

SOMERSET PARK APARTMENTS IN FRANKLIN TOWNSHIP

Rental Units

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.

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 \$25.00 per pet per month fee.

The below rental rates are approximate monthly rental costs without utilities. Before you can apply for the landlord credit/background check you must prove you have the funds for the 1st month rent and one month security in the applicants name.

If you are offered a lease, the rental rate may be different. Re-rents may be renting at lower or higher rates. Affordable Housing Units may be subject to an increase. Rental rates are based on the NJ Affordable Housing guidelines and regulations.

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 CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.*

SOMERSET PARK APARTMENTS: (732-940-9653)

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	\$727 - \$797	\$26,229	\$866 - \$1,074	\$36,206
2	\$906 - \$931	\$31,063	\$993 - \$1,261	\$41,486
3	\$1,023 - \$1,103	\$35,555	\$1,151 - \$1,358	\$44,983

Call CJHRC 908-704-8901 or 908-704-9659 for more details. You may call Somerset Park Apartments at 732-940-9653 for directions and/or to schedule an appointment to see an available apartment.

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.

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:

If an applicant has ever been convicted of a crime, the application will be rejected. If an applicant has ever been convicted of a minor offense involving dishonesty or violence, the application will be rejected.

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 \$25.00 each with a \$350.00 (non-refundable) damage deposit when you sign lease agreement.

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

Appointments are suggested prior to coming. Call 908-704-9659.

600 First Avenue is a tan building with Alternatives name front. CJHRC is in the two story part of the building. During business hours of 9:00 AM to 5:00 PM, enter the main door of the Alternatives Building, go to the receptionist, give your name and tell them that you are here to see CJHRC. The receptionist will call upstairs for one of our counselors to come down to speak with you. For scheduled appointments after hours, call CJHRC on the white phone in the lobby area or from the parking lot, walk to the door marked Central Jersey Housing Resource Center. Ring the TOP doorbell for CJHRC and give us a few minutes to come down and let you in for your appointment.

From 287 South or 202/206 South, take the exit for Flemington/Somerville (202/206 South). Follow signs for 202 South (Flemington). Get into the right lane. Exit at First Avenue before the first light. Make a right onto First Avenue from exit. Driveway is first right.

From 287 North to Route 22 West. Follow signs for Route 202/206 South (Flemington/Princeton). Take 202 South (Flemington/Lambertville) to First Avenue Exit (before traffic light). Make a right onto First Avenue. Driveway is first right.

From Route 22 West. Follow signs for Route 202/206 South (Flemington/Princeton). Take 202 South (Flemington/Lambertville) to First Avenue Exit (before traffic light). Make a right onto First Avenue. Driveway is first right.

From Route 22 East or Route 28 East. Make a right onto First Avenue (Sunoco gas station on left). 600 First Avenue is the last building on the left before the traffic light .

**NOTICE OF DISCLOSURE STATEMENT & APPLICATION FOR AFFORDABLE RENTAL UNITS
AT SOMERSET PARK APARTMENTS - FRANKLIN TOWNSHIP, NJ**

If you are interested in the Franklin Township affordable housing program, complete the six page application and mail it in with all **required documentation** (see page 6) for your household to:

Central Jersey Housing Resource Center (CJHRC), 600 First Ave., Suite 3, Raritan, NJ 08869.

1. Renters of Franklin Township Affordable Housing units must be Low or Moderate Income Households as determined by the NJ Council on Affordable Housing guidelines. Proof of income is **required**, so that gross annual household income can be calculated to assure the household is qualified.
2. Affordable units must be occupied by the named applicants. Each renter/tenant shall certify in writing that he/she is renting the affordable unit for the express purpose of their primary residence.
3. Renters of affordable units have the same rights, privileges, duties and obligations as any other renters in Franklin Township with the exception of the restrictions in the Township of Franklin's Ordinances and Regulations pertaining to Low and Moderate Income Housing. Selection of participants in the Franklin Township Affordable Housing Program is made on the basis of income, household size and available units.

PLEASE NOTE: SOMERSET PARK will not allow a co-signer.

