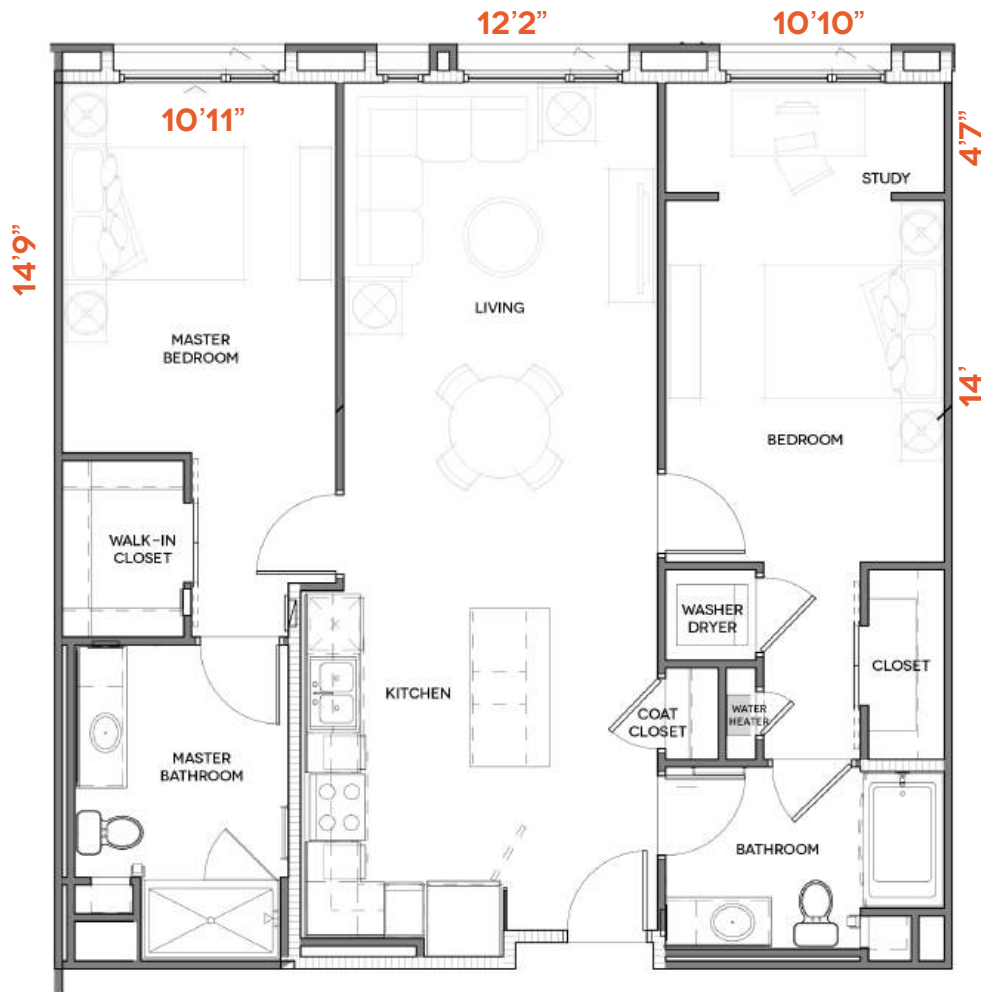
2 Bedroom, 2 Bathroom

1,076 sq.ft.

2 Units Total

Suite Numbers:

217, 317



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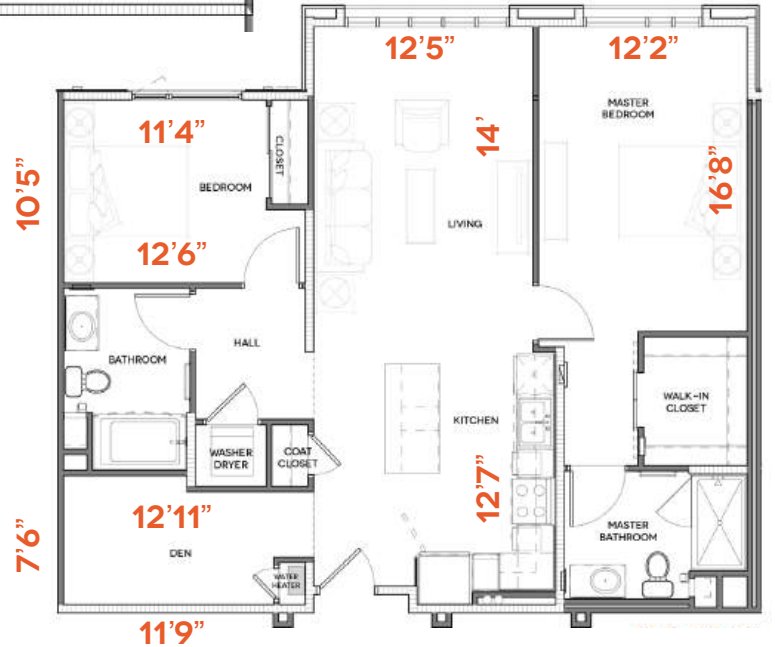
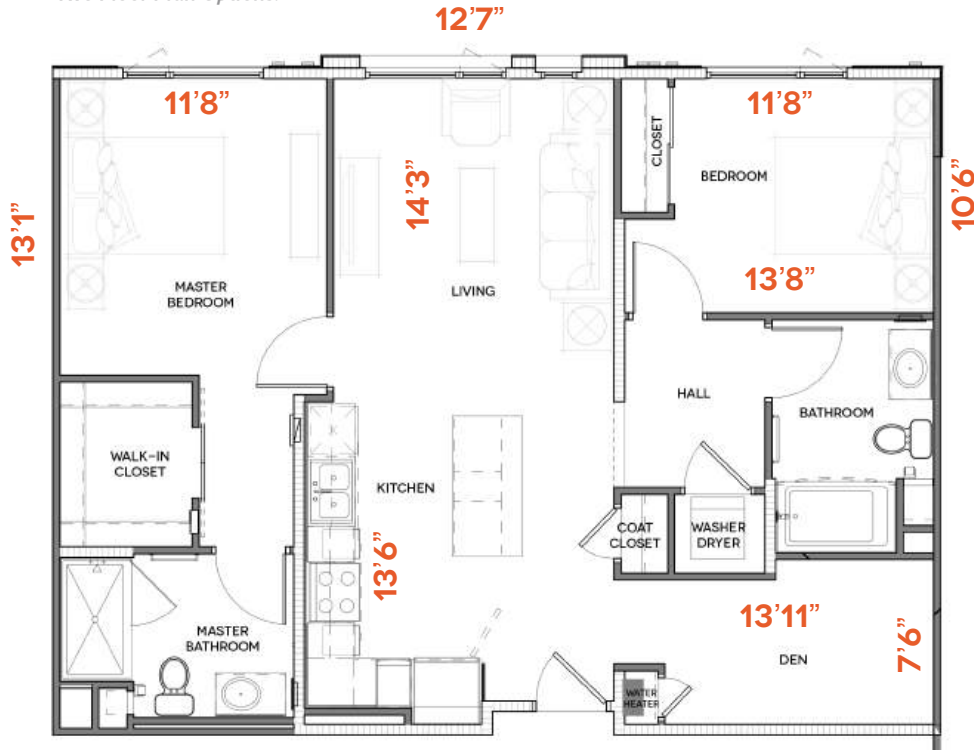
  
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Two Floor Plan Options:



## RESIDENCE B3.

### 2D FLOOR PLAN

2 Bedroom, 2 Bathroom, 1 Den, Patio Option

1,016 sq.ft.

21 Units Total

Suite Numbers:

204, 206, 208,  
223, 225, 229,  
233, 304, 306,  
308, 323, 325,  
329, 333, 404,  
406, 408, 420,  
422, 426, 430,  
523, 527, 601,  
603



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## RESIDENCE B4.

### 2D FLOOR PLAN

2 Bedrooms, 2 Bathrooms, 1 Den

1,146 sq.ft.

2 Units Total

Suite Numbers:

218, 318



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## RESIDENCE B5.

### 2D FLOOR PLAN

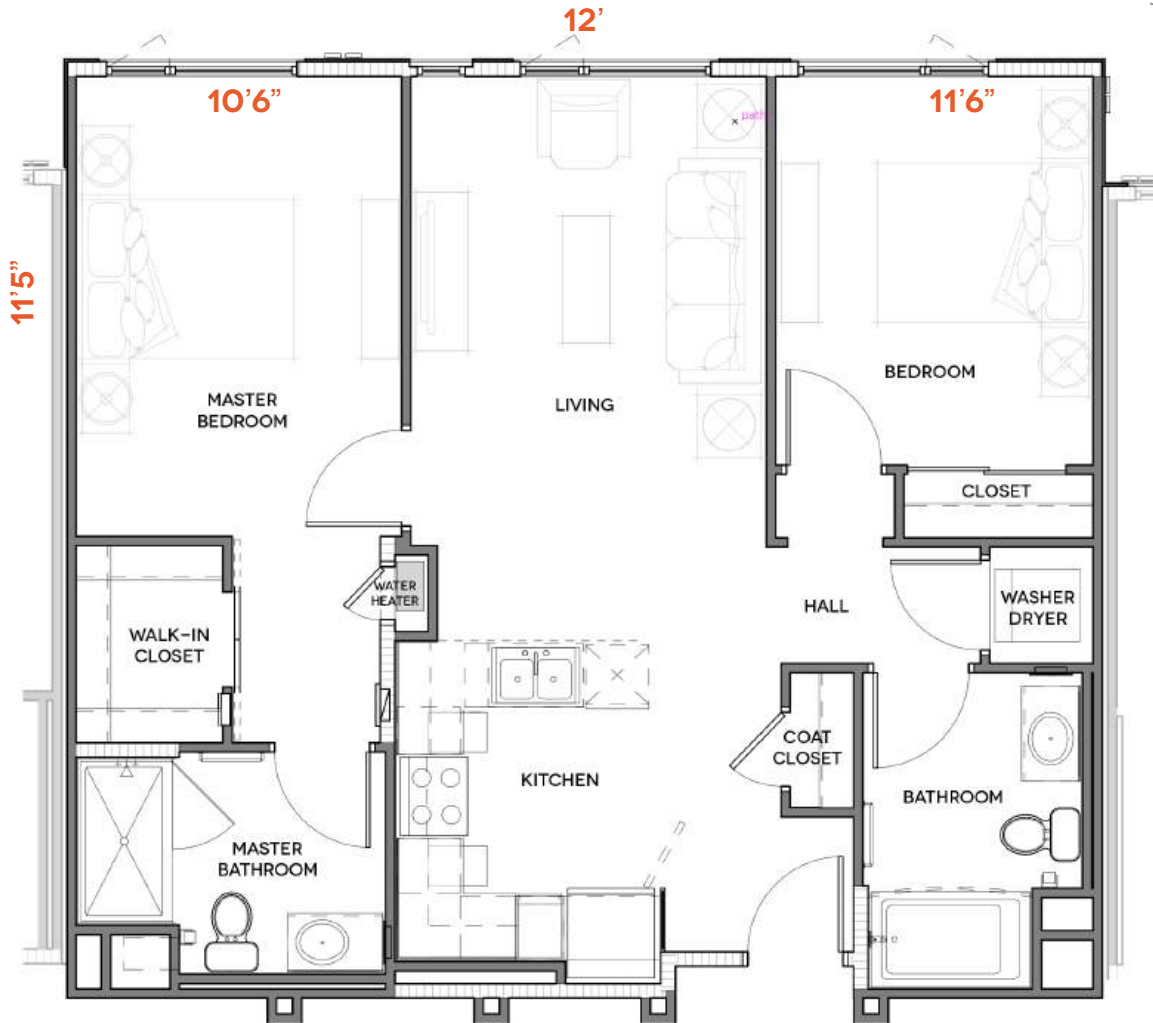
2 Bedrooms, 2 Bathrooms

881 sq.ft.

