



AKABE *village*

WELCOME TO A WORRY FREE LIFESTYLE
IN SPACIOUS RENTAL APARTMENTS

HOWELL, NEW JERSEY

EASY LIVING **STYLISH ONE AND TWO BEDROOM RESIDENCES**

Akabe Village offers fantastic choices for today's lifestyle. With superior quality living at rents you can afford, Akabe Village is a Smart Choice. You will enjoy the amenities you deserve and the worry free lifestyle of your spacious home. Live in the comfort of a community built with easy access, wall to wall carpeting, hardwood floors, newly tiled bathrooms, and brand new kitchens full of new appliances. This is a place you will be proud to call home.

A QUIET OASIS **YET SO CLOSE TO EVERYTHING**

Akabe Village sits in a wonderful, peaceful location. Yet it remains so close to everything you need. Only a few blocks from Route 9 and so many choices in shopping and entertainment, Akabe Village gives you the best of both worlds: tranquility and convenience. We have free and ample parking plus easy walking proximity to commuter buses on Route 9 -- you won't be far from anywhere you want to be.

SPACIOUS EASY LIVING **WITH ALL THE AMENITIES**

If you are looking for the ultimate in quality living that won't stress your budget, Akabe Village is the perfect place for you. With ample closet space, beautiful wall to wall carpeting, hardwood floors and newly tiled bathrooms, you will love being in your apartment. Each 1 or 2 bedroom apartment includes a beautiful kitchen with brand new appliances, including a modern range, refrigerator and dishwasher. Convenient laundry facilities are right on site.





12 *Special Brand New Luxury Style Accessible Apartments at Affordable Rents for People with Disabilities**

12 *One and Two Bedroom Apartments for People with Disabilities*

** Needing Services Coordinated by either the National Multiple Sclerosis Society or Collaborative Support Programs of New Jersey*

Special Accessibility Features for Your Independence

8 of these 12 One and Two Bedroom Apartments have accessibility features to promote ease of living and independence and 2 of the one bedroom apartments have more enhanced accessibility features.

Qualification Guidelines

- Applicant must be Disabled as defined by HUD Guidelines
- Need for Related Support Services Available at the Complex, which are optional
- Need for Accessible Housing Features
- Household Incomes below the maximum incomes

1 Bedroom Rent \$284*
2 Bedroom Rent \$1,008-\$1,192**

Maximum Incomes

Different apartments at Akabe Village have different maximum allowable incomes, as detailed here:

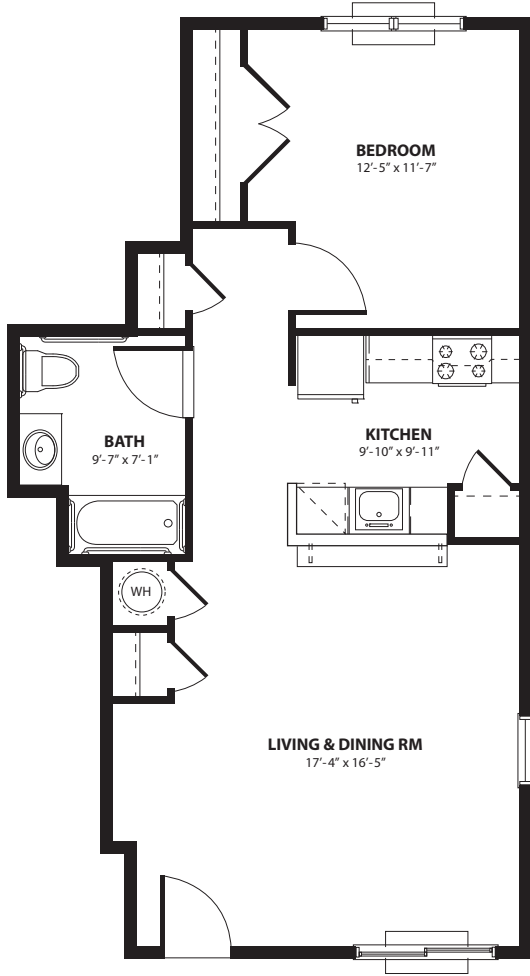
Household Size	20% Income Limit	50% Income Limit	60% Income Limit
1 Person:	\$17,060	\$42,650	\$51,180
2 Persons:	\$19,500	\$48,750	\$58,500
3 Persons:	\$21,940	\$54,850	\$65,820
4 Persons:		\$60,900	\$73,080

* Tenant pays heat, hot water, and electric.

