

MONTVALE COMMONS
STYLISH SUBURBAN LIVING AND THE CONVENIENCE YOU DESERVE



A QUALITY RENTAL COMMUNITY



CONVENIENT UPSCALE LOCATION

In beautiful, suburban Bergen County, Montvale Commons is superbly located. One block from New Jersey Transit's Pascack Valley Train Line and easily accessible by both bus and your own car, the complex brings you convenience beyond compare. Our brand new state of the art building is a short walk to restaurants and shopping – with all the convenience you need. Entertainment and everyday shopping is also close by. Montvale Commons combines superior quality rental apartments with the perfect, upscale suburban location.



THE LIFESTYLE YOU DESERVE

At Montvale Commons, our eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient suburban location. Each newly constructed, airy apartment will bring you pride and comfort in your new home. With that comfort, we also have ample on-site parking to meet your needs.



APARTMENT FEATURES

Apartments at Montvale Commons feature spacious kitchens with brand new Energy Star appliances including brand new efficient microwaves, dishwashers, ranges and refrigerators. The living spaces have wall to wall carpet and newly tiled bathrooms. Convenient laundry facilities are located right on-site. Each unit has its own Energy Star heating and air conditioning system, allowing you control of your own heat and air conditioning preference.



*10 Special Brand New Luxury Style
Accessible Apartments at Affordable Rents**



1 Bedroom

Subsidized Rents: Qualified residents will pay 30% of their income towards Rent & Utilities!

Qualification Guidelines

Qualification for Housing Choice Voucher Rental Assistance

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 Income below the maximum incomes

Maximum Incomes

Household Size	50% Income Limit
1 Person	\$42,850
2 Persons	\$49,000
3 Persons	\$55,100

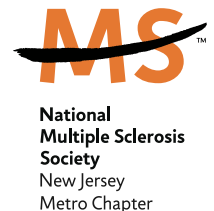
*Tenant pays heat, hot water and electric.

These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

What Makes Montvale Commons Different

Montvale Commons has been designed and developed in partnership with the Housing Development Corporation of Bergen County and the National Multiple Sclerosis Society's New Jersey Metro Chapter. The development partnership has put the needs of those with disabilities first. Together, this group will offer the residents at this complex wonderful benefits. The National MS Society will provide a multitude of optional programming opportunities directly at Montvale Commons, including:

- Recreational and Social Programs such as Tai Chi and Yoga
- Ongoing Periodic Lectures
- Self Help Groups
- Employment Related Programs
- Care Management Service Assistance & Outreach
- Caregiver Lectures for Family and Friends
- Wellness Classes
- Coordination of resident's use of available services at the Holy Name Hospital Center in Teaneck



Helping Coordinate Your Needs

The National MS Society will be there for you! The New Jersey Metro Chapter has a dedicated optional PROFESSIONAL SERVICES COORDINATOR to help residents with their disability related questions and planning. While Montvale Commons does not directly provide home care services, the MS Society will be there to help you arrange your care plan. The MS Society has strong links with those who help people with disabilities and they will put those links to work for you – so you can get the care providers you may need.

These ten apartments will have built in rental assistance provided by the Bergen County Housing Authority. Qualified residents pay 30% of their income for housing expense
- Rental Assistance will pay the rest!

APARTMENT FLOORPLANS & ACCESSIBILITY FEATURES

The 10 special needs apartments meet or exceed ADA Standards and includes these additional upgrade features

APPROX. 823 SF- ONE BEDROOM

Barrier Free Apartment Accessibility Features

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



Bathrooms with:

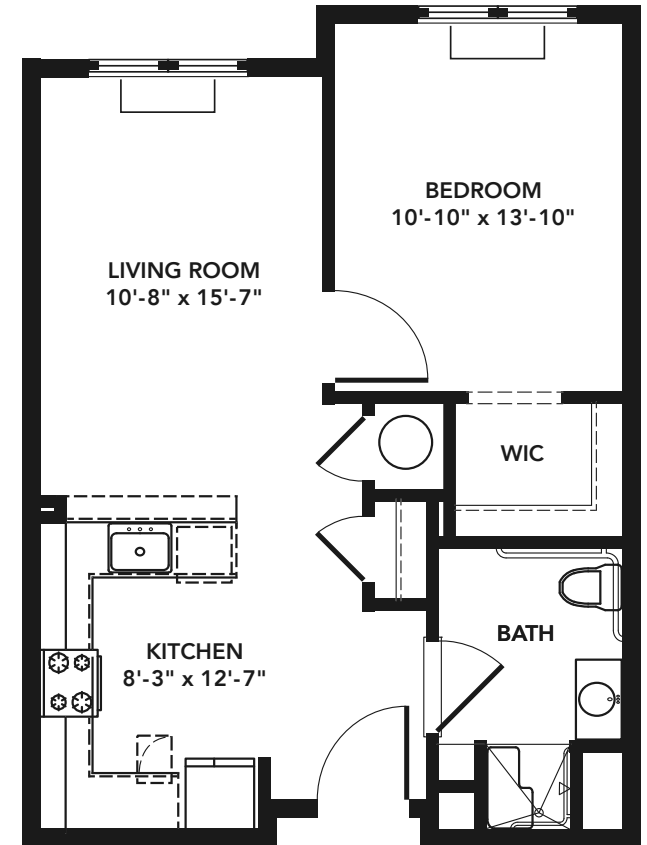
- Accessible transfers shower units
- Accessible mirrors
- Additional grab bars

