



FLEMINGTON SOUTH GARDENS

AGE RESTRICTED APARTMENT COMPLEX

(At least one applicant must be 62 years or older

Other criteria must be met for program)

AFFORDABLE

EFFICIENCY and ONE BEDROOM

APARTMENTS

AVAILABLE NOW!!!

***** RENTAL PRICE RANGES FROM**

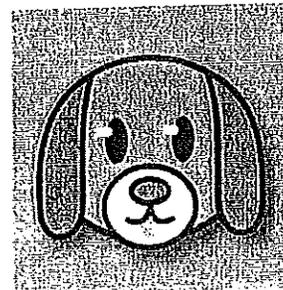
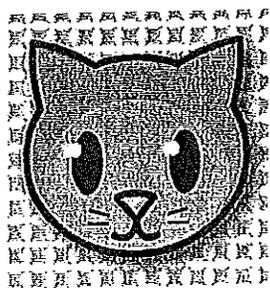
\$374 - \$825 PER MONTH ***

Pets Allowed

CALL 908-203-4560

(Mailbox #6)

Or (908) 788-3816



**INFORMATION ON AFFORDABLE RENTAL UNITS
FLEMINGTON SOUTH GARDENS IN THE TOWNSHIP OF RARITAN
Affordable Senior Apartments (62 years or 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 window air conditioner units
- Stove and refrigerator included, wall to wall carpet
- 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 and pay a \$100.00 non-refundable pet deposit prior to taking possession of the apartment

REQUIREMENTS

- You must 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
- You must have a good credit history

For an application, details of the process or more information, contact:

Somerset County Coalition on Affordable Housing (SCCOAH)
(Hours 9:00-5:30) Monday-Friday, 600 First Ave., Suite 3, Raritan, NJ 08869
908-704-9659 or 908-704-8901 (directions to SCCOAH on back)

Feel Free to Contact Flemington South Gardens for directions to complex
and to schedule an appointment to see an available apartment.
908-788-3816

Directions to Somerset County Coalition on Affordable Housing (SCCOAH) Office

600 First Avenue is a tan building with Alternatives name front. SCCOAH 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 SCCOAH. The receptionist will call upstairs for one of our counselors to come down to speak with you. For scheduled appointments after hours, call SCCOAH on the white phone in the lobby area or from the parking lot, walk to the door marked Somerset County Coalition on Affordable Housing. Ring the **TOP** doorbell for SCCOAH 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 (just past Washington School Annex).

DIRECTION TO THE SITE:

Please call Flemington South Gardens at 908-788-3816 for directions and/or to schedule an appointment to see an available apartment.

**NOTICE OF DISCLOSURE STATEMENT
AFFORDABLE RENTAL UNITS
FOR FLEMINGTON SOUTH GARDENS IN FLEMINGTON
(Senior Rental, age 62 and over)**

Application for income certification to rent at Flemington South Garden is attached

If you are interested in the Raritan Township affordable housing rentals at Flemington South Garden, complete this form and the attached application and return it to: Somerset County Coalition on Affordable Housing, 600 First Ave., Suite 3, Raritan, NJ 08869.

This application does not guarantee you a rental housing unit. Selection is made on the basis of numerous criteria, which includes: income, family size and available units. The following restrictions apply to Flemington South Gardens.

1. Renters of these Affordable Rental Units are limited to moderate income families as determined by the NJ Council on Affordable Housing. You must be able to afford to maintain the unit. Proof of gross annual household income and age is required. ****One occupant of every moderate income unit must be 62 years of age or older and children must be 19 years or older.**** Co-signors are accepted.
2. These affordable units must be occupied by the named renter and must be used as the renter's primary residence. Each renter shall certify in writing, that he/she is renting said unit for the expressed purpose of primary living quarters and for no other reason beyond what is allowable. These rental units are one bedroom single floor luxury dwellings (maximum occupancy is two persons per household).
3. Renters of these Affordable Units have the very same rights, privileges, duties, and obligations as any other renter with the exception of the restrictions in the Township of Raritan's Ordinances and Regulations pertaining to Moderate Income Housing.