**Some apartments are set aside for people earning lower than the maximum income limits shown. These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of the income qualifications, this will not affect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

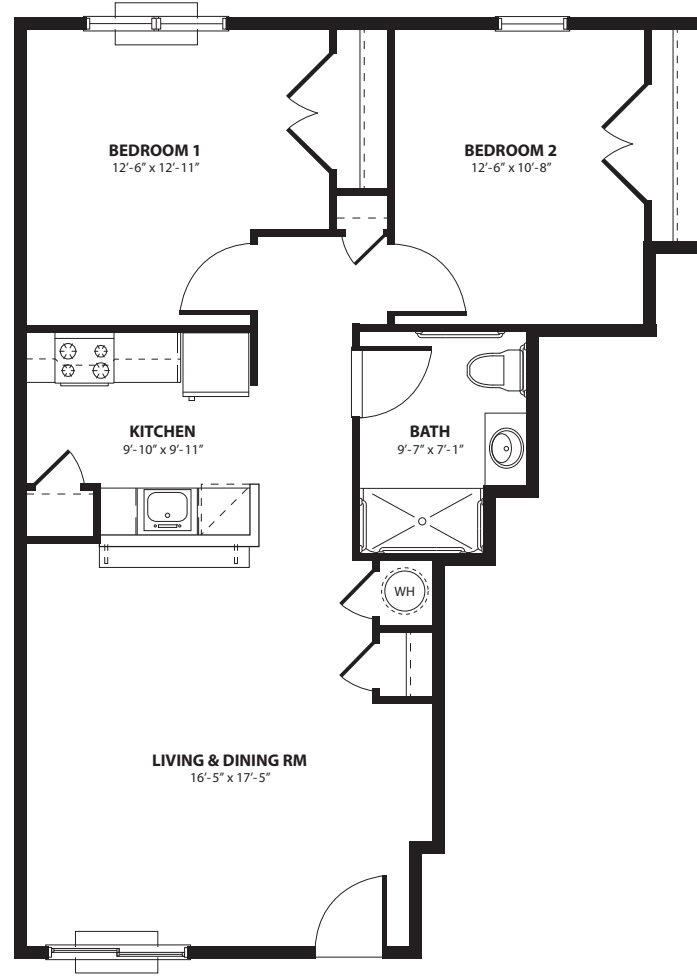
6 FIRST FLOOR ACCESSIBLE
ONE BEDROOMS

APPROX. 680 SF



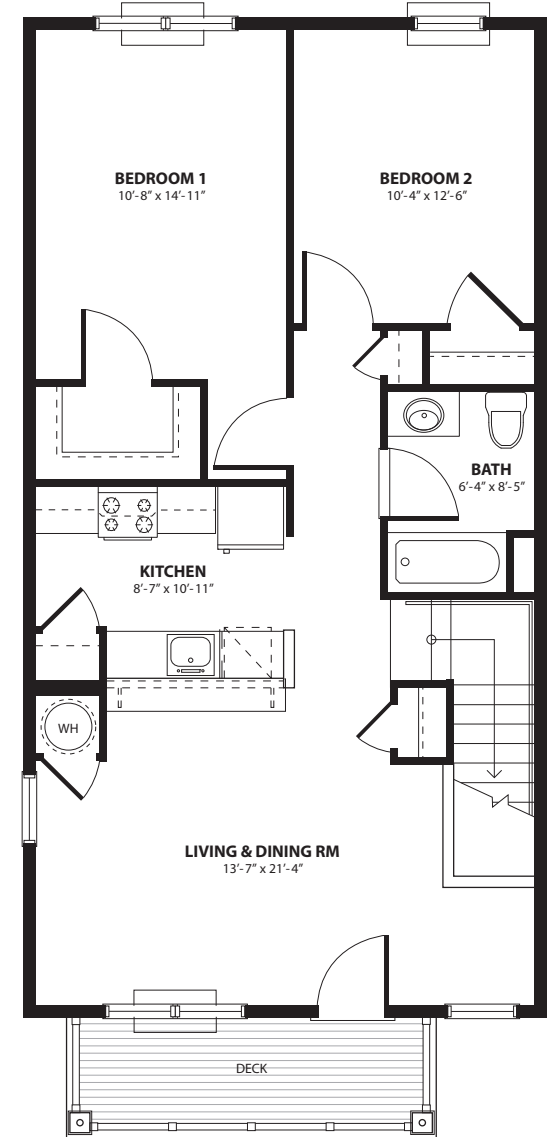
6 FIRST FLOOR ACCESSIBLE
TWO BEDROOMS

APPROX. 851 SF



SECOND FLOOR
TWO BEDROOMS

APPROX. 886 SF



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change.

