

# **RARITAN TOWNSHIP**

**OAK RIDGE AT FLEMINGTON**  
Low-Moderate Income Affordable Housing

**RENTAL UNIT  
AVAILABLE**

**NOVEMBER 15, 2010**

**1 BR MODERATE INCOME UNIT--\$811.00**

Rental rates base on the Affordable Housing guidelines and regulations.

# RARITAN TOWNSHIP OAK RIDGE AT FLEMINGTON

## Rental Units

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

### FEATURES

- First Floor Unit Has Basement
- Second floor Unit Has Loft
- Has Refrigerator, Stove, Dishwasher
- Gas Heat and Gas Cooking
- Central air
- Hardwood Floors
- Washer/Dryer Hook Ups (Washer/Dryer supplied by Tenant)
- Smoke Free Apartments
- Utilities: Tenant pay all utilities, which include:

- Gas, electric, water, sewer

All utilities metered except sewer.

Sewer flat rate currently - \$105.00/quarter)

Rental rates based on the Affordable Housing guidelines and regulations.

Call SCCOAH 908-704-8901 or 908-704-9659 for more details.  
You may call Oak Ridge at Flemington at 908-788-3816 for directions  
and/or to schedule an appointment see an available apartment.

VILLAGE COMMON INFORMATION TURN OVER



# RARITAN TOWNSHIP VILLAGE COMMONS IN FLEMINGTON

## Rental Units

There are (2) two bedroom apartments in Raritan Township, Village Common at Flemington. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. Households cannot be **larger** than a four-person household for the **two-bedroom** units.

### FEATURES

- Two bedroom units w/storage unit and facility room
- Has Refrigerator, Stove, Dishwasher
- Gas Heat and Gas Cooking
- Central air
- Fireplace
- Washer/Dryer Hook Ups
- Smoke Free Apartments
- Utilities: Tenant pay all utilities, which include:

- Gas, electric, water,

All utilities metered

Rental rates based on the Affordable Housing guidelines and regulations.

Call SCCOAH 908-704-8901 or 908-704-9659 for more details.

You may call Oak Ridge at Flemington at 908-788-3816 and Village

~~Commons at Flemington at 732-873-1258 ext.212 for directions and/or to~~

schedule an appointment to see an available apartment.

**NOTICE OF DISCLOSURE STATEMENT  
AFFORDABLE RENTAL UNITS AT OAK RIDGE AT FLEMINGTON AND VILLAGE COMMONS  
IN FLEMINGTON,  
HUNTERDON COUNTY, THE TOWNSHIP OF RARITAN, NJ**

**APPLICATION FOR INCOME CERTIFICATION  
TO RENT AT OAK RIDGE AT FLEMINGTON AND VILLAGE COMMONS IN THE TOWNSHIP OF RARITAN  
IS ATTACHED**

If you are interested in the Township of Raritan affordable housing program, complete this form and return it to: Somerset County Coalition on Affordable Housing, 600 First Ave., Suite 3, Raritan, NJ 08869.

1. Renters of the Township of Raritan Affordable Housing units must be Low and Moderate Income Families as determined by the NJ Council on Affordable Housing guidelines. Proof of gross annual household income is required to assure that you are qualified. You must also demonstrate that your income is adequate to be able to afford and maintain the unit.
2. Affordable units must be occupied by the named renter and be used as your primary residence. Each renter shall certify in writing that he/she is renting the affordable unit for the expressed purpose of primary living quarters and for no other reason beyond what is allowable.
3. Renters of affordable units have the same rights, privileges, duties and obligations as any other renters in the Township of Raritan with the exception of the restrictions in the Township of Raritan's Ordinances and Regulations pertaining to Low and Moderate Income Housing. Selection of participants in the Township of Raritan Affordable Housing Program is made on the basis of income, family size and available units.

