

**INFORMATION ON AFFORDABLE RENTAL UNITS
IN THE TOWNSHIP OF GREEN BROOK
998 WASHINGTON AVENUE APARTMENTS
Affordable Apartments**

There are Six (6) Very low, low and moderate-income apartments located in the Township of Green Brook in the 998 Washington Ave. Apartments. The units are being rented under the NJ Very Low, Low and Moderate Income Affordable Housing Program. Households cannot be **larger** than a two-person household for the **one-bedroom** units or a four-person household for the **two-bedroom** units or a six-person household for the **three-bedroom** units. Households must be a **minimum of two-person** for the three-bedroom units. The breakdown of bedroom size and categories for the affordable units are as follows:

Rental rates based on the Affordable Housing guidelines and regulations and are approximate.

Bedroom Size	Square Feet	# of Very Low Income Units	# of Low Income Units	# of Moderate Income Units
1 Bedrooms 1 Bathroom	478	1 unit \$542/mo. plus utilities	none	none
2 Bedrooms 1 Bathroom	576	none	1 unit \$1,196/mo. plus utilities	2 units \$1,474/mo. plus utilities
3 Bedrooms 1 Bathrooms	731	none	1 unit \$ 1,354/mo. plus utilities	1 unit \$1,688/mo. plus utilities

FEATURES – UNITS AND AMENITIES VARY

- Landlord pays for sewer, garbage removal & snow removal, except water (separate meter)
- Tenant pays utilities electric –Water Heater, Electric Stove, Air conditioning & Heat (PTAC units)
- All Stainless Steel Appliances- Stove, Dishwasher & Refrigerator
- Parking is onsite and unassigned - 1st Car free each additional car \$50 per car
- Cable ready
- Bus Stop 500 feet away
- Elevator Building
- Wheel chair accessible
- Bathroom - tiled flooring -- Grab bars
- Laminate wood flooring throughout Apartment
- Washer/Dryer hook up provided
- No pets No Smoking at All No BBQ Grills

REQUIREMENTS

- Units are restricted to **two persons per bedroom** and your household must be income certified/qualified under the NJ Very Low, Low & Moderate Income Housing Guidelines
- **Lotteries** will be held for these units when available and priority will be given to residents who live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties).
- This affordable rental complex has a **credit/criminal background policy** that applicants must pass before the household can occupy a unit. See credit/co-signor requirements on other side of this page for more details. The credit/background is done with the landlord after CJHRC has processed and approved your application/documentation. You should review the credit/background policy **PRIOR** to applying to make sure you will be able to meet the credit criteria.

CJHRC has made every effort to provide you with the most current and accurate information. CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.

FOR APPLICATIONS AND DETAILS OF THE PROCESS CONTACT:

- Central Jersey Housing Resource Center (CJHRC) (Hours: Monday-Friday 9-5)
92 E. Main St. Suite 407, Somerville, NJ 08876 – Phone: (908) 446-0036
- 998 Washington Ave Apartments, Leasing Office: Parking lot just before Rt 22 by appointment only
998 Washington Ave, Green Brook, NJ 08812 – Ph:732-996-2800 - E-mail: northwashingtonavellc@gmail.com

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
GREEN BROOK TOWNSHIP - SOMERSET COUNTY
998 WASHINGTON AVE. APARTMENTS

Contact: Sue Murray at 732-996-2800 and for Directions to Complex. Fax: 732-926-9886

Credit:

Applicant's credit must currently be satisfactory. If credit history shows any unfavorable information in the past two years, the application will be rejected.

Co-signor:

In certain situation a co-signor may be accepted with approval by the Landlord. The co-signor must pass the same credit application screening process as the applicant.

Rental History:

Applicants must have satisfactory rental references. If an applicant has been evicted or sued for any lease violation, the application will be rejected.

Criminal Background History:

Effective 1/1/22 the Fair Chance in Housing Act was put in effect. This means with limited exceptions, housing providers/landlords who have not made a conditional offer cannot make applicants fill out any type of form that includes questions about their criminal background. Only after approving an applicant and making a conditional offer can a housing provider/landlord ask about criminal history or do a background check. In most cases, you cannot be denied simply for having a criminal record. However, the unit can be rescinded based on the applicant's criminal history in certain circumstances. In those cases, a written notice explaining the decision and reasons must be provided. Applicants then should have a chance to dispute the issue(s) in case of errors or other mitigating factors.

Cost of Credit Check:

A charge of \$48.00 per applicant and/or co-signor. This fee is non-refundable should the applicant be denied. Applicant/co-signor over the age of 18. Credit checks are good for 3 months.

These guidelines represent the requirements of the Management of this individual rental property. Although every effort has been made to provide you with the most accurate, current and clear information possible, The Central Jersey Housing Resource Center (CJHRC) cannot be responsible for inaccurate, misinterpreted or outdated information contained herein.

Directions to Central Jersey Housing Resource Center (CJHRC) office

CJHRC is conveniently located in downtown Somerville: **92 E. Main St. (Rt. 28) Suite 407 (4th Floor)**

Call **908-446-0036**. Business hours are 9:00 AM to 5:00 PM.

FROM THE NORTH: Take Route 287 South to Exit 17. Landmark: Pass Bridgewater Commons Mall on left; stay to right. Turn right onto Route 22 East. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE SOUTH (Via Route 287): Take Route 287 North to Route 22 West. Landmarks: Pass Bank of America on the right. Immediately after the 1st overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE SOUTH (Via Route 206): Take Route 206 North. Landmark: On Route 206 North approaching Somerville, look for a low stone wall on left (Duke Gardens). Shortly past this wall, turn right onto Bridge Street (Somerville). At 2nd traffic light, turn right onto East Main Street. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE EAST: Take Route 22 West. Go under Route 287 overpass in Bridgewater. Landmarks: Pass Bank of America on the right. Immediately after the next overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE WEST: Take Route 22 East into Somerville Landmark: Pass Ethicon Inc. on left. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.