If you would like more information regarding rental units in Franklin Township, please contact the Central Jersey Housing Resource Center at cjhrc@verizon.net or (908) 704-9659.

TO BE ELIGIBLE TO RENT A UNIT, YOU MUST MEET THE FOLLOWING INCOME CRITERIA:

HOUSEHOLD SIZE	LOW INCOME*	MODERATE INCOME*
1	\$37,765	\$60,424
2	\$43,160	\$69,056
3	\$48,555	\$77,688
4	\$53,950	\$86,320
5	\$58,266	\$93,226
6	\$62,582	\$100,131

*Maximum income limits per Household size and category. These limits were approved by the Court, Fair Share Housing and Franklin Township and implemented starting 4/30/18

I/we have read the contents of this Notice of Disclosure Statement and I understand it. I/we know that I have an obligation to notify the Central Jersey Housing Resource Center (CJHRC) immediately (in writing) of any change in my household or household income. I know I, as well as any other member of my household who filed tax returns, must supply copies of my/our Federal and State Income Tax Returns for the last three years as well as any other required documentation. I/we know that all information must be completed on all pages of this application or "not applicable" will be written if it does not apply to my household. Failure to fully complete this application and submit the required documentation will result in the inability for it to be processed thus jeopardizing your household being offered an affordable apartment. I/we realize CJHRC may ask for additional information, if necessary. By signing this form, I/we give CJHRC the authority to verify all information contained in my application. **(All adults who will be on the lease must sign this page).**

SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

Date signed

Date signed

NOTICE OF DISCLOSURE STATEMENT & APPLICATION FOR AFFORDABLE RENTAL UNITS AT SOMERSET PARK APARTMENTS FRANKLIN TOWNSHIP, NJ - Continued

This application is not transferable and the original document must be submitted. Please call the Central Jersey Housing Resource Center (CJHRC) at (908) 704-9659 if you have any questions about this application. If your application is complete and you are qualified to rent an affordable unit, you will be contacted by CJRHC. **IT IS YOUR RESPONSIBILITY TO MAKE SURE THE INFORMATION PROVIDED IS TRUE AND ACCURATE.**

The information in this application and any other information required by the Township of Franklin will be kept confidential. **NO PART OF THIS APPLICATION OR YOUR APPLICATION FILE WILL BE GIVEN TO ANY PERSON, ENTITY OR BUSINESS NOT RELATED TO THE TOWNSHIP OF FRANKLIN, OR THEIR AGENTS, WITHOUT YOUR WRITTEN REQUEST OR CONSENT.**

“Household” includes all persons living in a single household unit whether or not they are related by blood, marriage or otherwise. **The information requested includes information about all persons intending to reside in the Unit.**

ONLY those households who have been certified by the Central Jersey Housing Resource Center and pass the credit check and landlord criteria will be able to rent an affordable unit.

The Disclosure Statement is a part of this application. Please read the Statement for important information. You may wish to consult with an attorney of your choice with respect to the Disclosure Statement, the Affordable Housing Plan or the Application for Certification.

Your income certification to rent an affordable unit in Franklin Township, Somerset County in the SOMERSET PARK Apartment Complex qualifies you for affordable unit that may become available for rent in your specific category. Your category is determined by your income and household size. You will be given information on units currently for rent when you are determined to be income eligible by CJHRC. If there aren't any affordable rental units available in your category at the time you apply, then you will be placed on a waiting list.

Priority selection for the affordable rental units may need to be made through a random selection process (lottery for units). A random selection is held whenever there are more certified applicants than units available. Only valid and income certified applicants that complete and pass the landlord credit and other requirements will be included in the random selection process.

REGIONAL PREFERENCE: Those households that live or work in the West Central Housing Region, Group 3 (**Hunterdon, Somerset, and Middlesex counties**) may receive a preference for the affordable housing units in Franklin Township. You must document proof of residence or employment in this region. Please photocopy and attach some form of valid government issued identification (driver’s license, municipal ID card, passport, pay stubs, etc.) of where you live and work.

