

ENCELIA

CÔTA VERA

Applicant Information

March 23, 2023

Dear Applicant:

Thank you for inquiring about **Encelia Côtã Vera** located at 1910 Encelia Circle, Chula Vista, 91913. Though this new apartment community is still under construction, we are now accepting Pre-qualifying applications. We anticipate that move-ins will begin in late July/August 2023.

****Please do not visit this location, as it is an active construction site where NO visitors are allowed****

Encelia Côtã Vera will offer 175 affordable apartments for households who meet income eligibility and other criteria as described on the Resident Selection Criteria.

Apartment Features:

- 1-, 2-, & 3-bedroom apartments
- Kitchens with a full appliance package including electric range, Energy Star dishwasher and refrigerator
- Hard surface flooring in living room, kitchen and bath. Carpeted bedrooms.

Community Amenities include:

• Community Room	• Play structure
• On-site Laundry room	• Game room and Lounge
• Picnic and BBQ areas	• 100% Smoke Free
• Outdoor exercise area	• Pet Friendly* (deposit required)

Monthly Rents:

- 1 Bedroom Apartments from \$1,220 to \$1,464* 2 Bedroom Apartments \$1,463 to 1,756*
- 3 Bedroom Apartments \$1,691 to \$2,030*

Applicants must income qualify. Maximum Allowable Annual Income Limits*		
Household Size	50% AMI	60% AMI
1 Person	\$45,550	\$54,660
2 Persons	\$52,050	\$62,460
3 Persons	\$58,550	\$70,260
4 Persons	\$65,050	\$78,060
5 Persons	\$70,300	\$84,360
6 Persons	\$75,500	\$90,600
7 Persons	\$80,700	\$96,840

*SUBJECT TO CHANGE WITHOUT NOTICE.

Application Process

Attached is the Pre-Qualifying Application.

Pre-Qualifying Applications will only be accepted via **email or or U.S. mail . Emails must be received by April 30, 2023 or if mailed, postmarked by April 30, 2023.**

Please send the completed Pre-Qualifying Application to:

Email: encelia@wshmgmt.com

Mailing Address:

**Encelia Côta Vera
c/o WSH Management
18881 Von Karman Ave., Suite 720
Irvine, CA 92612**

No money is due at this time. Only signed Pre-Qualifying Applications will be accepted. Hand delivered, incomplete or duplicate household Pre-Qualifying Application submittals will be rejected. Ineligible Pre-Qualifying Applications will be rejected.

Once received at our office, all eligible Pre-Qualifying Applications will be entered into a randomized lottery. The randomized lottery will determine the order in which applicants are contacted and invited to continue the application process and/or for placement on the waiting list. For those contacted to continue the application process, all household members must be available for an in-person interview to be held at the WSH Management temporary leasing office located in Chula Vista. At the in-person interview, applicants will be required to complete a full rental application, pay the \$25 per adult household member application fee (check or money order only, no cash), and present documentation supporting all applicable sources of income and/or assets (i.e. pay check stubs, most recent tax returns, bank statements, etc.).

Upon final approval, applicants will be contacted to schedule an appointment to come to the leasing office to select an apartment, complete a Holding Deposit Agreement and schedule a move-in date/lease-signing appointment. A move-in letter will be prepared and provided indicating the date and time of the move-in appointment and the amount of rent and security deposit due at the move-in appointment. Applicants will be given 7 days to accept the apartment from the date of offer.

Due to the large volume of inquiries it will be difficult to respond to individual questions. Please visit our website at www.enceliaapts.com or leave us a message at 619.436.1860. Please do not leave multiple messages. Calls will be returned as soon as possible.

On behalf of the entire WSH Management team we thank you for your interest and appreciate your patience. We look forward to assisting you with your housing needs.

Sincerely,

Encelia Côta Vera

Encelia Côtá Vera -PRE-QUALIFYING APPLICATION

What size apartment are you interested in applying for? 1 bedroom 2 bedroom 3 bedroom

All sections must be completed. Completion of this Pre-Qualifying Application does not in any way guarantee occupancy at Encelia Côtá Vera. All adult household members age 18 and over must sign the Pre-Qualifying Application. Submitting multiple copies will be cause for rejection. Please see Resident Selection Criteria for minimum requirements to qualify for an apartment.

Head of Household Contact Information:						
First Name		Last Name		Middle Initial	Email Address	
Current Address			City	State	Zip Code	Home phone #
						Cell Phone #
How long at current address?					Do you have a Section 8 Housing Choice Voucher from a Housing Authority? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Household Composition:							
List all persons who will be living in the apartment. List all members you anticipate living with you at least 50% of the time in the next 12 months and include anyone who is not currently a household member but is anticipated to become one in the next 12 months.							
#	Full Name (first and last)	Head of Household	Date of Birth	Age	Last 4 #'s Government Issued ID (i.e. last 4#'s Soc. Security)	Full-time Student*? Y or N	**Gross Annual Income
#1							\$
#2							\$
#3							\$
#4							\$
#5							\$
#6							\$
#7							\$
Total Gross Annual Income							\$

* See Resident Selection Criteria #16 for Student Eligibility rules.

** Gross annual income should include income from interest, retirement, social security, dividends, employment, etc. All income and assets will be verified during the full application process to determine income qualification. All Applicants must prove income source that equates to 2.5 times the monthly rent with the exception of Section 8 Housing Choice voucher recipients. Voucher recipients must have income of at least 2 times their portion of the monthly rent.

Non-Smoking Acknowledgment	
I/we understand that this is a 100% non-smoking community, including apartments and all common areas and agree to comply with this policy. _____(initials).	

IMPORTANT INFORMATION: I understand that deliberately submitting false information or withholding information constitutes fraud. Federal Law specifies fines up to \$10,000 and prison terms up to five years for fraud and will be grounds for disqualification or eviction.

Applicant Date

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