

**INFORMATION ON AFFORDABLE RENTAL UNITS
IN THE TOWNSHIP OF RARITAN, HUNTERDON COUNTY, NJ
THE MEWS
215 Route 12, Flemington, NJ 08822**

There are (6) low and moderate income affordable rental units in The Mews complex in the Township of Raritan. These units are being rented under the NJ Low and Moderate Income Affordable Housing Program. Households must be a minimum of two persons for the two bedroom units, no **larger** than a four-person household and for the three bedroom units, must be a minimum of two persons and no larger than a six-person household.

Rental price based on the Affordable Housing guidelines and regulations.

| Unit Size & Category | # of Units | Square Feet / Floor | Monthly Rental Rate |
|---------------------------------|-------------------|--|----------------------------|
| 2 Bedroom Moderate | 1 unit | 814 / 2 nd 750 / 2 nd | \$1,386 |
| 3 Bedroom Low | 2 units | 894 / 1 st 875 / 2 nd | \$1,278 \$1,284 |
| 3 Bedroom Moderate | 2 units | 894 / 1 st 894 / 2 nd | \$1,413 \$1,424 |

*All fees are subject to changes and increases.

FEATURES

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| Sprinkler System & Door Answering System | Ample parking, public transportation nearby |
| Electric Stove, Dishwasher, Refrigerator | No elevator, no patio or balcony, shared picnic area and gas grills are allowed in picnic area only |
| Carpeting and Linoleum Flooring, Grab Bars in all baths | No pets – No Maintenance Fees Landlord pays Water, Sewer & Garbage |
| Storage closet in the unit | First floor coin operated laundry on site |
| Gas Heat and Central Air Tenant Pays Utilities Separate Utility Metering | Hard wired smoke detector and battery operated carbon monoxide detector. Pre-wired phone, Computer and Cable TV |

REQUIREMENTS

- Your household must be income certified/qualified under the NJ Affordable Housing income guidelines.
- You need to pass the landlord's credit/background check guidelines before you can occupy a unit.
- First month's rent and one and one half month's security required.

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

Applications are also available at:

- Raritan Township Municipal Building, Hours: Monday thru Friday 8:30 am to 4:30 pm
One Municipal Drive, Flemington, NJ 08822 Phone: 908-806-6100 Ext. 6

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.

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
RARITAN TOWNSHIP - HUNTERDON COUNTY
THE MEWS

Contact: Allison Mortara (Countryside Affordable Housing LLC) 908 782-1980

Credit History:

Applicant(s) must be current on all bills. If credit history shows unpaid debts for the past two years, the application will be rejected. No judgments and no bankruptcy filed in the past five (5) years. No wage garnished arising from a judgment. Social security numbers must match reported name and address of applicant(s). Applicant(s) must be employed for at least six months or show proof of sufficient monthly verifiable income. Applicant(s) application will be rejected for unfavorable rental history. In addition, prospective eligible tenants will be interviewed, in person, by Countryside Affordable Housing LLC

Co-Signor:

In certain situations, co-signors may be considered by Countryside Affordable Housing LLC. The co-signor may be permitted for insufficient income but not poor credit/background. Co-signors must satisfy the same credit/background standards as applicants. If applicants do not meet our income criteria, you may be able to qualify for an apartment if you can get a second/third party who resides in NJ to guarantee your lease. This guarantor must pass the same credit/background application and screening process as the applicant. A co-signor will be accepted only if an applicant's income is too low, not if there is bad credit/background. A co-signor must have excellent credit/background and must own real estate in the State of NJ.

Rental History:

Applicants must have satisfactory rental references. If an applicant has been evicted or sued for breach of rental lease, the application will be rejected. Applicants must have no former landlord/tenant court action on the records.

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/Criminal Background Check

A charge of \$35.00 (cash, certified check or money order) is required for each applicant (this includes co-signors) to cover the cost of the credit/background check. Credit/background checks are good for a period of six 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

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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.