(Please complete each line below. If it does not apply to you, write in “not applicable or n/a”)

1. HOUSEHOLD COMPOSITION:

Name of Household Member filling out this form: _____ Sex: M/F

Date of Birth: _____ Last 4 digits of Social Security Number: _____

Home Phone: () _____ Work Phone: () _____

Cell Phone (): _____ Email Address: _____

Current Address: Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

Mailing Address (if different) : _____

HOUSEHOLD COMPOSITION (continued):

Name of Second Adult in household: _____

Date of Birth: _____ Last 4 digits of Social Security Number: _____

Home Phone () _____ Work Phone () _____

Cell Phone () _____ Email Address _____

Current Address: Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

Mailing Address (if different) _____

Please list all household members, who plan to live in the affordable unit that you are apply for:

Name	Relationship	Gender	Date of Birth	Age

Do you currently own a home or have a mortgage? _____ If yes, what is your monthly mortgage payment? \$ _____

If yes, please describe below all real estate owned by and if applicable, any persons who shall occupy the unit. Applicants owning real estate must provide documentation of a market value appraisal and outstanding mortgage debt. The difference will be treated as monetary value of the asset and the imputed interest added to income. In addition to the appraisal, please provide copies of: the deed, most recent tax bill and latest mortgage statement. Will you be selling the home or renting it out? This is a special situation. Speak to a CJHRC employee for further details.

Do you rent ? _____ What is your monthly rent? _____

How many people will live with you if you are offered a unit? _____ How many are under 18 years of age? _____

How many bedrooms will you need for your household? _____

How long have you lived at current address? _____

OTHER:

Other applicable information/comments or special details about your housing situation:

2. EMPLOYMENT INFORMATION

Please provide information for each household member who receives income from present employment and is 18 years of age or over. (Also include any part-time employment) – Please attach another page if you need more room.

1. **Household Member Name** _____
 Employer Name _____
 Employer Address _____
 County: _____ How long at job? _____
 Immediate Supervisor _____ Phone Number _____
 What is Your Job Title? _____

2. **Household Member Name** _____
 Employer Name _____
 Employer Address _____
 County: _____ How long at job? _____
 Immediate Supervisor _____ Phone Number _____
 What is Your Job Title? _____

3. **Household Member Name** _____
 Employer Name _____
 Employer Address _____
 County: _____ How long at job? _____
 Immediate Supervisor _____ Phone Number _____
 What is Your Job Title? _____

3. INCOME SOURCES

Please state the amount of your current monthly projected gross income from each applicable source. Use additional pages if more than three adults have income. Please use a separate income information section for every household member who is 18 years of age or over and receives income of any kind.

	<u>Adult #1</u>	<u>Adult #2</u>	<u>Adult #3</u>
	First Name _____	First Name _____	First Name _____
Monthly Gross Salary or Wages	\$ _____	\$ _____	\$ _____
Pension	\$ _____	\$ _____	\$ _____
Social Security	\$ _____	\$ _____	\$ _____
Unemployment Compensation	\$ _____	\$ _____	\$ _____
Child Support received (add)	\$ _____	\$ _____	\$ _____
Child Support paid (deduct)	\$ _____	\$ _____	\$ _____
Alimony received (add)	\$ _____	\$ _____	\$ _____
Alimony paid (deduct)	\$ _____	\$ _____	\$ _____
Disability Payment	\$ _____	\$ _____	\$ _____
Welfare	\$ _____	\$ _____	\$ _____
Tips/Commissions/Self Employment Income	\$ _____	\$ _____	\$ _____
Rental Income	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
Sub-Totals	\$ _____	+ \$ _____	+ \$ _____

TOTAL OF ADULT MONTHLY INCOMES = \$ _____ x 12 = \$ _____ Annual Gross Income

4. FINANCIAL INFORMATION

Please list all **checking and savings accounts, CD's, Money Market Funds**, and any other assets held by financial institutions below, whether or not you gain any interest from them, for all household members. **We must receive the entire bank statement, all pages, blank or not.**

Name of Financial Institution	Account Number Last 4 Digits	Current Balance/Value	Projected Annual Interest Income