These are artist's renderings only and all dimensions are approximate. Not fully to scale.





AKABE *village*



4 *One Bedroom Apartments for People Transitioning from Nursing Facilities*



Qualification Guidelines

- Applicant must be Disabled as defined by HUD Guidelines
- Need for Related Support Services Available at the Complex, which are optional
- Need for Accessible Housing Features
- Household Incomes below the maximum incomes

1 Bedroom Rent

Maximum Incomes

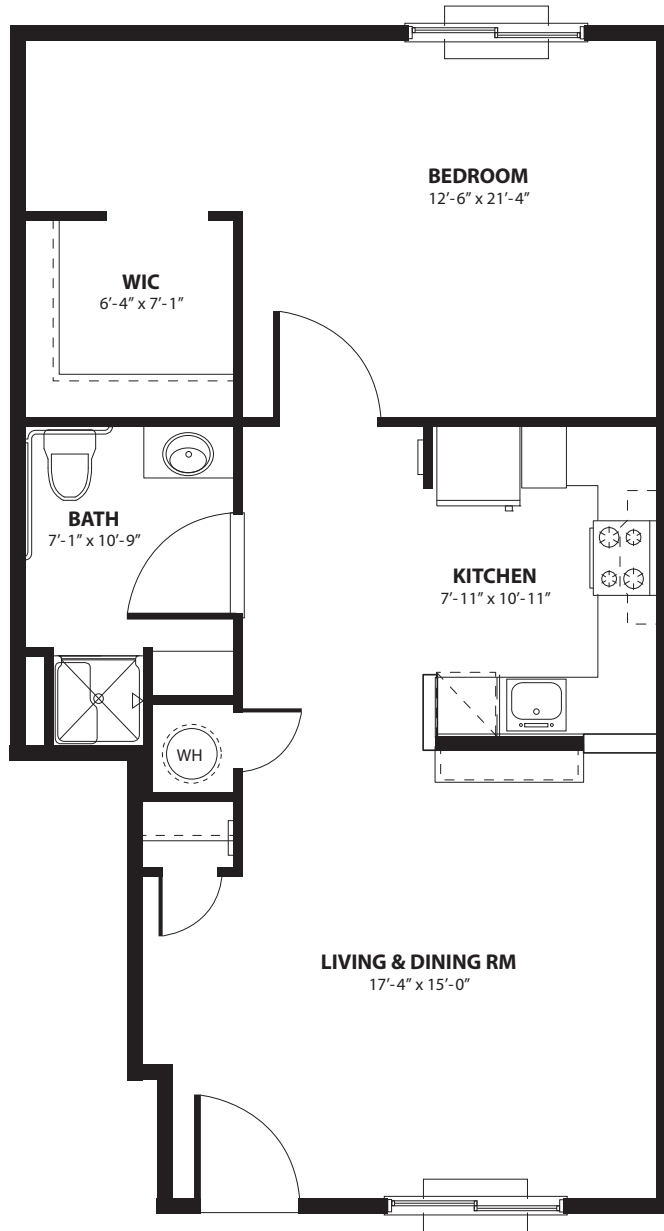
Household Size	Income Limit
1 Person	_____
2 Persons	_____
3 Persons	_____

* Tenant pays heat, hot water, and electric.

Some apartments are set aside for people earning lower than the maximum income limits shown. These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of the income qualifications, this will not affect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

ONE BEDROOM

APPROX. 768 SF



Barrier Free Apartment Accessibility Features

- Automated door openers for apartment entry doors
- 42" wide doors throughout apartment
- Hardwood and ceramic tile floors for ease of living
- Custom horizontal energy efficient windows for easy opening
- Linen closets with slide out shelving
- Accessible light and thermostat controls

Bathrooms with:

- Accessible transfers shower units
- Accessible mirrors
- Accessible grab bars

Kitchens with:

- Accessible kitchen cabinets with roll under access and slide out shelving
- Easy access side by side accessible refrigerator / freezer with automatic ice maker
- Front control range / oven
- Dishwasher



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change. These are artist's renderings only and all dimensions are approximate. Not fully to scale.