Kitchens with:

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

Common Areas

- Automated door openers on building entry doors
- Hardwood and ceramic tile floors for easier movement
- 42" wide doors throughout apartments
- Railings in all public hallways
- Automatic light sensors in common areas
- Automated openers for trash chute



All dimensions are approximate and subject to change
Typical floorplans. Actual unit may vary.

APPLY TO:

For these 10 Special Needs 1BR Units
Fill out application and mail or submit to
150 Nottingham Court
Montvale, New Jersey 0764
Or Fax the Completed, Signed Application to
201-505-9409

Independent Apartment Living for People Needing Support Services Available at the Complex



THESE APARTMENTS WON'T LAST, SO APPLY TODAY!

FREE ON-SITE PARKING AVAILABLE

10 SPECIAL NEEDS 1BR UNITS ONLY

Fill out the application and mail to:

150 Nottingham Court
Montvale, New Jersey 07645

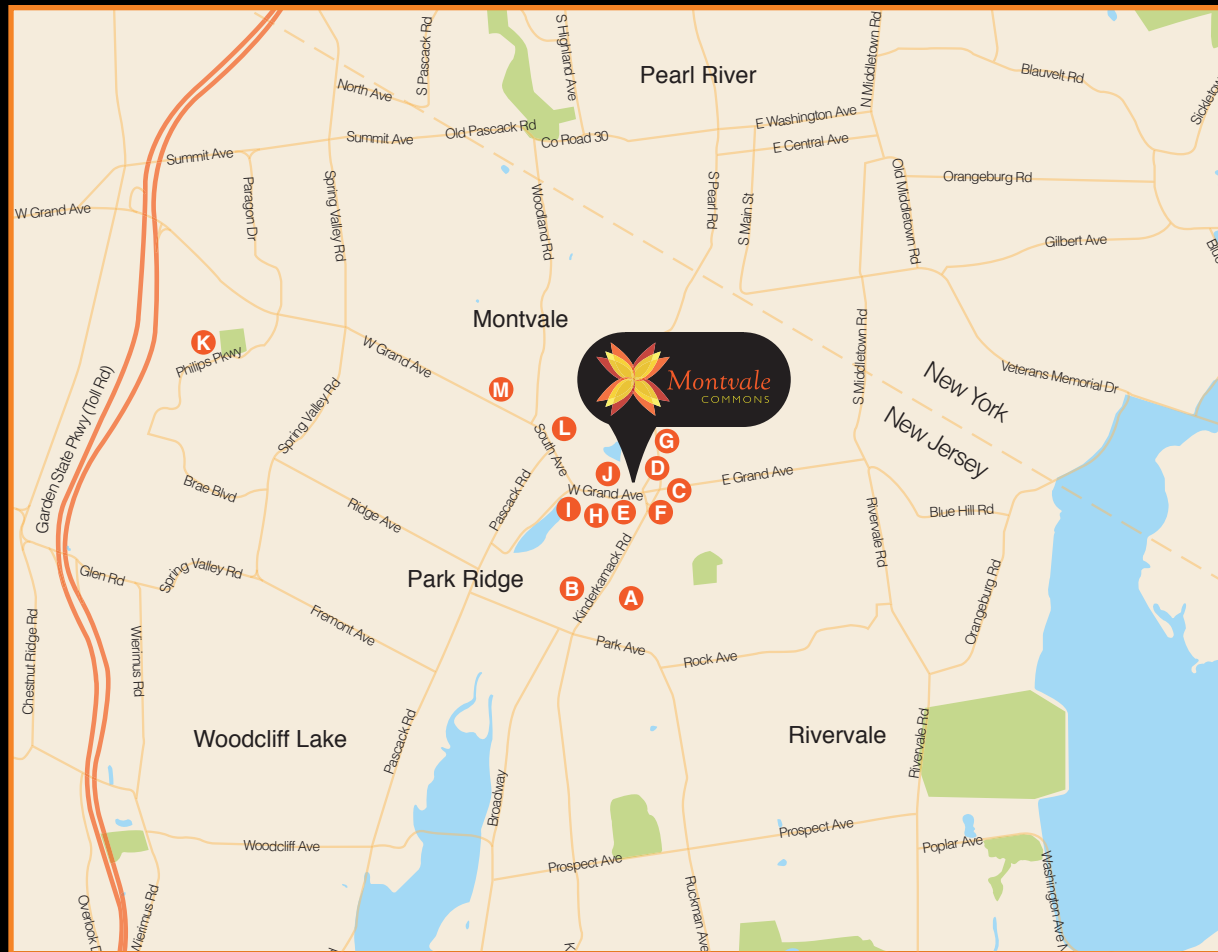
Or Fax the Completed, Signed Application to 201-505-9409