If you would like more information regarding rental units in the Township of Raritan, please contact the Somerset County Coalition on Affordable Housing at (908) 203-4560. You can also contact Oak Ridge at Flemington at (908) 788-3816 or Village Commons at (732)873-1258.

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

HOUSEHOLD SIZE	LOW INCOME*	MODERATE INCOME*
1	\$35,700	\$57,120
2	\$40,800	\$65,280
3	\$45,900	\$73,440
4	\$51,000	\$81,600
5	\$55,080	\$88,128
6	\$59,160	\$94,656

\*Maximum income limits per family size and category. These limits were adopted on 6/09/10)

I have read the contents of this Notice of Disclosure Statement and I understand it. I know that I have an obligation to notify the Somerset County Coalition on Affordable Housing immediately 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, have to supply copies of my Federal and State Income Tax Returns for the last three years. I realize the Somerset County Coalition on Affordable Housing may ask for additional information, if necessary. By signing this form, I give the Somerset County Coalition on Affordable Housing, the authority to verify all information contained in my application.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
SIGNATURE OF CO-APPLICANT

\_\_\_\_\_  
Date signed

\_\_\_\_\_  
Date signed

(All adults who will be on the lease must sign this application)

**NOTICE OF DISCLOSURE STATEMENT**  
**AFFORDABLE RENTAL UNITS AT OAK RIDGE AT FLEMINGTON AND VILLAGE COMMONS**  
**THE TOWNSHIP OF RARITAN, NJ continued**

This application must be completed in full and the required documentation must be submitted to be accepted and processed. This application is not transferable and the original document must be submitted. Please call the Somerset County Coalition on Affordable Housing at (908) 704-9659 if you need help with your application. Once you have completed this application and attached all required documents, please return to: SCCOAH, 600 First Ave., Suite 3, Raritan, NJ 08869, (908) 704-9639. (Each application requires its own set of documentation.)

If your application is complete and you are qualified to rent an affordable unit, you will be contacted by the Somerset County Coalition on Affordable Housing. **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 Raritan 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 RARITAN, OAK RIDGE AT FLEMINGTON, VILLAGE COMMONS, OR THEIR AGENTS WITHOUT YOUR WRITTEN REQUEST OR CONSENT.**

“Family” includes all persons living in a single housekeeping 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 families who have been certified by the Somerset County Coalition on Affordable Housing and pass the credit check will be able to rent a 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.

**FOR STATISTICAL PURPOSES:** Please indicate your racial/ethnic group below.

Please Circle One:	American Indian/Alaskan Native	White/Non-Hispanic	
Hispanic - White	Asian American	African American	Other
Hispanic - Black			

Your income certification to rent in the Township of Raritan, Oak Ridge at Flemington and Village Commons qualifies you for any Mt. Laurel 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 the Somerset County Coalition on Affordable Housing.

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 eligible applicants than units available.  
**ONLY VALID AND INCOME CERTIFIED** applicants that have filled out a credit applications, paid the credit check fee and have passed the credit check 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 the Township of Raritan. You must document proof of residence or employment in this region. Please photocopy and attach either a driver’s license, voter registration card, utility bill or pay stubs as documentation of where you live and work.

**APPLICATION FOR AFFORDABLE RENTAL HOUSING AT OAK RIDGE AT FLEMINGTON AND VILLAGE COMMONS**

(Fill in entire application. If it does not apply to you, write in "n/a")

**1. HOUSEHOLD COMPOSITION:**

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

Date of Birth \_\_\_\_\_ Social Security Number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Name of Second Adult in household: \_\_\_\_\_

Date of Birth \_\_\_\_\_ Social Security Number \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ Work Phone ( ) \_\_\_\_\_

Cell Phone ( ) \_\_\_\_\_

Current Address: Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

Please list all household members, **excluding the person filling out the form**, who will live in the home.

