

**INFORMATION ON AFFORDABLE RENTAL UNITS
IN THE TOWNSHIP OF WARREN, SOMERSET COUNTY
WHISPERING HILLS
Primrose Way, Warren, NJ 07059**

Sixty (60) low and moderate-income apartments are located in the Township of Warren in the Whispering Hills Development. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. Households cannot be larger than a two-person household for the **one-bedroom** units, a four-person household for the **two-bedroom** units and a minimum of two-person or a maximum of six-person household 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 Low Income Units	# of Moderate Income Units
1 Bedroom	616	9 units \$1,111 - \$1,232/mo. +utilities	1 unit \$1,387/mo. +utilities
2 Bedroom	787	16 units \$1,305 - \$1,463/mo. + utilities	24 units \$1,403 - \$1,699/mo. +utilities
3 Bedroom	982	5 units \$1,477 - \$1,677/mo. +utilities	5 units \$1,822 - \$2,027/mo. +utilities

FEATURES

- No maintenance fee – snow removal and garbage removal via dumpster is provided
- No utilities are included. Residents are billed separately for water, sewer, gas and electricity. Sewer fee is \$45.00/month. Utilities cost approximately \$200.00 per month.
- Electric stove and oven
- Refrigerator and Dishwasher
- Washer and electric dryer hookups. Washer/Dryer supplied by tenant.
- Cable ready
- Central air conditioning with individual thermostats
- Gas heat
- Phone jacks in kitchen, living room and all bedrooms
- Eat in kitchen
- 1 and 2 bedroom units have 1 full bathroom, 3 bedroom units have 2 full bathrooms
- Walk in closet in master bedroom, standard closets in other bedrooms, each unit also has a coat closet
- All units have outdoor patios or decks
- Wall-to-wall carpeting
- Up to 2 spots for parking are provided in a lot (with security lighting) on a first come, first serve basis
- Pets allowed, with a \$500.00 (non-refundable) pet damage deposit and \$50.00-month fee.
- No basements or attics No elevator No BBQ grills No blinds provided for windows

REQUIREMENTS

- Units are restricted to **two persons per bedroom** and your household must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines
- **Lotteries** may be held when necessary. Otherwise affordable units are first come first serve. 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 and should be reviewed prior to applying to make sure you meet the criteria. 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.

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
- Whispering Hills, Rental Office (by appointment Mon.–Friday 8:30 am–3:00 pm)
775 Mountain Blvd. Suite 7, Watchung, NJ 07069 – Phone: (908) 668-0284

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
WARREN TOWNSHIP - SOMERSET COUNTY
WHISPERING HILLS

Contact: Whispering Hills Rental Office, at Chasbob@ferruggiaassociates.com or (908) 668-0284

Credit/Co-signor:

Approved co-signor/s will be accepted when an applicant/s income is too low or poor credit on a case by case basis.

Rental History:

For exact details contact- Whispering Hills Rental Office, at Chasbob@ferruggiaassociates.com or (908) 668-0284

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/Background/Landlord:

A charge of \$35.00 is required for each applicant over the age of 18 (this includes the co-signor). There will be a separate landlord application fee of \$25.00. (both charges can be combined into one payment). For exact details contact- Whispering Hills Rental Office, at Chasbob@ferruggiaassociates.com or (908) 668-0284

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.

Whispering Hills Rental Office, 775 Mountain Blvd, Suite 7, Watchung, NJ 07069 (908) 668-0284

Business hours of 9:00 AM to 3:00 PM Monday- Friday, call to schedule an appointment.

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.