All applications will be handled according to a Fair Housing and Marketing Plan approved by New Jersey Housing Mortgage Finance Agency



MontvaleCommonsAccessible.com

- A** Chase Bank
A+P Supermarket/Pharmacy
Radio Shack
Pizza
Dry Cleaners
Staples
Motophoto
Subway
- B** Krazee Kups Ice Cream
Eden Nail Salon
Bakery
Baskin Robins Ice Cream
Curves
- C** CVS Pharmacy
Rays Pizza
- D** Montvale Florist
John's Famous Bagels & Deli
Tucker Rehab & Physical Therapy
Johnnie's Roll House Sushi
- E** Davey's Locker Pub
- F** Yuki Japanese Restaurant
- G** Bellsimo Italian Restaurant
- H** Montvale lanes Bowling
- I** US Post Office
- J** Montvale Diner
- K** Montvale Borough Hall
- L** Memorial Elementary School
- M** Nursery School



150 Nottingham Court
Montvale, New Jersey 07645
201-505-9400
MontvaleCommonsAccessible.com

Nearby Points of Interest



that was easy.™





APPLICATION

Apply here online at montvalecommonsaccessible.com
 -or- Fill out the application and mail to:
 150 Nottingham Court
 Montvale, NJ 07645
 (201) 505-9500
 -or- Fax: 201-505-9409
 -or- email a signed application to montvalecommons@tmo.com

Desired Bedrooms

1 BR Accessible

Projected Based Rental Assistance - Supportive Housing Unit ONLY

Preliminary Application for Admission

(DO NOT USE APPLICATION IF NO MEMBER OF HOUSEHOLD IS DISABLED)

APPLICANT INFORMATION

Last Name _____ First Name _____ Middle Initial _____
 Email Address _____ Social Security # _____ Date of Birth _____
 Home Telephone _____ Work Telephone _____ Mobile Telephone _____

Home Address

Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____

Mailing Address (if different)

Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____

Prior Address (if at current address for less than 2 years)

Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Landlord Name _____ Landlord Telephone Number _____
 How long did you live at this address? _____

HOUSEHOLD INFORMATION

(list any co-applicant, and all others, if any, who will live with you.)

Name	Social Security	Sex	Date of Birth	Relation to Applicant
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Primary Language: _____



PLEASE ANSWER THE FOLLOWING QUESTIONS

Do you anticipate a change in your family size within the next year? Yes No

If yes, explain: _____

Is applicant, spouse, or co-applicant disabled (for eligibility purposes)? Yes No

Have you ever lived in Public Housing or received Rental Assistance? Yes No

If yes, enter the dates and name of agency: _____

Have you ever been evicted? Yes No

If yes, enter the date(s) and address(s) of unit(s) from which you were evicted: _____

Have you, or any member of household, ever been convicted of violent criminal activity or drug related activity? Yes No

If yes, please list the household member(s), crime, when and where it was committed: _____

INCOME

List all GROSS income for all household members who will live in your unit. This includes Social Security, Wages, Public Assistance, Pension, Child Support, Alimony, and/or any other income.

Household Member Name	Source/Type of Income	Source Name and Address	Amount Received Per Month
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ASSETS

List all assets for all household members who will live in your unit. including home (less mortgage), checking, savings, trusts, cash, stocks, bonds, CDs, Mutual Funds, Money Market Funds, IRAs, Whole Life Insurance, etc.

Household Member Name	Source/Type of Income	Source Name and Address	Approximate Value	Interest Rate / Annual Income
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

RANKING PREFERENCES

I (applicant), my spouse, and/or the co-applicant are (Check all that apply):

Disabled: Yes No

(Mark Yes if you are currently receiving SSI or SSD benefits from Social Security Administration.)

REASONABLE ACCOMODATION

If you marked Yes in the disabled box, please indicate if you or a household member with a disability are in need any of the following special features as a reasonable accommodation (this is optional, no one is required to disclose a disability). Please check all that apply:

- Wheelchair Accessible Unit
- Permanently confined to wheelchair
- Part-time wheelchair use
- Walker
- Crutches
- Cane
- Other (specify):
- Hearing Impaired Hardware
- Sight Impaired Accommodations
- Live-In Aide
- Unit Without Step
- None
- Other (Explain):



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:

Ethnicity: Hispanic Non-Hispanic

APPLICATION MUST BE SIGNED TO BE CONSIDERED COMPLETE.

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 Montvale Commons, 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. Your electronic signature below will act as a confirmation of consent to this agreement and serve the same purpose as a handwritten signature.

SIGNATURE OF APPLICANT _____ Date _____

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (201) 505-9500