



Cielo Verde Apartments are the next chapter in the Cielo Verde story that began more than 20 years ago. The design objective of the Cielo Verde communities is to give residents more flexibility in their life-style choices and make neighborhoods more livable, while increasing access to pedestrian activities close to home. The Cielo Verde Apartment complex is designed for **YOUR** life and complements well our existing nearby neighborhoods that offer a wide range of architectural design and housing types.

By late summer of 2023, the complex will have 148-units that are a mix of 1-, 2- and 3-bedroom apartments in 15 separate two-story buildings. We will also offer one Corporate furnished 2-bedroom with 2-bath apartment for short term rentals in the clubhouse building. Each unit will have a stainless-steel appliance package including refrigerator, range, range hood, dishwasher, and a stackable washer / dryer. Each apartment has its own modern climate control for air conditioning and heat, and hot water tank. Full length front Glass Doors and Wall panels will let in an abundance of natural light. Each Patio or Balcony has sliding glass doors. ADA-compliant units have variations of the doors and appliances to meet the regulations that cover those type of apartments.

Each unit will have one assigned parking space, with the rest of the parking spaces available on a first come basis to tenants only. Tenants will be assigned parking permits to put in their vehicle window. There will be designated visitor parking spaces near the ramada and east side of the complex. To provide the best experience for our residents, there will be no repair or washing of vehicles and no parking of any RV, Trailer, Toy Hauler, Boats, or passive vehicles parking.

We will be allowing two pets per unit, with a weight limit of 40 pounds per animal. We are required by our insurance company to restrict some breeds of dogs, and all cats must be litterbox trained and not allowed to roam outside. Each pet will require an up-front non-refundable pet fee. Assistance Animals will be welcomed to our apartment community as per the HUD Assistance Animal Ruling NC1-28-2020 that can found at [HUD Assistance Animals 2020](#).

The complex will provide security and pest control. Security will consist of cameras through the complex focusing on the parking lot and common areas. Tenants will be responsible for the utility costs for sewer, water, and trash. These will be paid monthly at the current rate of \$75/month for a one bedroom, \$95 for a two bedroom and \$105 for a three bedroom. Tenants will be responsible for paying electricity charges and deposits directly to Arizona Public Service. Each unit will be wired for access to internet and cable in the bedrooms and living room area. The designated providers are Century Link for Internet and Spectrum for Cable. The cost of these services will be paid by the Tenant directly to the vendor.

Tenants will be required to provide proof of \$100,000 in property liability insurance. If no proof is presented, then tenants will be enrolled in the landlord's master policy at a cost of \$15/unit each month. This payment is due with the rent each month. This provides a \$100,000 liability policy if your actions cause damage to your unit, other units, or the common areas. Tenants may also purchase directly from the insurance company their own renter's insurance to cover their personal belongings in the unit.

A laundry room with commercial washer and dryers for large loads will be available in the clubhouse. Pool and hot tub access will also be available during designated hours. The clubhouse meeting rooms, and kitchen areas may be reserved for a small fee through the leasing office. The Ramada and playground may be reserved as well.

## RATES INFORMATION

Tenants will be responsible for the following monthly charges, depending on their unit. These fees will be due on the 1<sup>st</sup> of the month. Late fees will apply if not paid on time. If a tenant moves in mid-month, they will be charged rent for the remaining days of the month. This partial rent will be do at move-in.

Per Month Charges	Unit Types		
	1-bedroom / 1-bath	2-bedroom / 2-bath	3-bedroom / 2-bath
Average Square Footage	642 SF	844 SF	984 SF
Rent	\$1,300.00	\$1,500.00	\$1,750.00
RUBS - Utilities (Sewer, water trash)	\$75.00	\$95.00	\$105.00
Property Renter's Liability Insurance	\$15.00	\$15.00	\$15.00
City Rental Tax 1.7%	\$22.10	\$25.50	\$29.75
Total	\$1,412.10	\$1,635.50	\$1,899.75

## DEPOSIT AND FEES

Tenants will be responsible for the following deposits and fees upon move-in.