3 Units Total

Suite Numbers:

331, 428, 525



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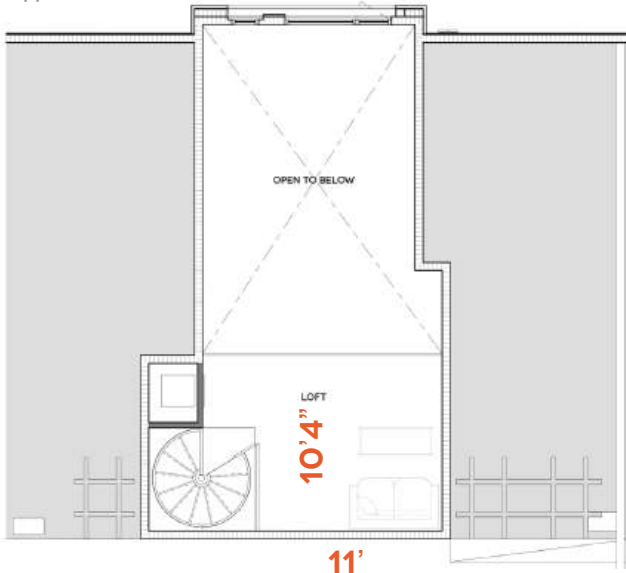
  
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Upper Level



## RESIDENCE B6.

### 2D FLOOR PLAN

2 Bedrooms, 2 Bathrooms

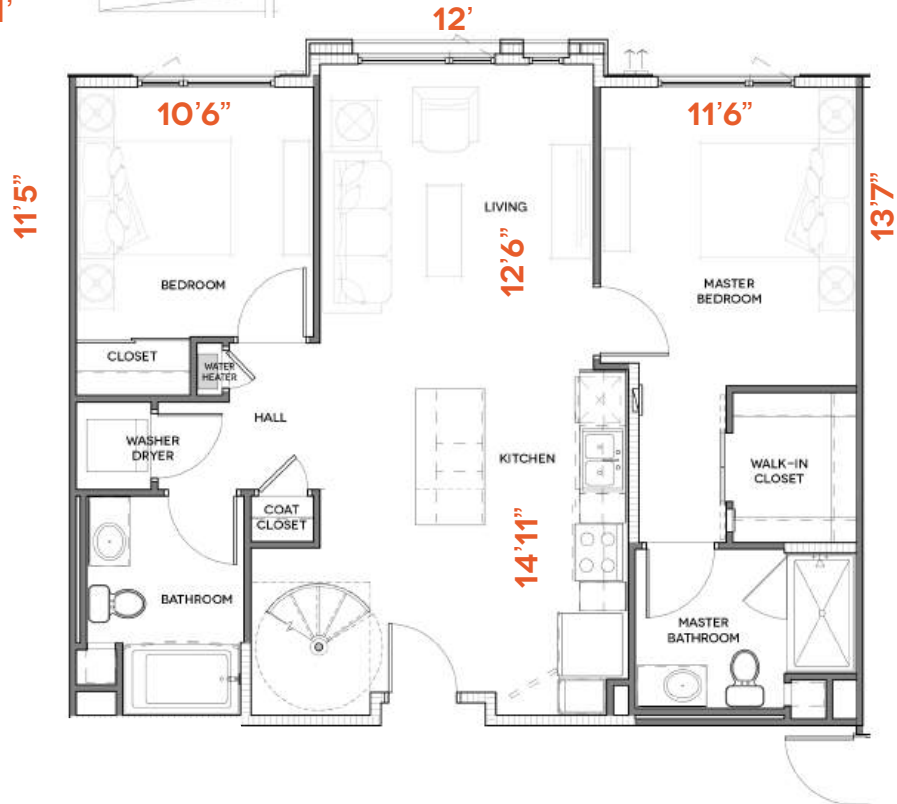
1,071 sq.ft.

1 Unit Total

Suite Numbers:

517

Lower Level



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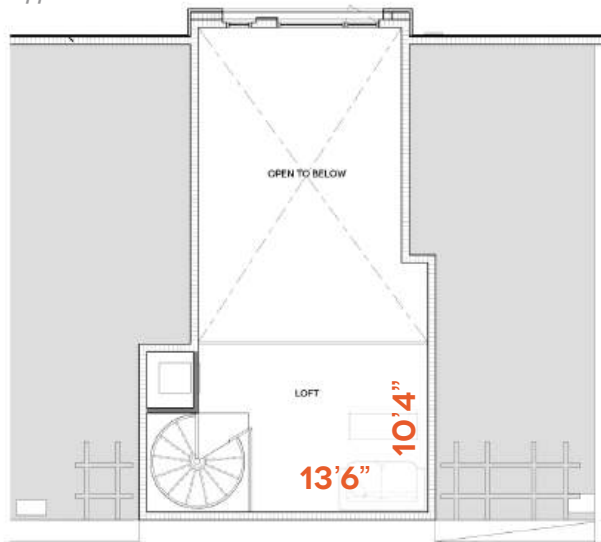
  
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Upper Level



## RESIDENCE B7.

### 2D FLOOR PLAN

2 Bedrooms, 2 Bathrooms, 1 Den

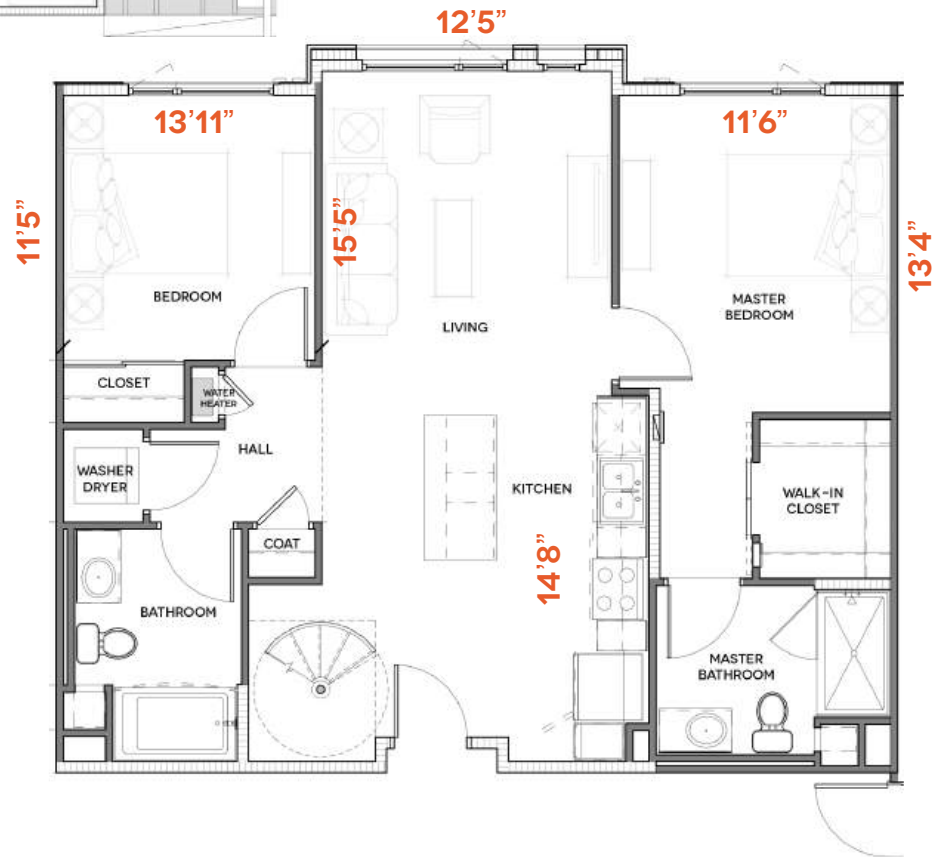
1,182 sq.ft.

3 Units Total

Suite Numbers:

507, 509, 516

Lower Level



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## RESIDENCE B8.

### 2D FLOOR PLAN

2 Bedrooms, 2 Bathrooms, 1 Den

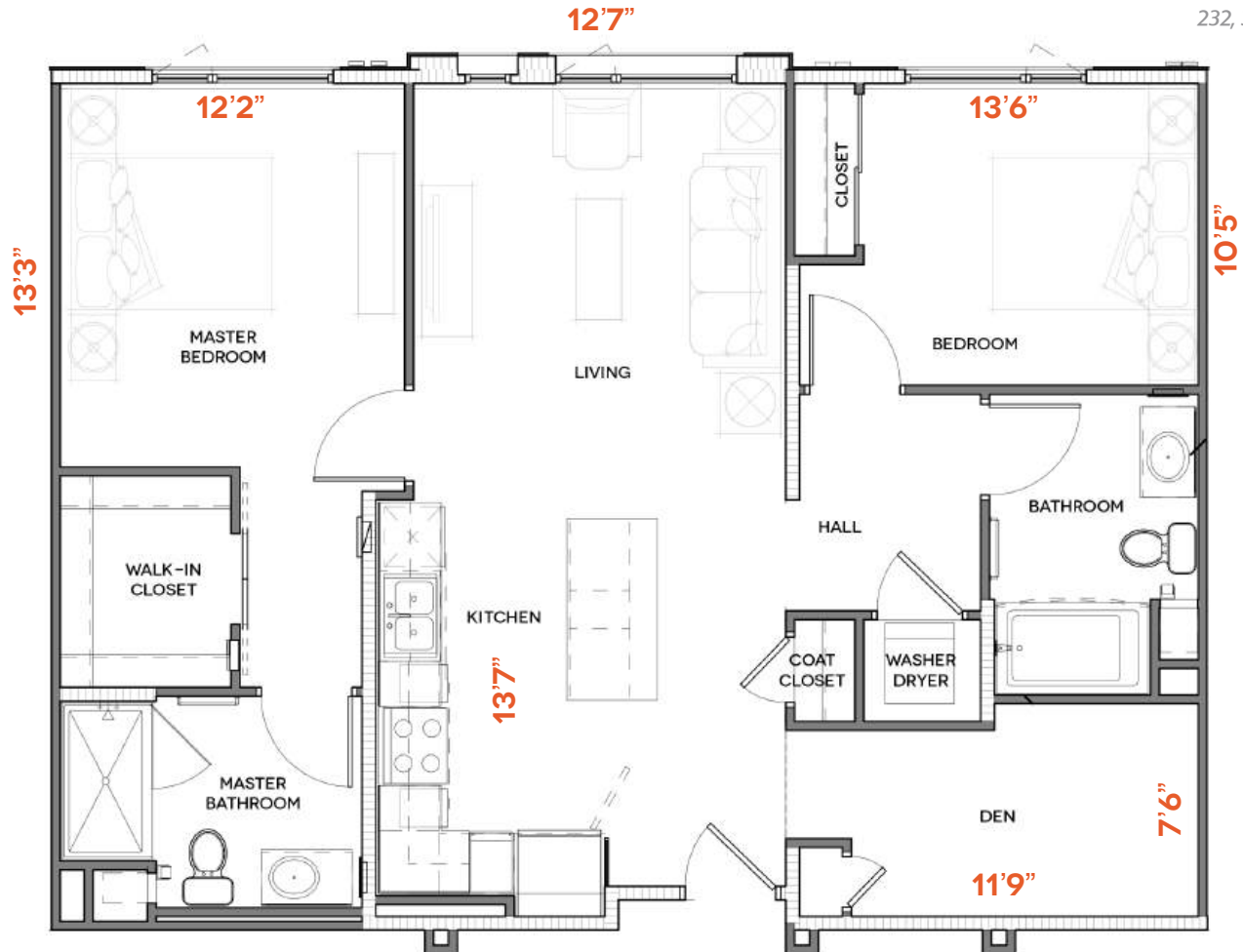
1,027 sq.ft.

5 Units Total

Suite Numbers:

232, 332, 429,

526, 602



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## RESIDENCE B11.

