

**INFORMATION ON AFFORDABLE RENTAL UNITS
IN THE TOWNSHIP OF GREEN BROOK
THE WOODS AT KING GEORGE
King Ct. Green Brook, NJ 08812**

There are Twelve (12) Very low, low and moderate-income apartments are located in the Township of Green Brook in the Woods at King George Development. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. This complex does not offer and did not build any 1 bedroom apartments. Households cannot be larger than 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
2 Bedrooms 1 Bathroom	952	1 \$507/mo plus utilities	4 units \$1010-1,207/mo plus utilities	4 units \$1,080-1,261/mo plus utilities
3 Bedrooms 2 Bathrooms	1,017- 1,155	none	1 units \$ 1,160/mo plus utilities	2 units \$1,450/mo plus utilities

FEATURES – UNITS AND AMENITIES VARY*

- No maintenance fee
- Sewer fee is \$25.00/month
- All Electric –Water Heater, Electric Stove, Refrigerator, Dishwasher
- Walk in closet in master bedroom, standard closet space in other bedrooms
- Patio on ground floor units, balcony on others
- Grab bars installed upon request with doctor prescription
- Forced hot air gas heat
- Carpeting except in kitchen, bath and utility rooms
- Central air conditioning
- Hook up provided for washer and electric dryers. (2 bedroom units allow tenants to install stackable washer and dryer and 3 bedroom units allow tenants to install side by side washer and dryer.)
- No pets No elevator No assigned parking No BBQ grills

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 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 check policy** that you must pass before you can be considered for a unit. The credit check is done with the landlord after CJHRC has processed and approved your application/documentation. You should review the credit check 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) 446-0040
- Woods at King George, 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
GREEN BROOK TOWNSHIP - SOMERSET COUNTY
WOODS AT KING GEORGE

Contact: Karen Quigley (908) 668-0284

Credit:

Applicant must have a credit and background check completed by the Woods rental office, within the last 90 days and is in good standing. Complex also checks for bankruptcies, evictions, judgments for possession, landlord/tenant judgments and unpaid tax liens.

*Sometimes an individual case will be considered if there are extenuating circumstances.

Co-signor:

Co-signors accepted with excellent credit and approval by landlord.

Rental History:

Current and previous landlords will be contacted to inquire about rent payment history

Criminal 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 \$35.00 (money order or certified check) is required for each applicant/co-signor over the age of 18.

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.