



About Our Apartments

Luxury Style Apartments Homes are specifically priced based on features such as: Square footage (sqft) and Location i.e., floor level (2nd – 5th), Window View, With or Without Balconies. The building is equipped with numerous resort style amenities, combined with several stores and restaurants located on the 1st floor. There are 166 apartments located from the 2nd floor up and Penthouses on the 6th floor only.

- ✓ MONTHLY RENT BASED ON 12 MONTH / 1 YEAR MINIMUM LEASE TERM
- ✓ MONTHLY TRASH FEE- \$20
- ✓ ONE-TIME AMENITY FEE- \$300
- ✓ ONE VEHICLE ASSIGNED GARAGE PARKING INCLUDED WITH MONTHLY RENT
- ✓ ADDITIONAL VEHICLE \$95 PER MONTH
- ✓ PET FRIENDLY

Team TSIONAS

- UTILITIES FROM PROVIDERS NOT INCLUDED:
 - GAS & ELECTRIC (DELMARVA)
 - WATER & SEWER (CITY OF WILMINGTON)
 - CABLE, INTERNET & PHONE (COMCAST)

APARTMENT HOMES SIZES AND MONTHLY RENT PRICING RANGE

ONE BEDROOM / ONE BATHROOM

(673 sqft) Smallest/Lowest • \$2100
(825 sqft) Highest/Largest • \$2300

ONE BEDROOM / ONE BATHROOM WITH DEN

(863-910 sqft) Smallest/Lowest • \$2400
(1101-1199 sqft) Largest/Highest • \$2500

TWO BEDROOM / TWO BATHROOM

(1013 sqft) Smallest/Lowest • \$2800
(1274 sqft) Largest/Highest • \$3000

TWO BEDROOM / TWO BATHROOM WITH DEN

(1356 sqft) \$3200

PENTHOUSES

Two Bedroom-select with Den:
(1374 sqft) Smallest/Lowest • \$3900
(1770 sqft) Largest/Highest • \$4250
One Bedroom with Den: (1020 sqft) \$3750

Pricing subject to change

Water, Sewer & Gas are sub-metered utilities to be paid with rent

The logo for 2000 Pennsylvania Avenue, featuring the number '2000' in a large, stylized font and the word 'PENN' in a smaller, sans-serif font to its right.

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RENTAL CRITERIA

Welcome to 2000 Pennsylvania Avenue. Prior to completing our Rental Application, please review the below Rental Criteria to use as a guide in determining your eligibility. However, any complete application submitted with the applicable fee will be processed. Please note that this community complies with all applicable fair housing laws including those that prohibit discrimination based on race, color, religion, sex, national origin, disability, familial status, marital status, sexual orientation/gender identify, creed, age, source of income, and housing status.

1. Every adult, 18 years and older, must complete a rental application. All required documents can be uploaded into the application portal. Applicant(s) must provide a social security number, or TIN, enter valid driver's license information, or other acceptable form of identification, for an application to be considered complete. Foreign nationals- (Non- U.S citizens) must submit or upload a copy of his/her valid passport and U.S visa. The application fee is \$75.00 per applicant and is non-refundable.
2. The total gross income of the household must equal or exceed three times (3x) the monthly rent. If you have other income, you must provide reliable verification of any source of income you have. All sources of income must be verifiable.
3. Rental History – Landlord verification is required if applicable.
4. An application will automatically be DENIED for any of the following: any information identified as falsified, any bankruptcies within the past 24 months, unresolved tax liens or judgments with outstanding balances, any unpaid housing debts/evictions, late payments that exceed 25% during the term, any Felony convictions within ten (10) years for theft of property, violence, drug violations, injury to persons or property, or sexual offenses even if currently serving deferred adjudication. A Misdemeanor conviction for any of the above charges, within seven (7) years, may be considered as a basis for denial. The application fee is non-refundable.
5. All applications will undergo a credit screening. The minimum required credit score is 600. Upon screening, a credit score of 700 and above qualifies the applicant to pay a security deposit of \$500 at move in. Credit scores between 700 and 600 require a security deposit equal to one full month's rent. Negative credit of any kind may be used as grounds for denial.

The logo for 2000 PENN, featuring the number '2000' in a large, outlined font and the word 'PENN' in a smaller, outlined font to its right.

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6. There is a two (2) pet maximum per apartment. The property has restrictions covering breed, weight, and type of pet. No pet(s) are allowed in the community without management approval, a signed pet addendum, current vet records and a paid deposit. 2 A pet deposit of \$500 is required for the first pet and \$250 for a 2nd pet, however, any pet deposit shall not exceed one month's rent.

7. An Application will be considered incomplete and will not be processed if all the required documents for all applicants are not submitted. The Applicant(s) consent, prior to submitting the application, is required to allow 2000 Pennsylvania Avenue, LLC, its designated Agents and Employees, to obtain a consumer report, criminal record information, and employment verification, for the purpose of determining application status. In addition, 2000 Pennsylvania Avenue, LLC, its agents and employees may obtain additional consumer reports and criminal record reports on each applicant in the future to update or review the applicant(s) account or for collection purposes. Upon request by an applicant, 2000 Pennsylvania Avenue, LLC will inform the applicant(s) whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

A member of our leasing staff will reach out to start the next step of the leasing process when an application is approved. This will occur after the credit and criminal background screenings are complete and all required documents are submitted.

2000 PENN



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Preferred Employer Concession Program

The Preferred Employer Concession Program is provided as an incentive and with the understanding that all the obligations will be fulfilled under the Rental Unit Agreement through the entire lease term. If the lease agreement is terminated early, the concession program will be terminated and require the repayment of all previous concession monies received in entirety from the beginning of the lease term.

5% Monthly Concession

List of Preferred Employers

Active Military / Veterans (With DD214)
Christiana Health Care
First Responders - Local Police, Firefighters and Emergency Medical Technician (EMT)
INCYTE
JP Morgan Chase
Nemours Children's Hospital
St. Francis Healthcare
State Of Delaware

Program eligibility is based on the following:

- For New Leases ONLY secured for (12) twelve months/(1)one year term minimum.
- Must be directly and currently employed or a new hire with the companies listed below.
 - Proof of employment i.e. current paystubs and offer letter MUST be provided.
- Concession can be terminated or discontinued at any time at the discretion of the landlord.