### 2D FLOOR PLAN

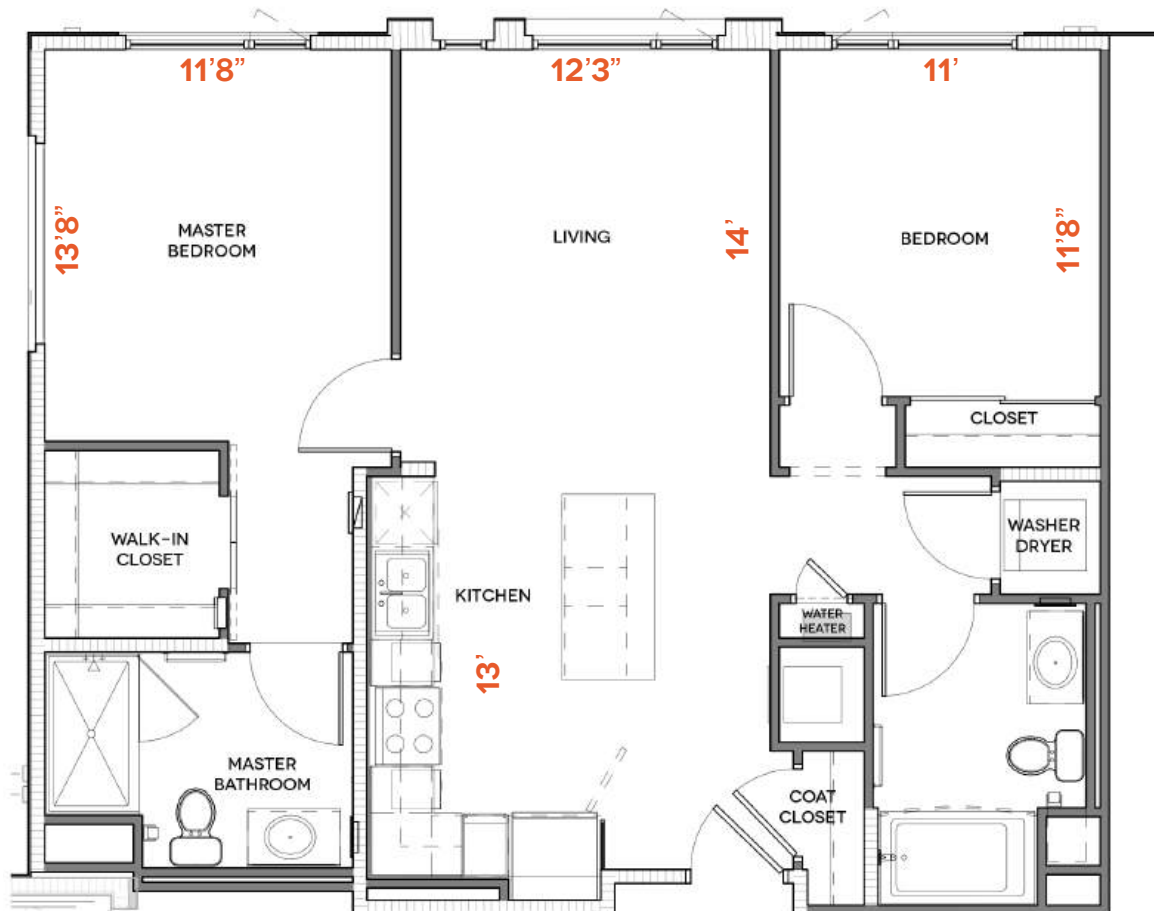
2 Bedroom, 2 Bathroom

919 sq.ft.

1 Units Total

Suite Numbers:

201, 401



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## RESIDENCE B13.

### 2D FLOOR PLAN

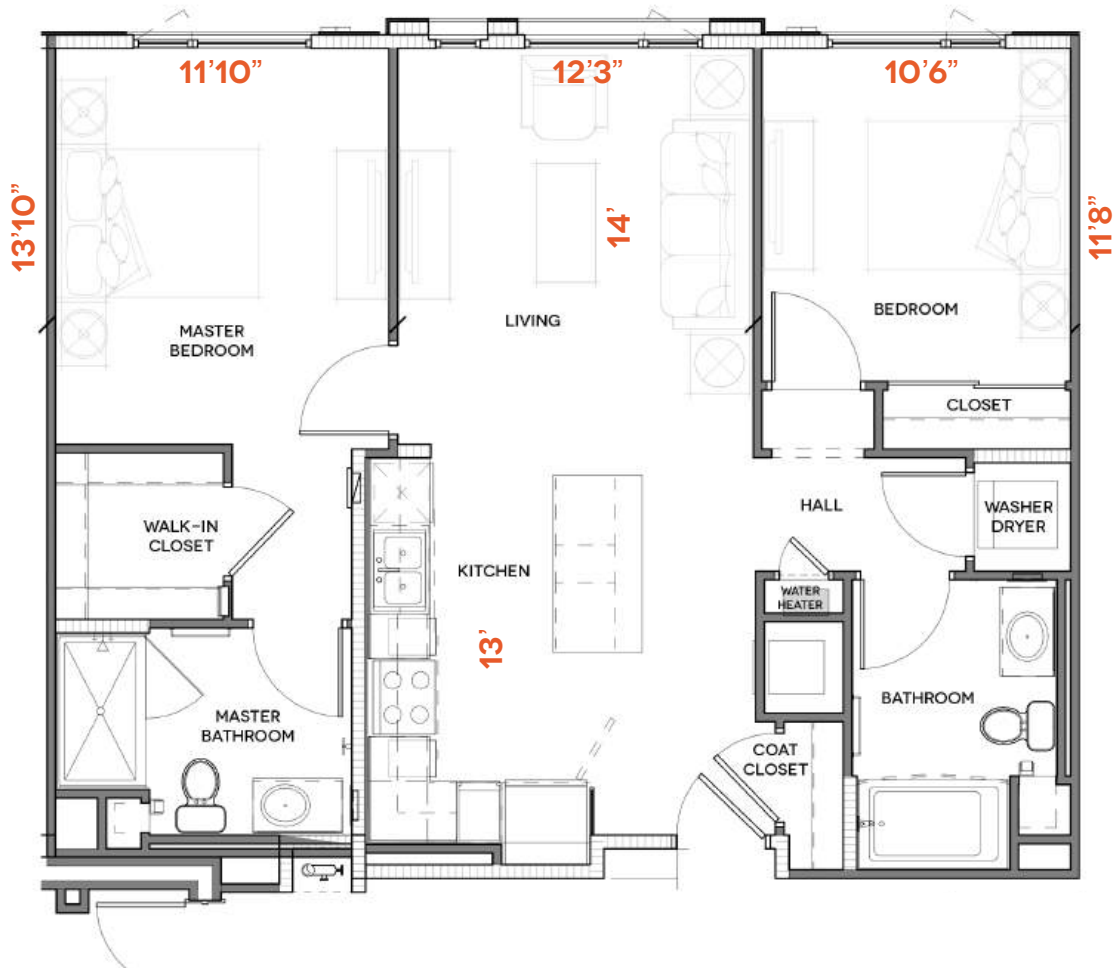
2 Bedroom, 2 Bathroom

920 sq.ft.

3 Units Total

Suite Numbers:

205, 305, 405



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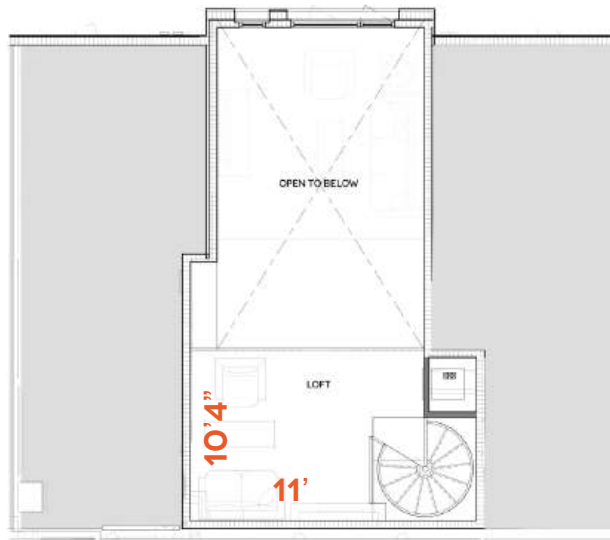
  
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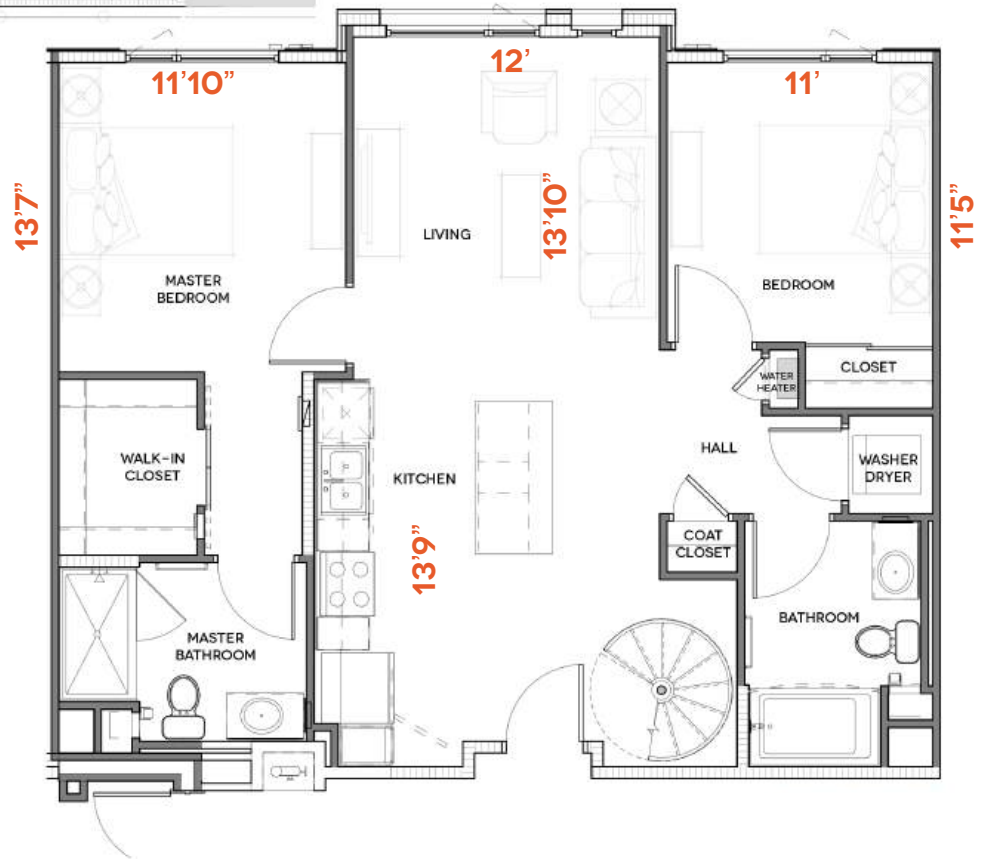


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Upper Level



Lower Level



## RESIDENCE B14.

### 2D FLOOR PLAN

2 Bedrooms, 2 Bathrooms, 1 Den

934 sq.ft.

