

SOMERSET PARK APARTMENTS

IN FRANKLIN TOWNSHIP

201 Pickering Place (Rt. 27) Somerset, NJ 08873

There are eighty-four (84) low and moderate-income apartments located in the Somerset Park Development in Township of Franklin. 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 or a six-person household for the **three-bedroom** units. Households must have a **minimum of two-persons** for the three-bedroom units. The breakdown of bedroom size and categories for the affordable units are as follows:

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

Number of Bedrooms	Approximate Low Income Rent	Approximate Minimum Income Needed to Afford Low Rent	Approximate Moderate Income Rent	Approximate Minimum Income Needed to Afford Mod Rent
1	\$809 - \$875	\$27,500	\$965 - \$1,194	\$33,000
2	\$1007- \$1,036	\$34,500	\$1,105 - \$1,404	\$38,000
3	\$1,136 - \$1,227	\$39,000	\$1,282 - \$1,511	\$44,000

The above rental rates do not include utilities. If you are offered a lease, the rental rate may be different. Before you can apply for the landlord credit/background check you must prove you have the funds for the 1st month rent and a month security deposit. Affordable Housing Units may be subject to an increase.

FEATURES:

- All low income units are on the 2nd floor
- All moderate income units are on the 1st floor
- Moderate units have basements
- 1 & 2 Bedroom Units have one full bathroom and 3 Bedroom Units have one and a half bathrooms
- There are washer and dryers in all units
- Has Refrigerator, Stove, and Built in Dishwasher
- Gas Forced-Air Heat and Gas for Cooking
- Central Air and smoke detectors in each residence
- Utilities: Tenant pays all utilities, which include gas, electric, water, sewer. All utilities metered.
- Sewer flat rate currently - \$ 68.75 (quarter)
- Up to two (2) Pets allowed under 25 lbs. each, with a \$350.00 (non-refundable) pet damage deposit and \$40.00 per pet per month fee.

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CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.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 East Main St. Suite 407, Somerville, NJ 08876 – (908) 446-0040
- Somerset Park, leasing office: - By appointment only
201 Pickering Place, Somerset, NJ 08873 - Phone: (732) 940-9653

This affordable rental complex has a landlord background/credit check policy that you must pass before you can be considered for a unit. The background/credit check is done with the landlord after CJHRC has processed and approved your application/documentation and certified your household. You should review the credit policy PRIOR to applying to make sure you will be able to meet the landlord criteria.

- Countryside info on other side -

COUNTRYSIDE APARTMENTS IN FRANKLIN TOWNSHIP 30 Pasture Trail (Rt. 27) Somerset, NJ 08873

There are forty-eight (48) low and moderate-income apartments located in the Township of Franklin in the Countryside 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 or a six-person household for the **three-bedroom** units. Households must have a **minimum of two-persons** for the three-bedroom units. The breakdown of bedroom size and categories for the affordable units are as follows:

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

Number of Bedrooms	Approximate Low Income Rent	Approximate Minimum Income Needed to Afford Low Rent	Approximate Moderate Income Rent	Approximate Minimum Income Needed to Afford Mod Rent
1	\$749 - \$867	\$32,160	\$958 - \$1,089	\$32,332
2	\$925 - \$1011	\$30,651	\$1,216 - \$1,375	\$41,040
3	\$1,071 - \$1,145	\$35,486	\$1,335 - \$1,382	\$41,966

The above rental rates do not include utilities. If you are offered a lease, the rental rate may be different. Before you can apply for the landlord credit/background check you must prove you have the funds for the 1st month rent and a month security deposit. Affordable Housing Units may be subject to an increase.

FEATURES:

- All low income units are on the 1st floor
- All moderate income units are on the 2nd floor
- 1 Bedroom Units have one bathroom and 2 and 3 Bedroom Units have two full baths
- There are washer and dryers in moderate income units only
- Has Refrigerator, Stove, and Built in Dishwasher
- Gas Forced-Air Heat and Gas for Cooking
- Central Air
- Smoke Detectors in each residence
- Tenant pays gas and electric
- Water and sewer is included in rent
- No Pets

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:

- | |
|--|
| <ul style="list-style-type: none">- Central Jersey Housing Resource Center (CJHRC) Hours: Monday-Friday 9-5
92 East Main St. Suite 407, Somerville, NJ 08876 – (908) 446-0040- Countryside, leasing office: - By appointment only
201 Pickering Place, Somerset, NJ 08873 - Phone: (732) 940-9653 |
|--|

This affordable rental complex has a landlord background/credit check policy that you must pass before you can be considered for a unit. The background/credit check is done with the landlord after CJHRC has processed and approved your application/documentation and certified your household. You should review the credit policy PRIOR to applying to make sure you will be able to meet the landlord criteria.

- Somerset Park info on other side -

CREDIT/CO-SIGNOR/OTHER REQUIREMENTS
FRANKLIN TOWNSHIP - SOMERSET COUNTY

SOMERSET PARK APARTMENTS

Contact: Maria Castillo (732) 940-9653

Credit: Applicant’s credit record must currently be satisfactory. If credit history shows any unfavorable information in the past two years, the application will be rejected. If you are a tenant already living there, you must have a satisfactory rental history (in full, on time for the last twelve months) in order to be offer a unit. You will still be required to satisfy all other criteria set forth as it is in the Statement of Rental Policy.

Co-signor: NOT ACCEPTED

Rental History: Applicants must have satisfactory rental references. If an applicant has been evicted or been found by a court to have violated your lease, your application will be rejected.

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 \$40.00 (cash or money order only) is required for each applicant (this includes the co-signor). Credit checks are good for 3 months.

Pet Policy: Maximum of two pets is allowed per unit, under 25lbs each, monthly fee of \$40.00 each with a \$350.00 (non-refundable) damage deposit when you sign lease agreement.



COUNTRYSIDE APARTMENTS

Contact: Maria Castillo (732) 940-9653

Credit: Applicant’s credit record must currently be satisfactory. If credit history shows any unpaid debts in the past two years, the application will be rejected.

Co-signor: Co-signors are not accepted.

Rental History: Applicants must have satisfactory rental references. If an applicant has been evicted or sued for any lease violation, the application will be rejected.

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 \$40.00 (cash or money order only) is required for each applicant (this includes the co-signor). Credit checks are good for 3 months.

Pet Policy: No Pets

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.

REQUIREMENTS TO APPLY FOR AFFORDABLE HOUSING:

- Units are restricted to **two persons per bedroom** and your household must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines
- **Random selection** (Lottery) may be held when units are 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/background policy** that applicants must pass before the applicant household can be considered for a unit. 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.

Directions to Central Jersey Housing Resource Center in other side...

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.