

**INFORMATION ON AFFORDABLE RENTAL UNITS
IN THE TOWNSHIP OF RARITAN, HUNTERDON COUNTY, NJ
OAK RIDGE AT FLEMINGTON
Affordable Apartments**

There are sixteen (16) low and moderate-income apartments in Oak Ridge at Flemington, located in Raritan Township. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program.

Rental rates are based on the Affordable Housing guidelines and regulations and are approximate.

Bedroom Size	# of Occupants	# of Low Income Units	# of Moderate Income Units
1 Bedroom	1-2	4 units \$567 - \$618/mo. + utilities	4 units \$1,112 - \$1,422/mo. + utilities
2 Bedroom	2-4	3 units \$718 - \$754/mo. + utilities	3 units \$1,312 - \$1,517/mo. + utilities
3 Bedroom	3-6	1 unit \$772/mo. + utilities	1 unit \$1,358/mo. + utilities

FEATURES

- First Floor Unit Has Basement
- Second Floor Unit Has Loft
- Refrigerator, Stove, Dishwasher
- Gas Heat and Gas Cooking
- Central air
- Hardwood Floors
- Washer/Dryer Hook Ups (Washer/Dryer supplied by Tenant)
- Smoke Free Apartments
- Tenant pays gas, electric, water and sewer.
- No Pets Allowed

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 CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.

You may contact Oak Ridge at Flemington at 908-788-3816

OR

Call CJHRC 908-446-0036

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.

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
RARITAN TOWNSHIP - HUNTERDON COUNTY
OAK RIDGE AT FLEMINGTON

Contact: Wendy Connard at 908-788-3816

Credit History: Applicants must pass a credit check with Oak Ridge at Flemington and have an acceptable credit history in order to rent an apartment in Oak Ridge at Flemington.

Rental History: Applicant understands that Oak Ridge at Flemington 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 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 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: No Pets Allowed

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These guidelines represent the requirements of the Landlord 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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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 Street (just past Kentucky Fried Chicken). Go straight until 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 Street. Go straight until East Main St. and make a left

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

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 Street. Go straight until East Main St. and make a left.

FROM THE WEST: Take 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.