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 (13) 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 twoperson 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 quidelines 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	5 units	4 units
1 Bathroom	980	\$597/mo.	\$1,098 - \$1,170/mo.	\$1,201-1,413/mo.
		plus utilities	plus utilities	plus utilities
3 Bedrooms		none	1 units	2 units
2 Bathrooms	1,196		\$ 1,366/mo. plus utilities	\$1,664 - \$1,708/mo. plus utilities

FEATURES - UNITS AND AMENITIES VARY*

- No maintenance fee
- Sewer fee is \$26.66/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. Washer/Dryer supplied by tenant. (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.)
- Pets allowed, with a \$500.00 (non-refundable) pet damage deposit and \$50.00-month fee.
- One Assigned parking spot for each unit.
- No elevator No BBQ arills No blinds provided for windows

REQUIREMENTS

- Your household must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines
- Lotteries may need to 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
- 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

<u>Credit:</u> 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 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.

<u>Credit Check</u>: A charge of \$35.00 is required for each applicant/co-signor over the age of 18. There is a separate landlord application fee of \$25.00 (both charges can be combined into one payment). Certified households will be notified by CJHRC after a lottery is held (if applicable), when to contact the complex for your credit check. Credit checks are good for 90 days.

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.