

SUNNYMEADE RUN
HILLSBOROUGH TOWNSHIP – LUXURY AFFORDABLE RENTAL UNITS

One, two and three bedroom very low, low and moderate-income luxury rental units are expected to become available in Spring 2016. These units are being rented under the New Jersey Low and Moderate Income Affordable Housing Program. Unit features include Gas Stove with Microwave; Refrigerator; Dishwasher and Washer/Dryer; Central AC; Cable Ready; Patio or Balcony (no barbecue grills allowed); Ample Closet Space and Kitchen Pantry; Carpeting and Ceramic Tile (Vinyl Flooring in Laundry Room and Utility Closet); Community Clubhouse, Swimming Pool, Fitness Center; Business Center and Playground; First Floor Units are Wheel Chair Accessible.

Please complete the attached application and return it with all required documentation by mail to CME Associates at 1460 Route 9 South, Howell, NJ 07731, by email (pgallagher@cmeusa1.com), or by fax (732-409-0756). Your application will not be processed until it is complete.

The monthly rental rates for these units are as follows:

Number of Bedroom	Very Low Income	Low Income	Moderate Income
1 Bedroom	\$592.00	\$853.00	\$995.00
2 Bedroom	\$698.00	\$999.00	\$1,275.00
3 Bedroom	\$797.00	\$1,207.00	\$1,480.00

Hillsborough Township has a regional preference in their ordinance, which means that priority is given to certified households who live or work in Somerset, Hunterdon or Middlesex counties.

Units are restricted to a maximum of two persons per bedroom and households must be income certified under the New Jersey Low and Moderate Income Housing Guidelines.

You will need a good credit history and must satisfactorily pass the landlord's credit screening. Applicants will need to have a credit check done in person and there is a \$50.00 non-refundable fee per application as well as a \$200.00 deposit that will be applied towards the security deposit if approved (if you are not approved your deposit will be returned to you). Each applicant will be considered in the overall credit worthiness of the application is required at the time the lease is signed.

One (1) pet (not in excess of 35 pounds) per unit is allowed. There is a non-refundable pet fee of \$500.00 and an additional \$50 per month pet rental charge. All tenants with a pet must sign and agree to terms in the Pet Addendum. Copy of the Pet Addendum can be obtained from the leasing office by calling 908-829-4344.

Attached is the application. If you have any questions please contact Patty Gallagher, CME Associates, and 732-462-7400 x 1030 or by email at pgallagher@cmeusa1.com.