1 Unit Total

Suite Number:

505



**Urbana**  
Urban Apartment Living

  
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PROPERTY MANAGEMENT GROUP, INC.  
License #01222095

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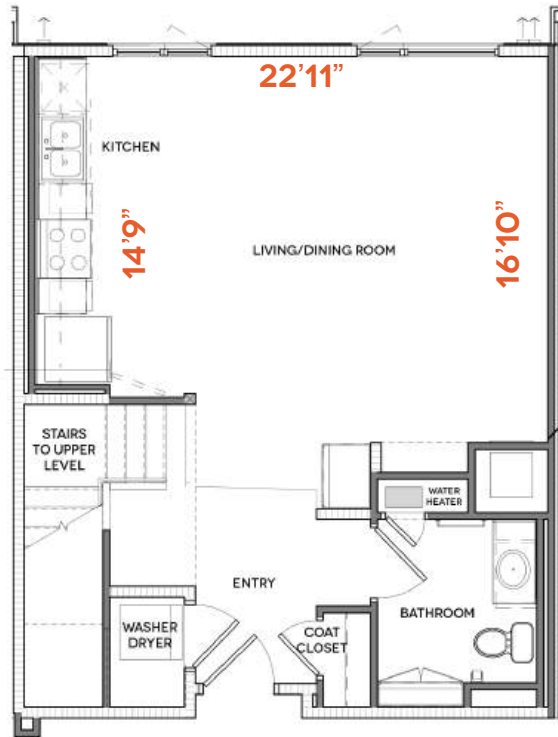


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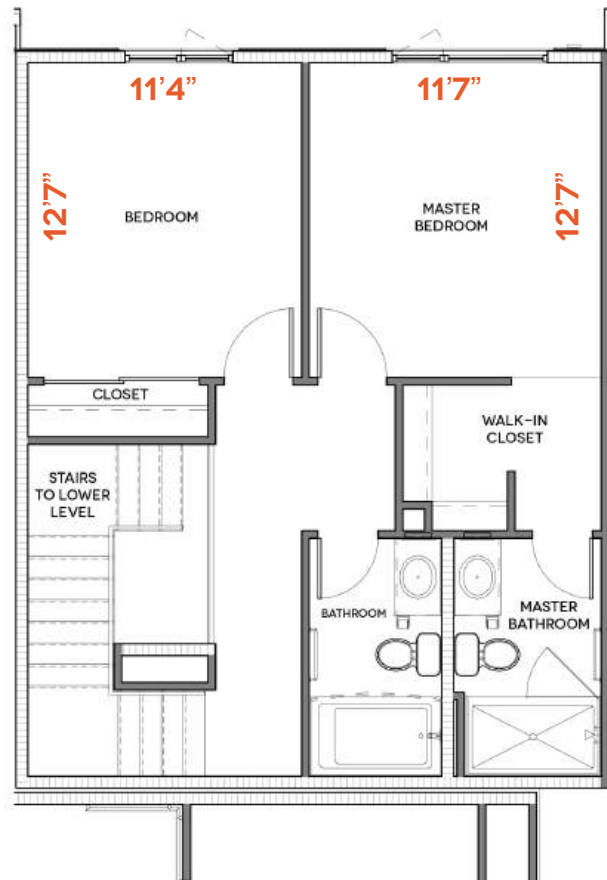


## RESIDENCE B15.

Upper Level



Lower Level



### 2D FLOOR PLAN

2 Bedrooms, 2.5 Bathrooms, 1 Den

934 sq.ft.

3 Units Total

Suite Numbers:

501, 502, 521



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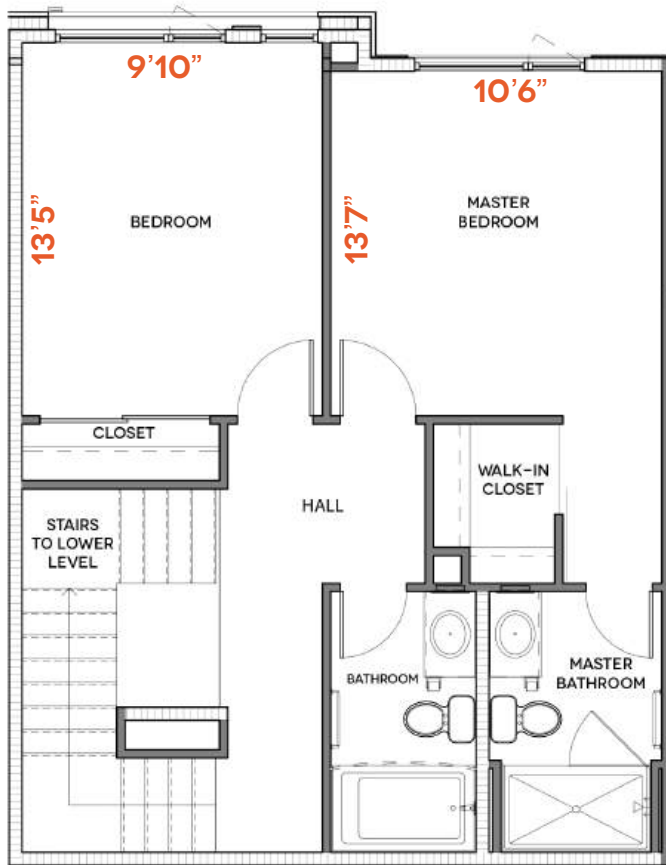


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Upper Level



RESIDENCE B16.

2D FLOOR PLAN

2 Bedrooms, 2.5 Bathrooms, 1 Den

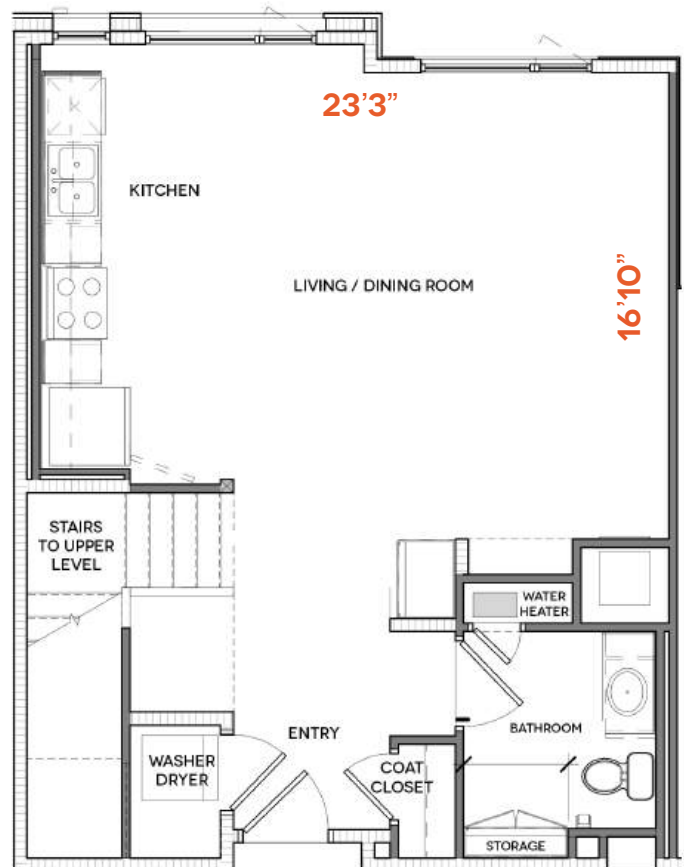
934 sq.ft.

2 Units Total

Suite Numbers:

504, 522

Lower Level



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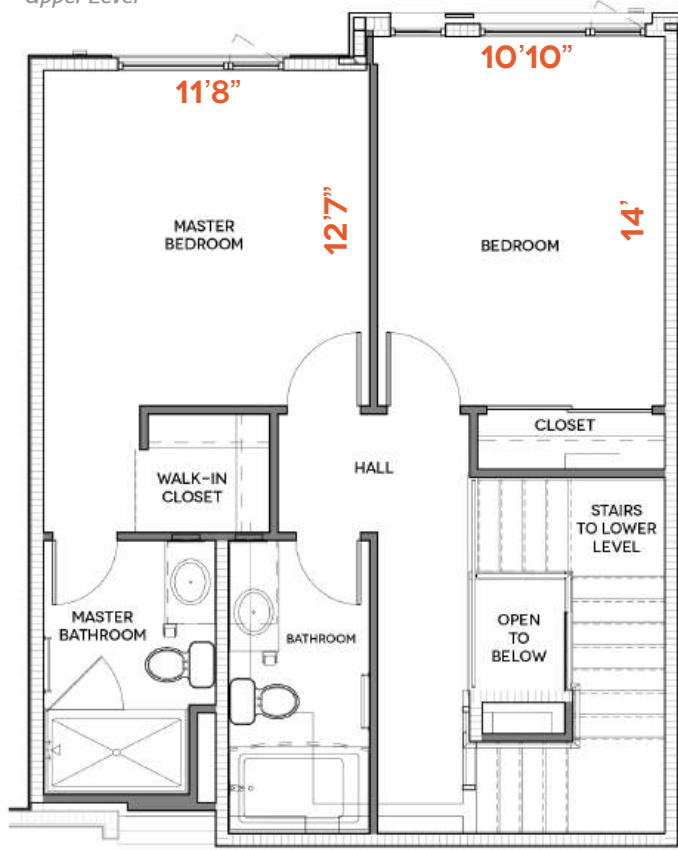
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Upper Level



RESIDENCE B17.

2D FLOOR PLAN

2 Bedrooms, 2.5 Bathrooms

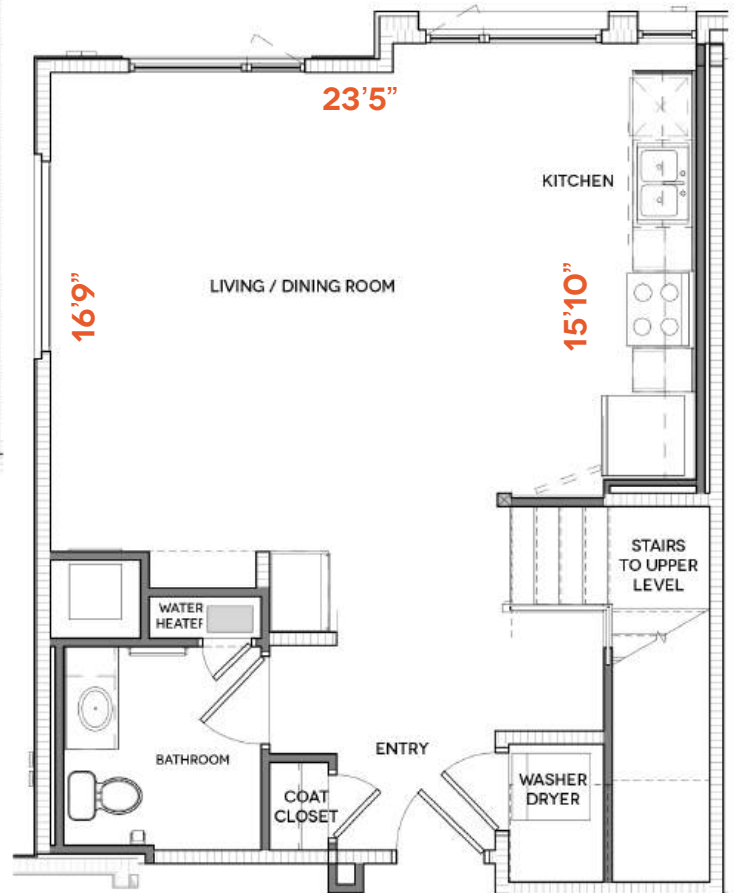
934 sq.ft.

1 Units Total

Suite Number:

501

Lower Level



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## RESIDENCE P1.