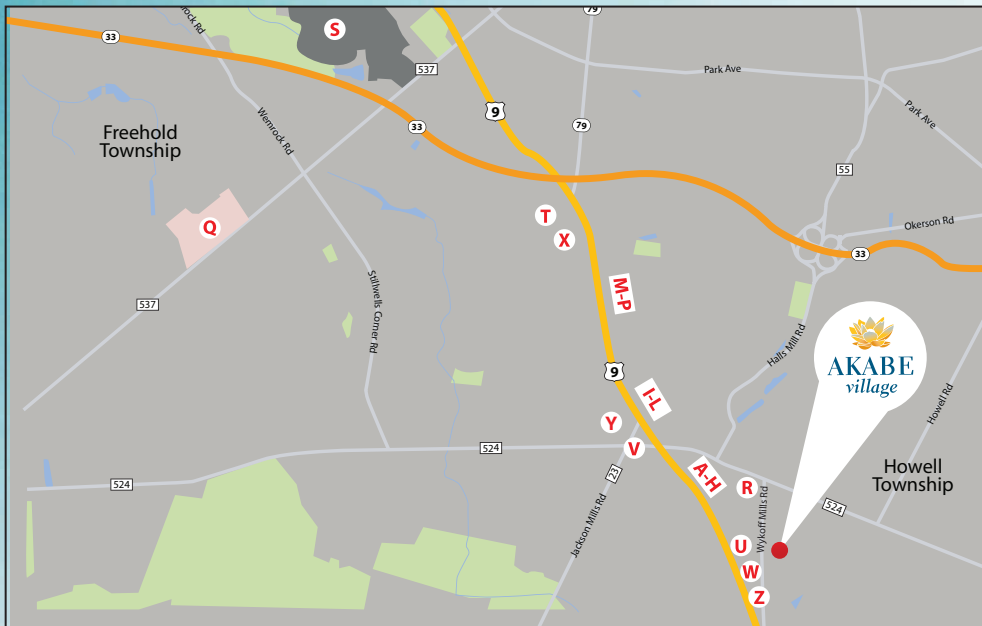
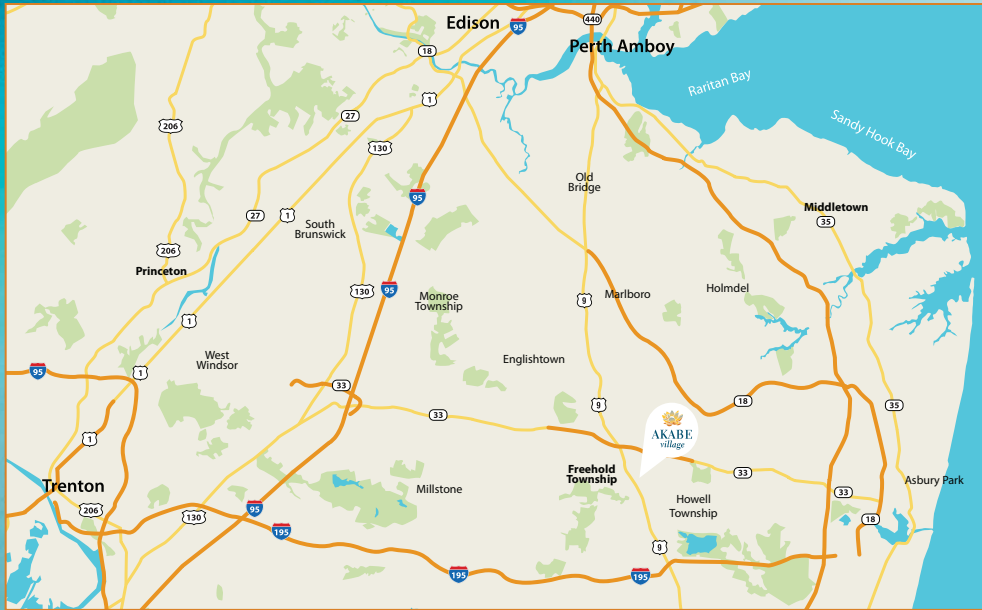
THESE APARTMENTS WILL FILL QUICKLY, APPLY TODAY!

Fill out the application and mail to:

Howell Specialty Housing, LP
c/o Regan Development Corporation
1055 Saw Mill River Road - Suite 204
Ardsley, NY 10502 or Fax to 914-693-1282.

All applications will be handled according to a
Fair Housing and Marketing Plan approved by
the State of New Jersey.





