

**INFORMATION ON AFFORDABLE RENTAL UNITS
IN THE TOWNSHIP OF RARITAN, HUNTERDON COUNTY, NJ
FLEMINGTON SOUTH GARDENS
Manchester Rd. Flemington, NJ 08822
Affordable Senior Apartments (62 years & older)**

Ninety-six (96) low and moderate-income age restricted apartments. There are 12 low and 12 moderate efficiency units and 36 low and 36 moderate one bedroom units. 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 or a one-person household for the efficiency units. **Monthly rental rates are based on Affordable Housing guidelines and regulations and are approximate.**

FEATURES

- Garbage pickup and snow removal
- On-site laundry facilities, on-site community recreation room
- There are provisions for tenant to install air conditioner units
- Stove and refrigerator included
- Within walking distance to grocery stores, restaurants, shopping
- Close to Hospital and Senior Community Center
- Link Transportation System – Front door pickup with service throughout Hunterdon County
- Gas, electric and water are paid by tenant
- One cat or one dog is allowed per apartment. The tenant will be required to sign a Pet Permission Agreement prior to taking possession of the apartment

REQUIREMENTS

- 1st month's rent and a month and a half security deposit required
- You must pass a credit check and meet the income requirements
- The units are restricted to a **maximum** of two persons per household
- You must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines

For details of the process or more information contact:

Flemington South Gardens, leasing office: 908-788-3816 for directions to complex
and to schedule an appointment to see an available apartment.

OR

Central Jersey Housing Resource Center (CJHRC)
92 East Main Street, Suite 407, Somerville, NJ 08876
Telephone: 908-446-0036 (Hours: Monday-Friday 9-5)

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
RARITAN TOWNSHIP - HUNTERDON COUNTY
FLEMINGTON SOUTH GARDENS

This is a senior age restricted rental complex, age 62 years and older.
Children must be 19 years of age or older.

Contact: Wendy Connard at 908-788-3816

Credit: Applicants must pass a credit check with Flemington South Garden and have an acceptable credit history.

Rental History: Applicant understands that Flemington South Gardens may contact current and /or previous landlord to inquire into rental history.

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

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 and application processing: Confirm the exact fee with the property manager or landlord before submitting your application. This fee is nonrefundable, regardless of the application outcome. Credit checks are typically valid for up to three months, but verify any additional requirements directly with the landlord or management company.

Pet Policy: One cat or one dog is allowed per apartment. The tenant will be required to sign a Pet Permission Agreement prior to taking possession of the apartment.

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.

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.

Directions to Central Jersey Housing Resource Center (CJHRC) office:

FROM THE NORTH: Take Route 287 South to Exit 17. Turn right onto Route 22 East. Immediately after the 2nd overpass, turn right onto Grove St. Go straight to East Main St. and make a left.

FROM THE SOUTH (Via Route 287): Take Route 287 North to Route 22 West. Immediately after the 1st overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove St. Go straight to East Main St. and make a left

FROM THE SOUTH (Via Route 206): Take Route 206 North. Turn right onto Bridge St. (Somerville). At 2nd traffic light, turn right onto East Main St.

FROM THE EAST: Take Route 22 West. Go under Route 287 overpass in Bridgewater. Immediately after the next overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove St. Go straight to East Main St. and make a left.

FROM THE WEST: Take Route 22 East. Turn right onto Grove St. (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.