If you would like more information regarding Flemington South Garden affordable rental units in Flemington, please contact the Somerset County Coalition on Affordable Housing at (908) 704-9659.

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

*Minimum and Maximum income limits per family size (adopted 6.09.10)

I have read the contents of this Notice of Disclosure Statement and understand it. I know that I have an obligation to notify the Somerset County Coalition on Affordable Housing of any change in my household, or household income immediately. I know I, have to supply copies of my Federal and State Income Tax Returns for the last three years as well as any other member of my household who filed tax returns. I realize the Somerset County Coalition on Affordable Housing may ask for additional information. By signing this form, I hereby 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

**NOTICE OF DISCLOSURE STATEMENT
FOR FLEMINGTON SOUTH GARDEN AFFORDABLE RENTAL UNITS
RARITAN TOWNSHIP, NJ continued**

This application must be fully completed for it to be accepted and processed. This application is not transferable and the original document must be submitted. If you require assistance, please call the Somerset County Coalition on Affordable Housing at (908) 704-9659. Once you have completed this application and attached all the required documents, please return to: SCCOAH, 600 First Ave., Suite 3, Raritan, NJ 08869.

The Township of Raritan is requesting that you fill in this application so that it can be determined whether you are eligible to rent an Affordable Housing Apartment in Flemington. You must return this completed application to the office of the Somerset County Coalition on Affordable Housing.

If your application is complete, and based upon the information you provide, 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 CERTAIN YOUR APPLICATION IS COMPLETE AND 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 in the strictest confidence. **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, FLEMINGTON SOUTH GARDEN, FLEMINGTON REAL ESTATE INVESTMENT LLC, OR THEIR AGENTS WITHOUT YOUR WRITTEN REQUEST OR CONSENT.** The filing of this application constitutes your approval for Flemington South Gardens or its Agents to certify the information contained herein through credit verification or other necessary means.

“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 Affordable Rental Unit.**

ONLY those families who have been income certified by the Somerset County Coalition on Affordable Housing and qualified for Flemington South Gardens will be able to rent an Affordable Housing 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 Qualification.

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			

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 units at Flemington South Gardens. 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

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 COMPLETE AND INCOME CERTIFIED** applications that have been submitted on time will be included in the random selection process.

APPLICATION FOR AFFORDABLE RENTAL HOUSING:FLEMINGTON SOUTH GARDENS -

Continued

(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 _____ - _____ - _____

(Proof of documentation is required for the adult age 62 or older. Please attach copies of a driver's license, birth certificate, or some other proof of age.)⁴

Name of Second Adult in household:

Date of Birth _____ Social Security Number _____ - _____ - _____

Home Phone () _____ Work Phone () _____

2nd Work 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 unit.

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 long have you lived at your current address? _____

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.
(Also include any part-time employment)

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

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

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

4. Household Member Name _____
Employer Name _____
Employer Address _____
County: _____ How long at job? _____
Immediate Supervisor _____ Phone Number _____
Job Title _____

3. INCOME INFORMATION

Please use a separate income information section for every household member who 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 (see attached checklist)
2. Copies of pay stubs (4 current and consecutive) and/or Social Security Awards Letter and any other documentation as proof of income.
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, if applicable, is required.

Flemington South Gardens will allow a co-signor if your income is too low. Is there anyone with good credit who would be willing to co-sign for you, if necessary Yes No
 If co-signor is needed, a notarized letter from a co-signor is required before you can be certified as income eligible – see SCCOAH for details.

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	\$ _____	\$ _____
Sub-Totals	\$ _____	+ \$ _____

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 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: \$ _____

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
 Combinations 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 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 of 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 and the Township of Raritan are relying on this information to determine whether I qualify for an affordable rental 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 will not rent or sublet the unit.

I authorize SCCOAH, the Township of Raritan, Flemington South Gardens, and their agents to check for accuracy 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