### 2D FLOOR PLAN

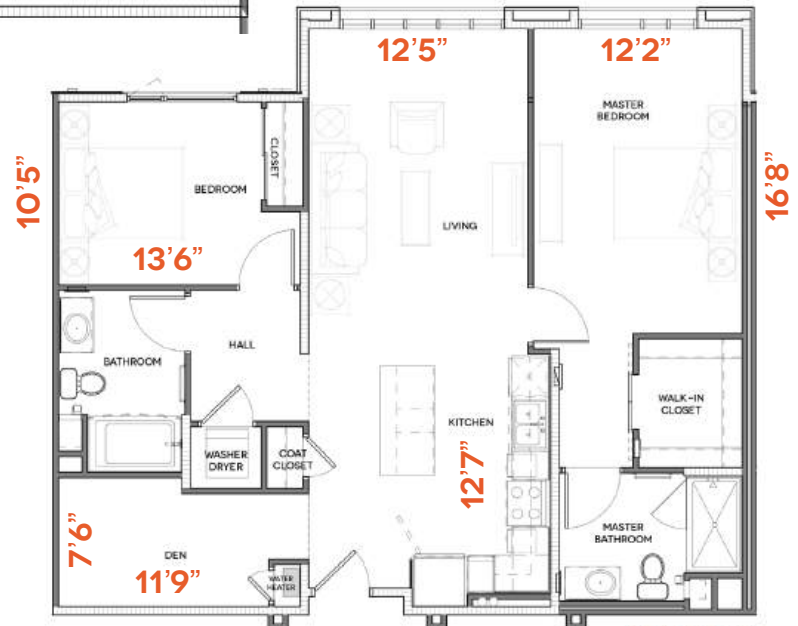
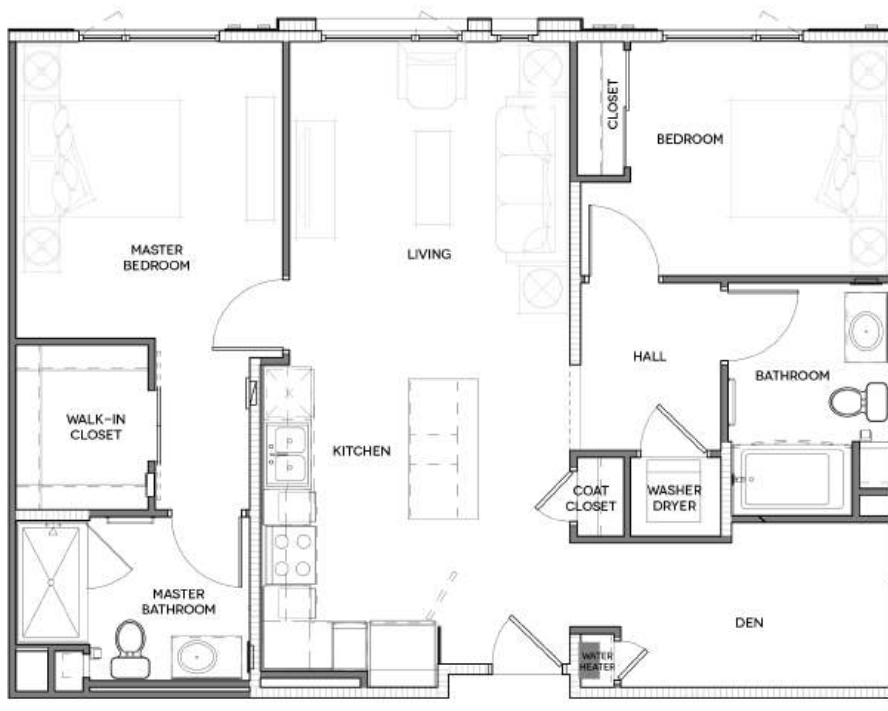
2 Bedroom, 2 Bathroom, 1 Den, Patio Option

1,016 sq.ft.

1 Penthouse Unit Total

Penthouse Suite Number:

601



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## RESIDENCE P2.

### 2D FLOOR PLAN

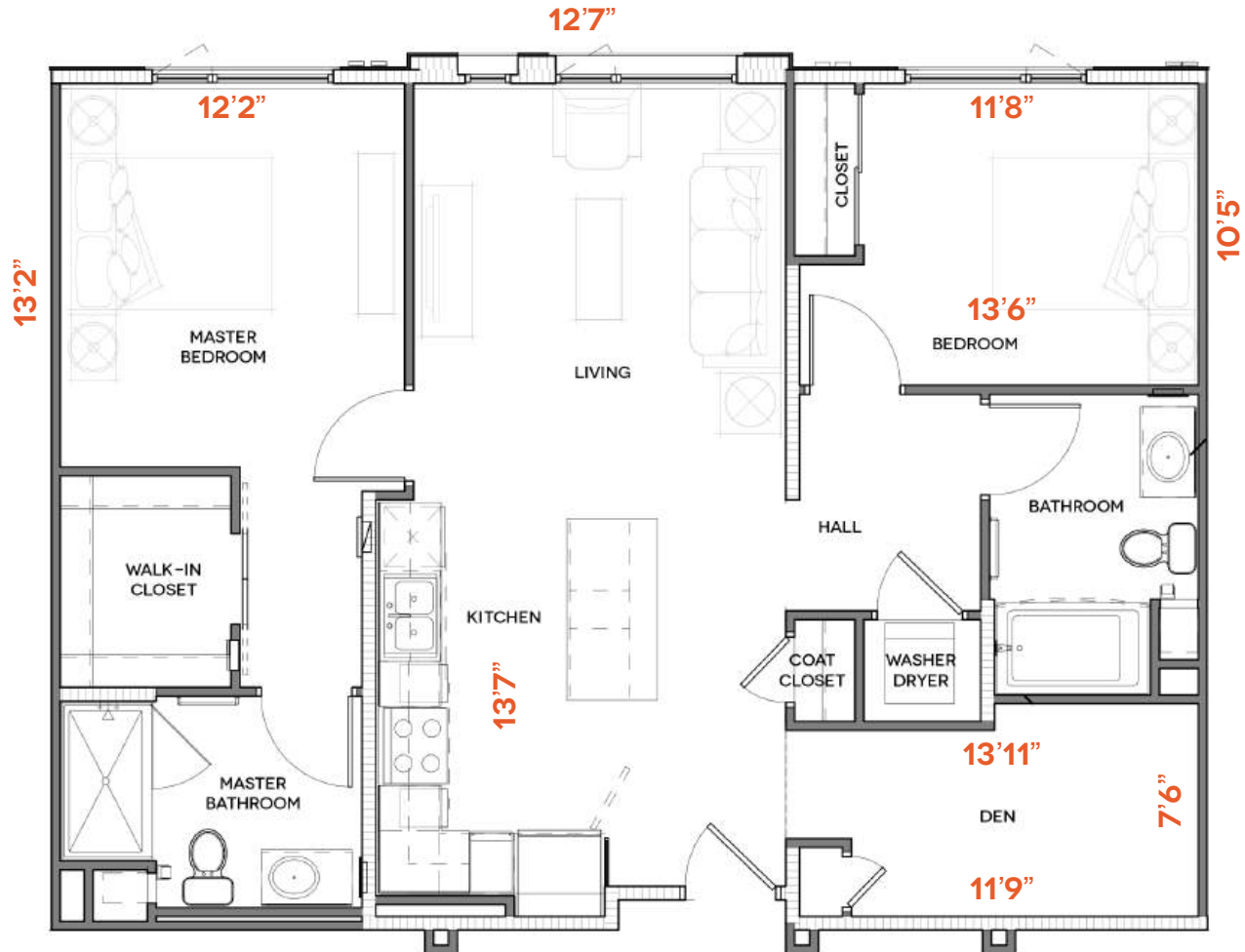
2 Bedrooms, 2 Bathrooms, 1 Den

1,027 sq.ft.

1 Penthouse Unit Total

Penthouse Suite Number:

602



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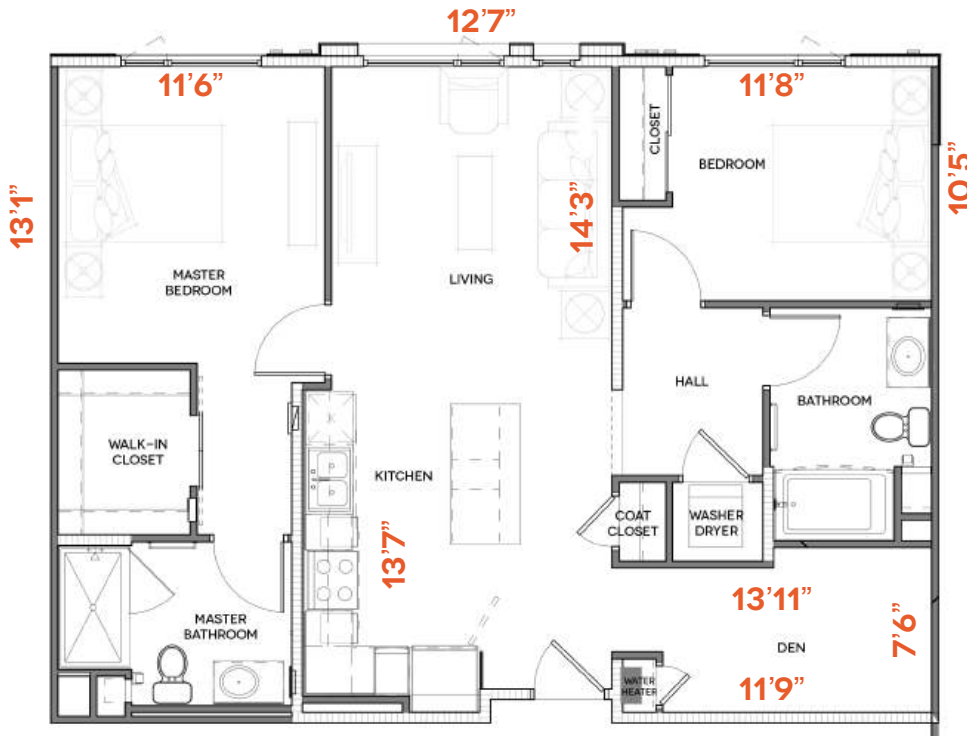
  
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Two Floor Plan Options:



## RESIDENCE P3.

### 2D FLOOR PLAN

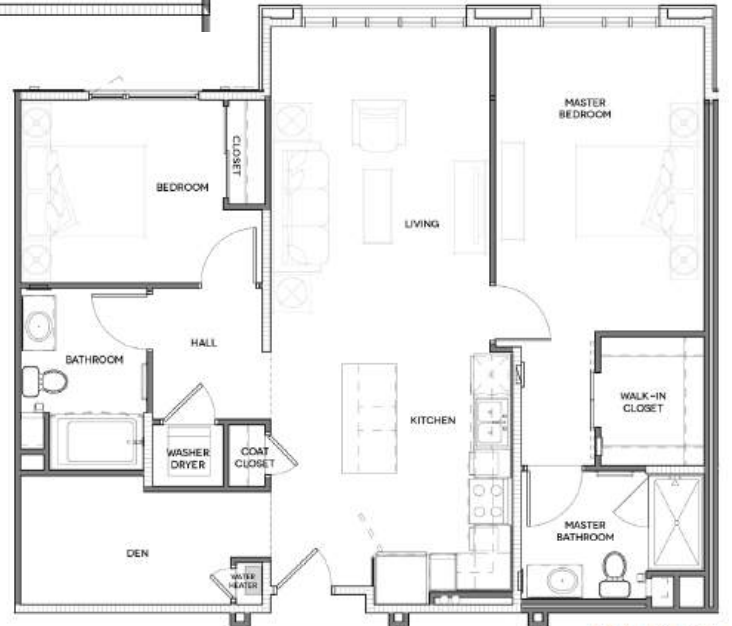
2 Bedroom, 2 Bathroom, 1 Den, Patio Option

1,016 sq.ft.