Name	Relationship	Gender	Date of Birth

**YOUR PRESENT HOUSING**

Do you own your own home \_\_\_\_\_ or do you rent? \_\_\_\_\_

What do you currently pay a month for mortgage or rent? \_\_\_\_\_

How many persons presently live in your home? \_\_\_\_\_

How many are under 18 years of age? \_\_\_\_\_

How many bedrooms are in your present home? \_\_\_\_\_

If you are unable to secure an affordable unit, will you need to move from your present residence? \_\_\_\_\_

If yes, to where would you move or reside \_\_\_\_\_

How many bedrooms will you need for your family? \_\_\_\_\_

How long have you lived at current address? \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPLICATION FOR AFFORDABLE RENTAL HOUSING – THE TOWNSHIP OF RARITAN –  
Continued

**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)

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? \_\_\_\_\_

4. Household Member Name \_\_\_\_\_  
Employer Name \_\_\_\_\_  
Employer Address \_\_\_\_\_  
County: \_\_\_\_\_ How long at job? \_\_\_\_\_  
Immediate Supervisor \_\_\_\_\_ Phone Number \_\_\_\_\_  
What is Your Job Title? \_\_\_\_\_

APPLICATION FOR AFFORDABLE RENTAL HOUSING – THE TOWNSHIP OF RARITAN –

Continued

**3. INCOME INFORMATION**

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.

**ATTACH THE FOLLOWING REQUIRED DOCUMENTS:** (Also see attached Checklist)

1. Copies of State and Federal tax returns for the previous 3 years
2. Copies of pay stubs (4 current and consecutive) and proof of income from all other sources
3. Attach recent documentation to confirm all income from items listed below (i.e., recent bank statement, statements from other assets, etc.)
4. Copies of Section 8 voucher, child support court documents and custody verification, if applicable, is required

**4. INCOME SOURCES**

Please state the amount of your current annual projected gross income from each applicable source. Use additional pages if more than two adults have income.

	<u>Adult #1</u>		<u>Adult #2</u>
Gross Salary or Wages	\$ _____		\$ _____
Pension	\$ _____		\$ _____
Social Security	\$ _____		\$ _____
Unemployment Compensation	\$ _____		\$ _____
Child Support received (added to income)	\$ _____		\$ _____
Child Support paid (deducted from income)	\$ _____		\$ _____
Disability Payment	\$ _____		\$ _____
Welfare	\$ _____		\$ _____
Tips/Commissions	\$ _____		\$ _____
Alimony	\$ _____		\$ _____
Other _____	\$ _____		\$ _____
<b>Sub-Totals</b>	\$ _____	+	\$ _____ =

**TOTAL OF ADULT INCOMES** \$ \_\_\_\_\_

**5. OTHER INCOME/ASSET INFORMATION**

Please list all checking and savings accounts, CD's, Money Market Funds, Mutual 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 and Address of Financial Institution	Account Number	Current Balance/Value	Projected Annual Interest Income

Total Projected Interest Income from this section: \$ \_\_\_\_\_

APPLICATION FOR AFFORDABLE RENTAL HOUSING – THE TOWNSHIP OF RARITAN –  
Continued

6. Please list all stocks, bonds and all other sources of investment income.

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 what is the monthly gross income and expenses (provide 4 months of data) \$ \_\_\_\_\_

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

**TOTAL HOUSEHOLD GROSS ANNUAL INCOME FROM ALL SOURCES**

(Combination of Sections 4, 5 & 6 of this application)

\$ \_\_\_\_\_

**7. GENERAL**

Do you own a home or other real estate? \_\_\_\_\_

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 will be added to your 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? More documentation will be required, see item # 6 on the application checklist for details.

**CERTIFICATION**

I hereby certify that the above information concerning my family size, actual gross income as well as all other information contained herein is true and accurate to the best of my knowledge. I understand that SCCOAH, Oak Ridge at Flemington, Village Commons, and the Township of Raritan are relying on this information to determine whether I qualify for an affordable housing unit.

I further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents.

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

I authorize SCCOAH, the Township of Raritan, Oak Ridge at Flemington, and Village Commons (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