Total Projected Interest Income from this section: \$ _____

5. INCOME/ASSEST INFORMATION (ANY ADDITIONAL INCOME YOU RECEIVE ON REGULAR BASIS-MONTHLY/ANNUALLY)

Please list all **stocks, bonds, Mutual Funds, Annuities and all other sources of investment income proof needed**

Name of Assets	Number of shares	Current Value	Projected Annual Income

Total Projected Income from this section: \$ _____

Do you own a business or income producing real estate? Yes _____ No _____

Do you receive income/monies/rent receipts from this asset? Yes _____ No _____

If you own a business, you may wish to request the "Self Employed Info Sheet from CJHRC.

What is the monthly gross income and expenses (provide 2 quarter of a Profit & Loss statement dated and signed by a 3rd party) \$ _____

Do you have any other sources of income? If so, please describe: _____

6. FOR STATISTICAL PURPOSES: Please indicate your racial/ethnic group below by circling what applies to your household:

- Ethnicity of household:** Hispanic Not Hispanic
- Single Race:** American Indian/Alaskan Native Asian Black/African American
- Native Hawaiian or Other Pacific Islander White
- Multi-Race:**
- American Indian or Alaskan Native and White Asian and White Black or African American and White
- American Indian or Alaskan Native and Black/African American Other – Multi Race Choose not to Respond

THE FOLLOWING DOCUMENTS ARE REQUIRED WITH THIS APPLICATION

Households CANNOT be certified if ANY of the below documents are missing and missing documents will delay the certification. Items CANNOT be emailed or faxed. CJHRC does not copy required information for clients. Each application submitted needs a set of documents.

Please submit a complete set of the below required documents listed below for every household member who is 18 years of age or older or if a household member of any age receives income of any kind (survivor benefits etc.).

1. Copies of State and Federal tax returns for the previous 3 years (do not send W-2's)
2. Copies of pay stubs (**4 current and consecutive**) and proof of income from all other sources.
3. Copies of **two** months current bank statements (**all pages**) from all accounts that you have. Statement must show name of account holder and institution name. Must have sufficient funds to cover first month rent and required security deposit at time of random selection/lottery or before landlord credit check.
4. **Documentation to confirm income from any other applicable sources:** Pension (4 statements or written proof from pension company), Social Security – recent benefit letter , Unemployment (need to see how much is awarded each month as well as how much is left in unemployment benefit for that person,
5. **Documentation to confirm the following possible sources of income:** Copies of Section 8 voucher, child support court documents, divorce decree or separation agreement and custody verification with signatures. If you get child support we need documentation/ proof of payments to count it as income. If you pay child support we need documentation/ proof of payments to deduct it from your gross income if you choose this option.
6. **Documentation to confirm interest income/proof of assets** – recent statements including IRA, savings bonds and other retirement accounts including 401K's
7. Any other source of income must be documented. Written proof is required.
8. **Circumstances when you need a notarized letter:** If you do not earn an income, did not file tax returns for one of the most recent 3 years, do not own a checking or savings account, if you are a full time student (over 18 years of age) we need a letter and proof of enrollment in school.

IMPORTANT: A set of documents is required for every Affordable Housing complex you are applying to that CJHRC handles.

CERTIFICATION

I/we hereby certify that the above information concerning my Household size, actual gross income as well as all other information contained herein is true and accurate to the best of my knowledge. I/we understand that CJHRC and the Township of Franklin are relying on this information to determine whether the household qualifies for an affordable housing unit.

I/we further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents. I/we understand this application with any and all documents submitted will become the property of Franklin Township and **will not be returned.**

I/we further certify that I/we intend to personally occupy the unit as my primary residence except for reasonable periods of vacations and illnesses. I/we know that it would be illegal to rent or sublet the unit. I/we understand that only the parties listed on this application may reside in the affordable housing unit.

I/we authorize CJHRC, the Township of Franklin and their agents to check for accuracy on any and all statements and representations made in this application. This may include calls to employers to verify income, contact with banks, etc.

Signature of APPLICANT

Signature of CO-APPLICANT

Date signed

Date signed