1 Penthouse Unit Total

Penthouse Suite Number:

603



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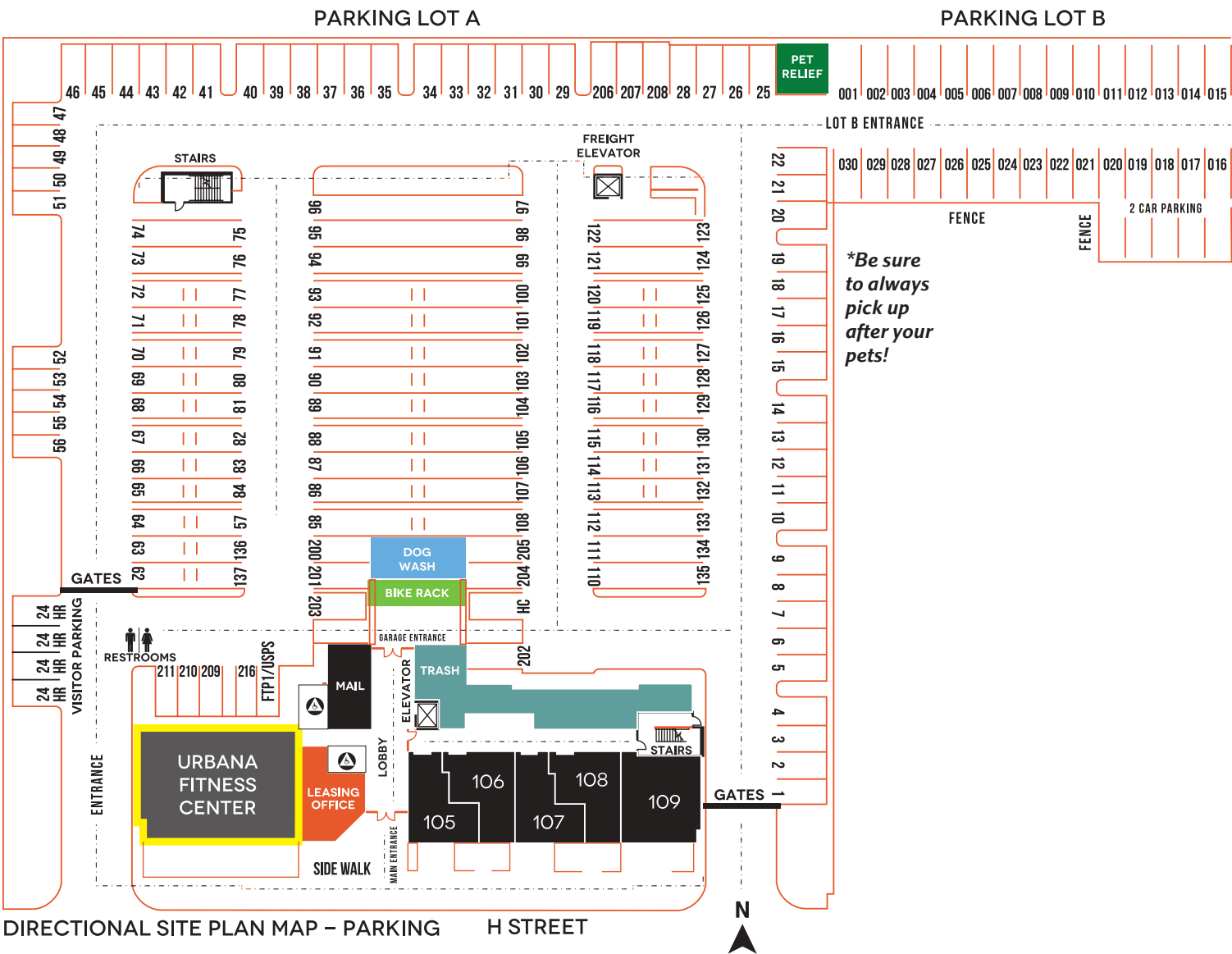
  
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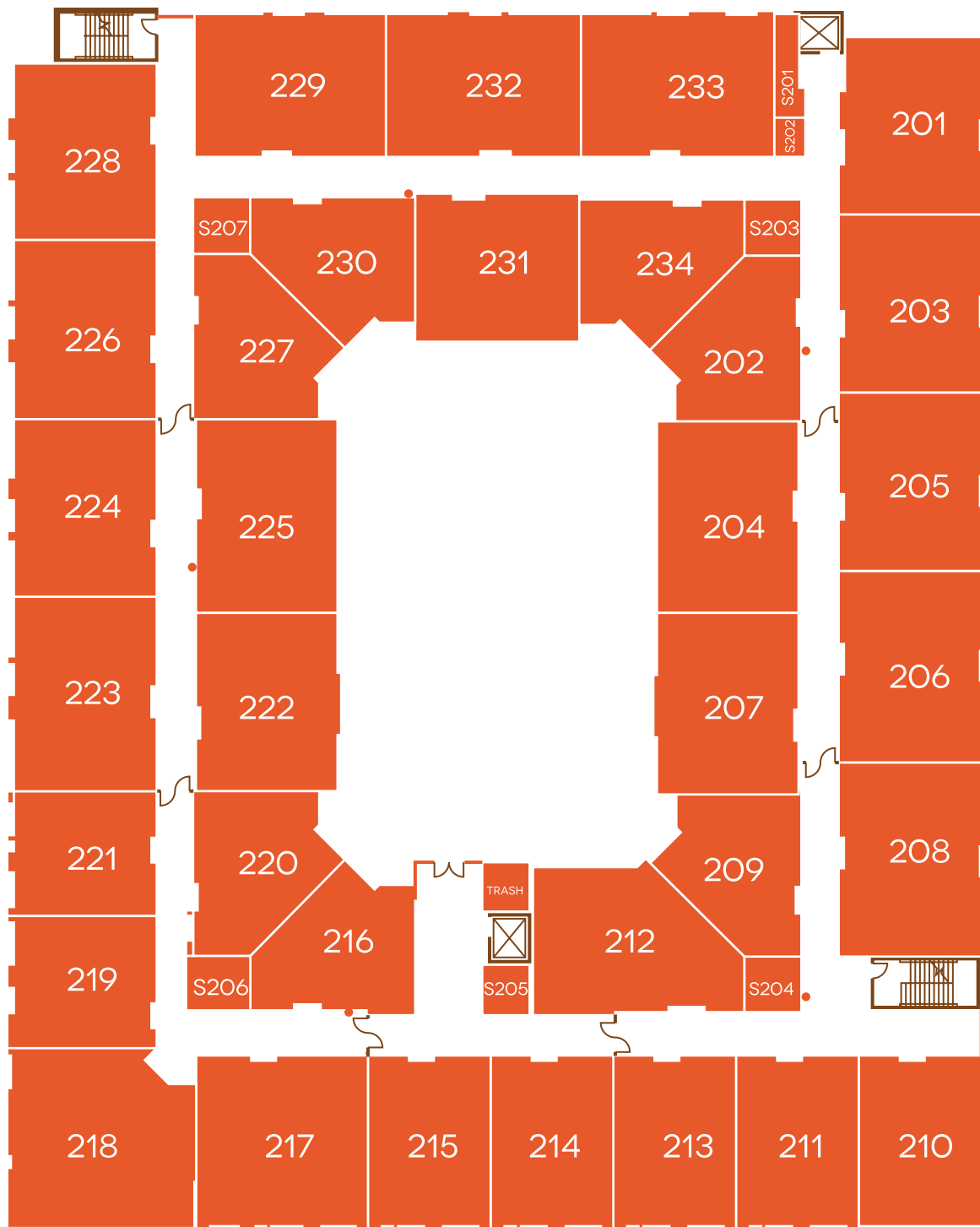