- Non-refundable Pet Fee - \$300 / pet, up to maximum of two approved pets.
- Security Deposit - \$600 / unit

## PAYMENTS

All payments for rents and fees will be made through our website through direct bank electronic funds withdrawal, by debit card or by credit card. This can be done through your computer, laptop, tablet, or phone. A kiosk is available at the leasing office to make payments. We are not taking housing vouchers for payment.

## **APPLICANTS**

All Tenants will complete an online application. This application will be used to run checks on a tenant's credit, apartment rental and personal background and criminal history as per the Fair Credit Reporting Act. This information will be used to screen applicants on a first come first-serve basis. Please recognize that these apartments are in high demand. We are working with our vendor to bring our website online in late January. There will be a non-refundable \$75 fee per applicant or guarantor. Once the new website is ready to accept applications, we will post a link on our current website and our social media sites.

## **LEASING SPECIALS**

We are offering move-in leasing specials of \$150 credit to all active and retired military, first responders, police, border patrol and registered doctors and nurses.

## **INSURANCE POLICY RESTRICTIONS**

Our commercial liability insurance policy requires the following restrictions for tenants, and these restrictions are non-negotiable. Any tenant found violating these restrictions will have their lease terminated.

### **PET BREED RESTRICTIONS**

Akita, American Pit Bull Terrier, American Staffordshire Terrier, American Bull Dog, Boxer, Canary Dog (Presa Canario), Cane Corso, Chow Chow, Doberman Pinschers, Dogo Argentino, Fila Brasileiro (Brazilian Mastiff), German Shepherd, Great Danes, Husky, Malamutes, Presa Mallorquin (ca de Bou), Rottweiler, Staffordshire Bull Terrier, Tosa, Tosa Inu, Wolf Hybrids or any breed with dominant traits of aggression.

### **GRILLING AND DEEP-FRYING RESTRICTIONS**

No tenant will be allowed to grill or deep-fry any food on their balconies or patios. This means no barbecues or deep-fryer type appliances may be used on the balconies or patios. Tenants may will be able to use their personal BBQ's in the ramada area near the common area.

## **ELECTRICITY**

The tenant is responsible for contacting Arizona Public Service directly to set up their electricity and pay any required deposits. All ongoing payments are to be paid by the tenant directly to Arizona Public Service.

## **SURROUNDING COMMUNITY**

The commercial areas surrounding the Cielo Verde neighborhoods are full of convenient shopping, restaurants including fast food options, car wash, veterinarian, pet grooming, fitness gym, hairs salons, and banks. We are working with the surrounding stores and services to offer our residents some type of discount with proof of residency in our complex.

## **EDUCATION AND MILITARY FACILITIES**

There are multiple K to 12 schools in the area and Arizona Western College along with the Yuma branches for NAU, U of A and ASU are only 5 miles away. We are located 7 miles from Marine Corps Air Station Yuma and just over 33 miles to the main gate at Yuma Proving Ground.

## **TRANSPORTATION**

The apartments are located near stops and transfer points for YCAT, the Yuma County Area Transit bus system. There is a transfer location and bus stop located on the north and south side of 32<sup>nd</sup> Street on the east side of Avenue 8 East. You will be able to reach many areas of Yuma that are serviced by the YCAT system. Click here to see a [System Map - YCAT - Yuma County Intergovernmental Public Transportation Authority \(ycipta.org\)](https://ycipta.org).

## **HOSPITALS AND EMERGENCY SERVICES**

We are located 10 miles from Yuma Regional Medical Center in Yuma, 4 miles from Exceptional Community Hospital and 5 miles from the new YRMC hospital in the Foothills.

## **CORPRATE APARTMENT**

By the end of August, we will be opening our 2-bedroom / 2-bath fully furnished corporate apartment for short term rentals. The unit will have all the necessary utensils, small appliances, bedding and linens, and cleaning supplies you will need for your stay. We'll be posting rates for the unit in the coming weeks.

## **CONSTRUCTION SCHEDULE**

We are expecting to have all the buildings complete by September 2023. The area is an active and working construction zone. Please heed all posted signs and fencing and stay out of active construction areas.

## **QUESTIONS AND ANSWERS**

As we are working to bring this new complex together, please call 928-726-9248 to speak to the property manager. You may also go to our Frequent asked questions page on our website.