Some of the Great Neighborhood Shopping & Restaurants

Adelphia Plaza

- A: Acme Supermarket
- B: Burger King
- C: Dunkin Donuts
- D: Lee's Cleaners
- E: Rosario's Deli
- F: Salon La Mar Hair&Nails
- G: Vinnie's Pizza
- H: Walgreens Pharmacy

Chadwick Square

- I: Home Sweet Home Day Care
- J: Miss Saigon Restaurant
- K: Sage Rotisserie&Grill
- L: Sushi by Kazu

- M: Fredo's Italian Restaurant
- N: Lemon Mediterranean Restaurant
- O: Perkin's Restaurant
- P: Terrace Bagels&Cafe
- Q: CentraState Medical Center
- R: Country Farm Convenient Store
- S: Freehold Raceway Mall
- T: Golden Corral Restaurant
- U: NJ Transit Park&Ride
- V: Park 9 Diner
- W: Starbucks Coffee
- X: TGI Fridays Restaurant
- Y: Windmill Restaurant
- Z: Wooley's Fish Market



1100-2215 Lavender Circle
Howell, NJ, 07731

732-294-1111

www.AkabeVillage.com



For These Apartments
 AApply here online at akabevillage.com
 -or- Fill out the application and mail to:
 Akabe Village Apartments
 900 Lavender Circle
 (732) 294-1111
 -or- Fax: 732-965-5041
 -or- email a signed application to akabevillage@tmo.com

Bedrooms Desired
 1BR 2BR

APPLICANT INFORMATION

Last Name _____ First Name _____ Middle Initial _____
 Email Address _____ Social Security # _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Mobile Telephone _____
 Please fill in your previous address here (if at current address for less than 2 years)
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Employment Information: Employer _____ How Long Employed? _____
 Employer/ Company Address _____ Supervisor's Name _____
 Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____
 Other Sources of Income _____
 Gross Income Last Year _____ Expected Gross Income This Year _____

CO - APPLICANT INFORMATION (if applicable)

Last Name _____ First Name _____ Middle Initial _____
 Email Address _____ Social Security # _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Mobile Telephone _____
 Please fill in your previous address here (if at current address for less than 2 years)
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Employment Information: Employer _____ How Long Employed? _____
 Employer/ Company Address _____ Supervisor's Name _____
 Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____
 Other Sources of Income _____
 Gross Income Last Year _____ Expected Gross Income This Year _____

ADDITIONAL OCCUPANTS TO BE LIVING IN THE APARTMENT

(include everyone that will be living in the apartment including co-applicant)

Name	Social Security #	Sex	Date of Birth	Relation to Applicant	Full-Time Student (Y or N)
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



CURRENT LANDLORD

Name _____
Building Address & City _____
Landlord Address & City _____
Telephone Number _____
Rent _____ Number of Years _____

PREVIOUS LANDLORD

Name _____
Building Address & City _____
Landlord Address & City _____
Telephone Number _____
Rent _____ Number of Years _____

RENTAL SOURCES

Will any of your rent money come from sources other than the employment listed above? Yes No

If yes, please list other sources of income or rent payments:

Income Source	Monthly Amount	Income Source	Monthly Amount	Income Source	Monthly Amount
Social Security:	_____	Alimony:	_____	Regular Cash	_____
Pension:	_____	Disability:	_____	Contrib.:	_____
SSI:	_____	Unemployment:	_____	Self-Employment	_____
Child Support:	_____	Other:	_____		

Gross Monthly Income from all sources from all Household Members 18 or older _____

Do you as head of household or member of your house require a reasonable accommodation? Yes No
(Mark yes only if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

RACE

- Black/African American
- White
- Asian
- Native Hawaiian/Other Pacific Islander
- American Indian/Alaskan Native
- Other _____

Is Primary Language Spoken by Head of Household English? Yes No

If no, please check the language spoken:

- Spanish
- Chinese
- Korean
- Russian
- Italian
- Other _____

How did you hear about us? _____

Signature Clause: I / we represent and acknowledge that the landlord considers all information to be material in nature and understand that if selected for occupancy any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. I / we understand that the above information is being collected to determine my/our eligibility. I / we certify that the statements made in this pre-application are true and complete to the best of my / our knowledge and belief. I / we understand that false statements or information are punishable under Federal law. I / we authorize Michaels Management - Affordable LLC, Regan Development Corporation and/or Howell Specialty Housing, LP, as the agent for the owner of this property, to complete the following as part of the screening process in accordance with the Resident Selection Plan: Credit Checks.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

All people 18 years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 732-294-1111



Income Restrictions Apply • An Equal Housing Opportunity