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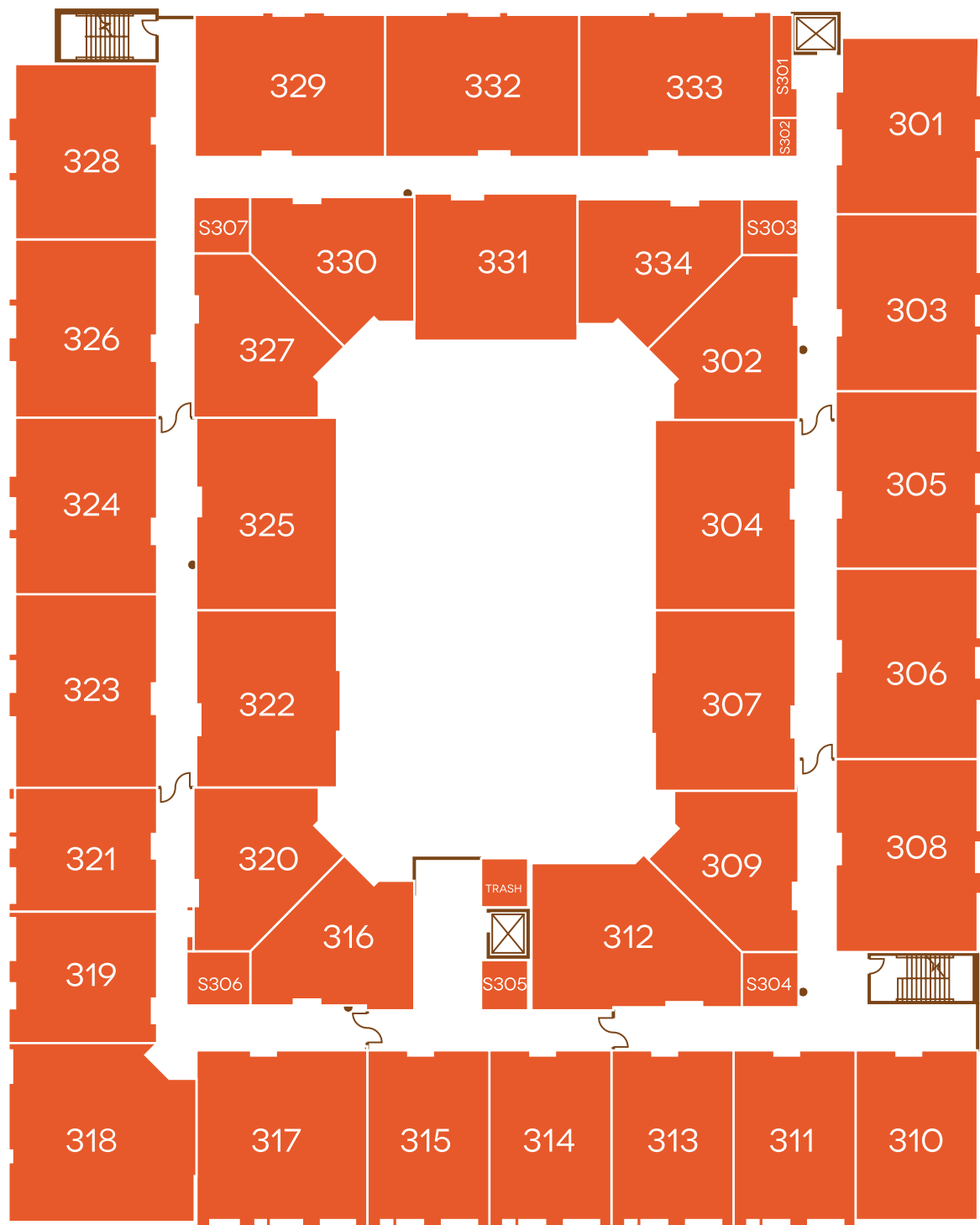
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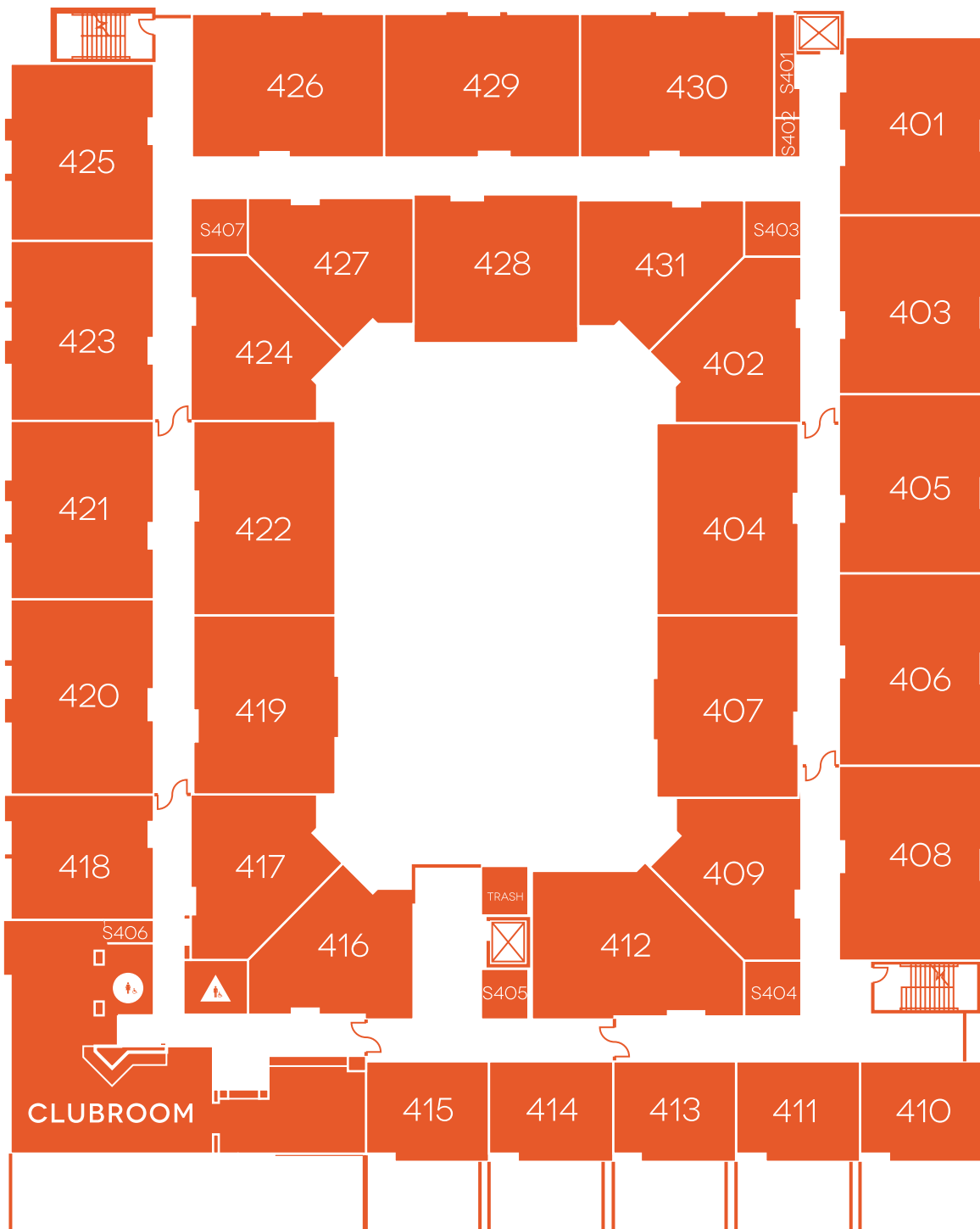
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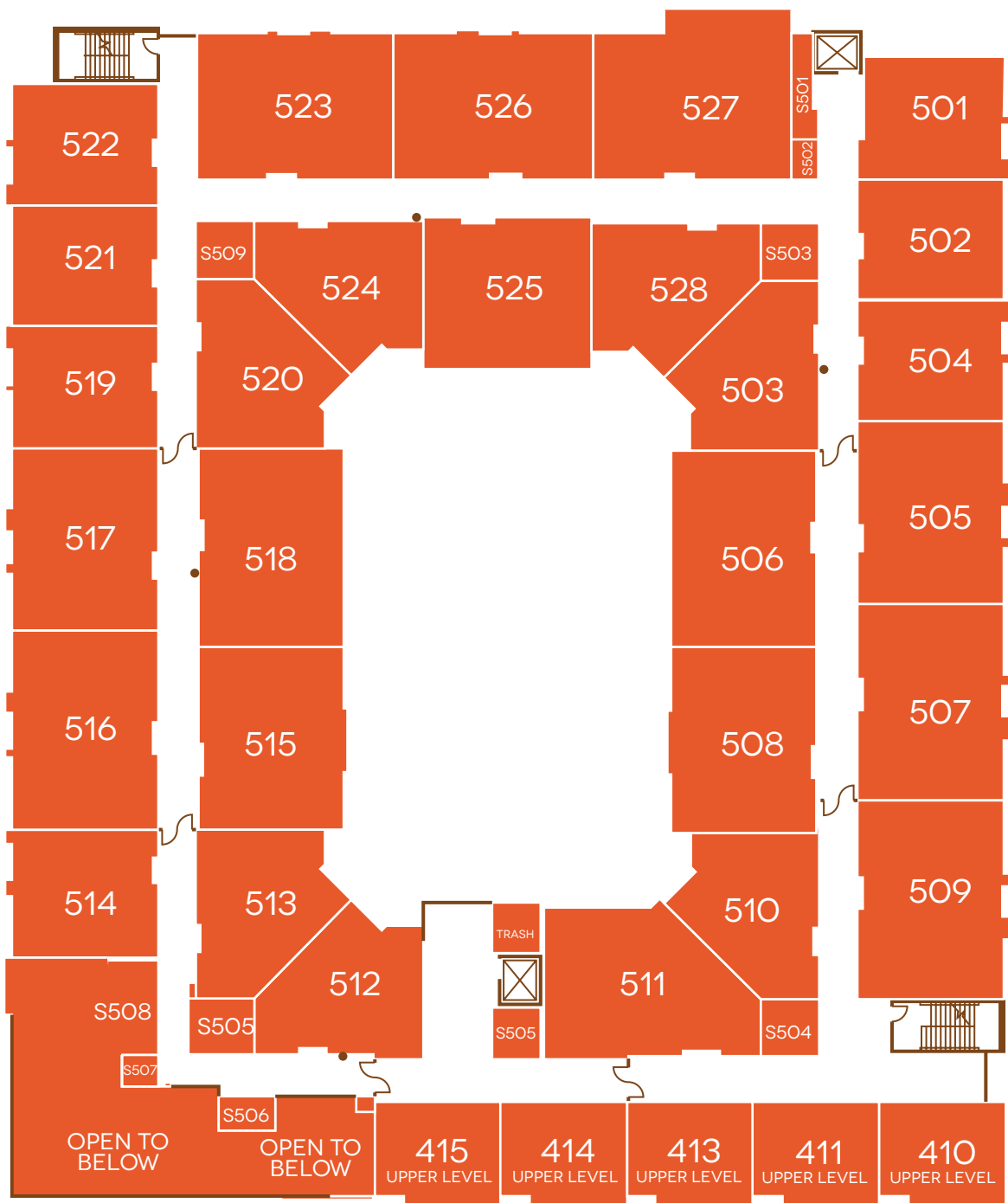


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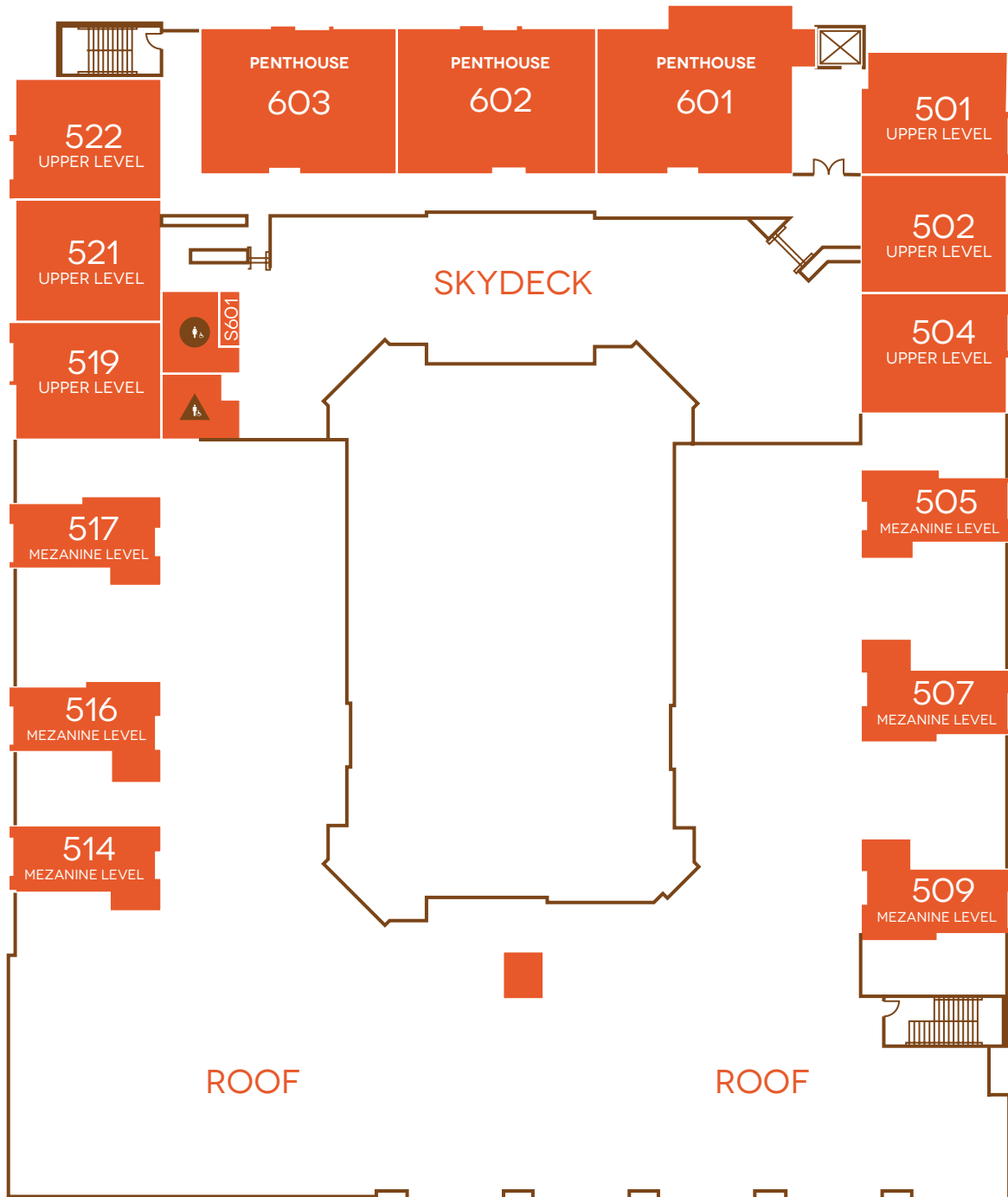
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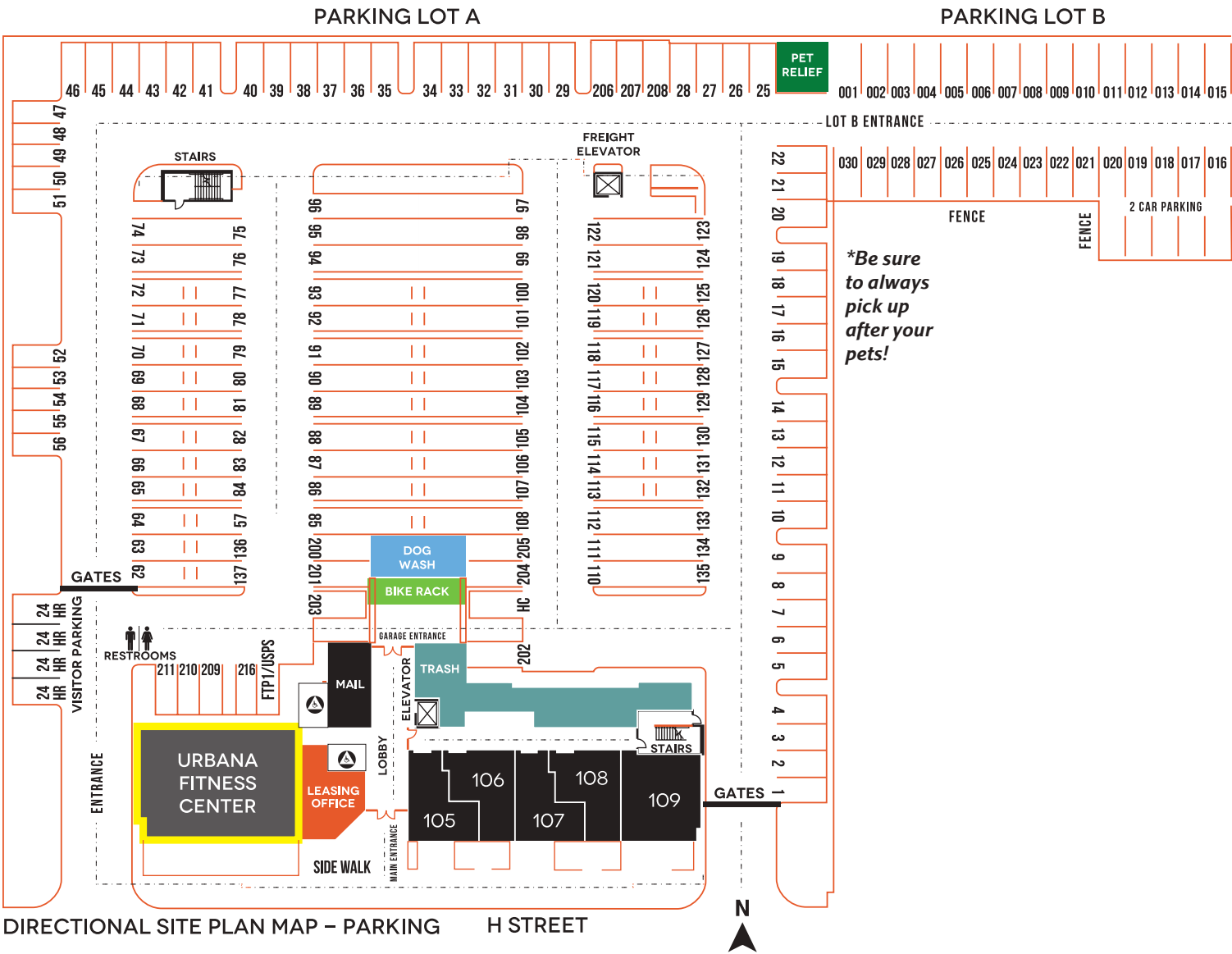


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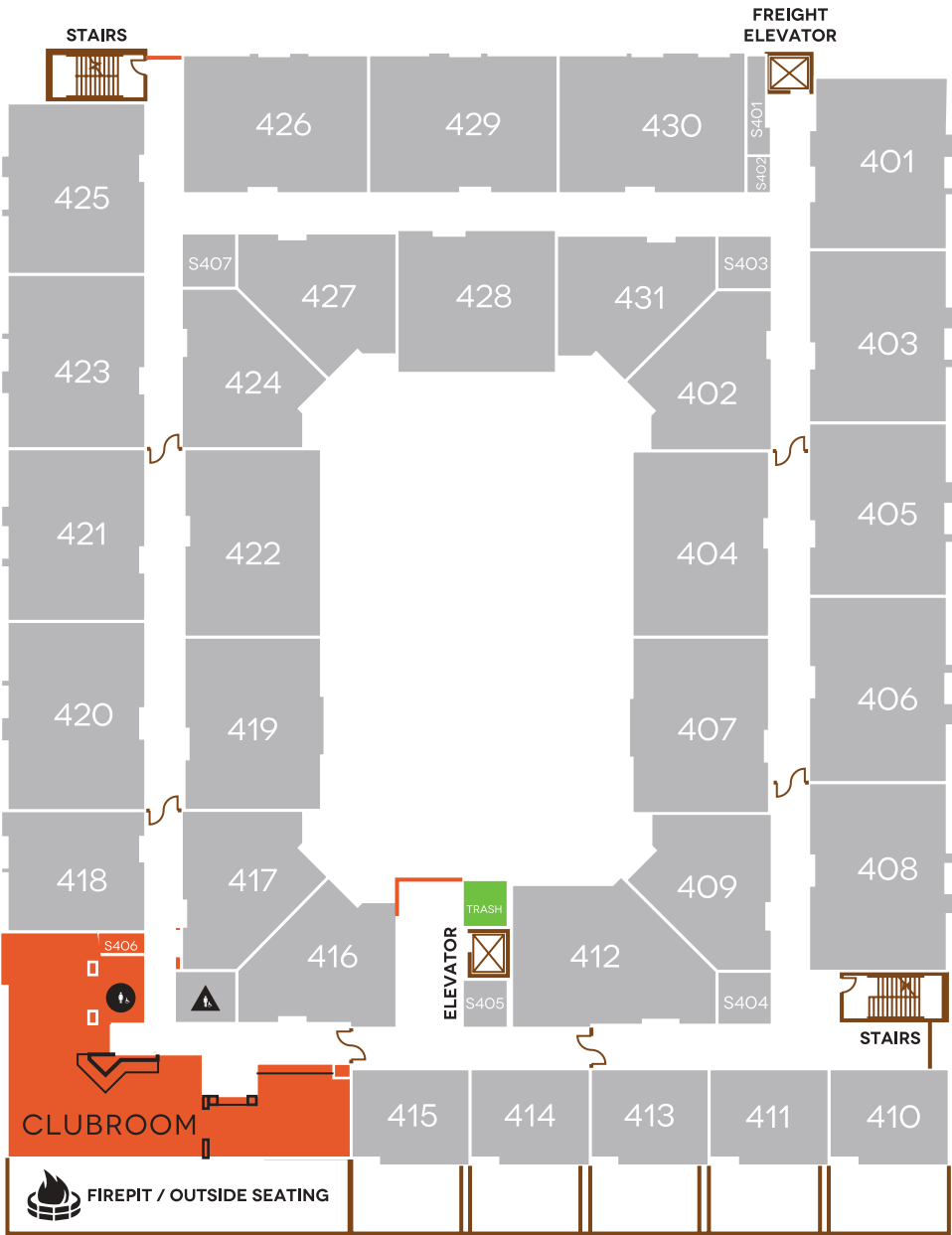
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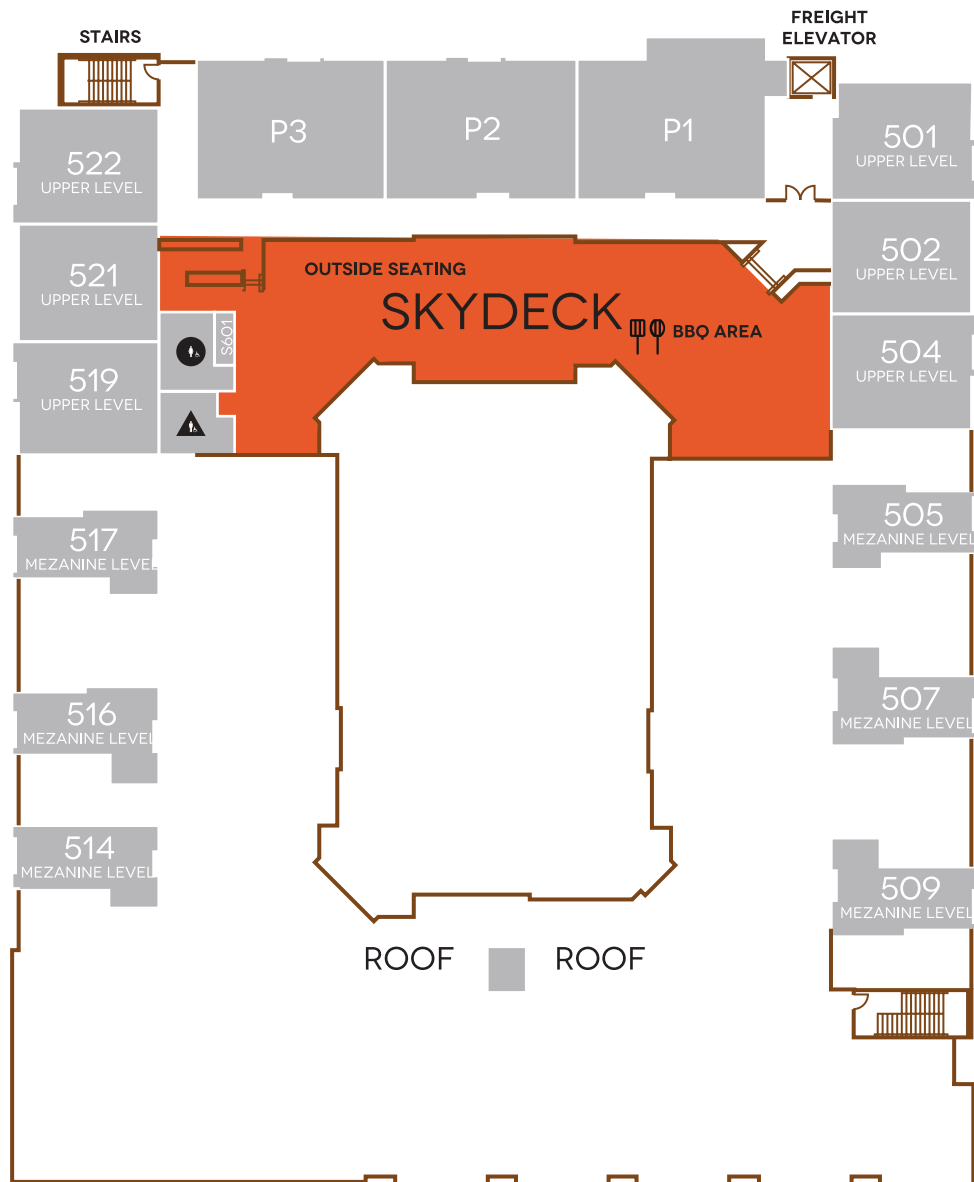
H STREET



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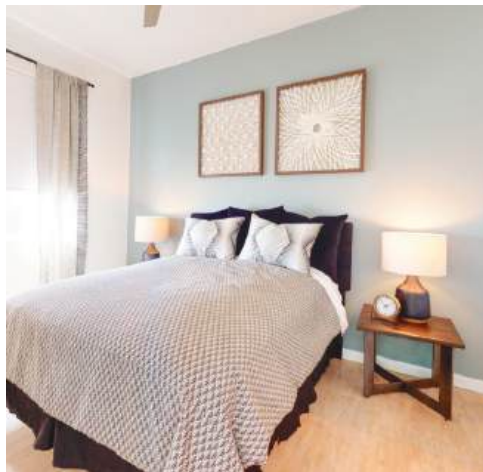
  
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# RESIDENT SELECTION/CREDIT CRITERIA PLAN\*

**PGS Partners, LLC d.b.a. - Urbana Location 393 H Street Chula Vista, CA 91910 - Phone (619) 498-4720**

## ***Resident Selection/Credit Criteria Plan\****

Occupants Maximum Number of Occupants Per Apartment Home:

1 bedroom 3 persons, 2 bedroom 5 persons

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

## ***Each Individual Is Counted As A Person, Regardless Of Age***

If the birth, adoption or other addition of a minor to the household results in household exceeding the above occupancy standards, our policy is to allow the household to remain in the apartment through the end of their current lease or 6 months, whichever is longer. At the end of that period, the household will be expected to move to a larger apartment, if one is available, or off the property.

## ***Deposit/Fees***

There is a holding deposit of **\$500**. 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 over age of eighteen (18), regardless of marital status. All persons eighteen (18) years or age or older (and emancipated minors) who intend to reside in the apartment MUST complete a separate application. (Emancipated minors are considered as adults with verifiable documentation of emancipation.)

## ***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 two (2) consecutive months' of current combined income for the household. All legal, verifiable income will be considered. Employed applicants must provide pay stubs for the two (2) 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:

Two (2) months' of current bank statements; or copies of checks or other forms of payment from applicant's clients over the past two (2) months; or

Third-party written statements, invoices, receipts, or expense reports detailing payments to or from the applicant over the previous two (2) months.



Adult student applicants require I-20, J1 or financial aid letter confirming the name of the school and the number of months the student will be receiving financial aid. If the student receives living expense stipends from a third party (e.g. a parent), you can use that amount to determine the student's income.

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

Two (2) months' of current bank or investment statements; or  
Two (2) months' of Social Security payments; or  
Two (2) 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:

Child/spousal support award orders, judgments or settlement agreements and proof that applicant has received child and/or spousal support payments for the two (2) 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 two (2) most current months; Any other documentation showing receipt of income from a legal source for the two (2) most current months.

### ***Corporate Rentals***

Corporate clients require business verification and letter of credit for initial application. PGS Partners, LLC dba Urbana 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.

## **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. Urbana 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. Resident has been advised that some residents may not be under the same smoke-free restrictions.



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**393 H Street, Chula Vista - California 91910**

**P. +1 619 498 4720 E. [leasing@urbanachulavista.com](mailto:leasing@urbanachulavista.com)**





# Urbana 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

**Urbana 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:

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