



## EVERYTHING YOU WANT TO KNOW ABOUT OUR COMMUNITY

### 1. **Where is the rental community, The Place at Plainsboro, located?**

The Place at Plainsboro is located along Dey Road, a half mile west of Scudders Mill Road. A new road into the community is being constructed, and upon completion, the property will have an address of 100 Rue Terrace. Since this is a new road, it will take a while to show up on map services. Please do not enter the site as it is currently a construction zone. For mailing purposes, until the community opens, please send all correspondence to:

CIS Management  
c/o The Place at Plainsboro  
1970 Brunswick Avenue, Suite 100  
Lawrenceville, NJ 08648

### 2. **How many apartments are there?**

There are 70 apartment-homes spread between nine (9), 2-story buildings. Each apartment will have a private entrance from the ground floor. Half of all the apartments will be located on the 2<sup>nd</sup> floor and will have a private entrance and stairs.

### 3. **How many types of apartments are there?**

14 one-bedroom apartments  
34 two-bedroom apartments  
22 three-bedroom apartments  
Apartments range in size from approximately 677 to 1265 square feet.

### 4. **How much shall I estimate as the average monthly expense for utilities?**

Residents of The Place at Plainsboro are responsible for electric & gas. Included in the rent are water, sewer, trash, and landscaping. For a one-bedroom apartment one can expect to pay approximately \$74/month for electric and gas. For a two-bedroom apartment one can expect to pay approximately \$76/month for electric and gas. For a three-bedroom apartment one can expect to pay approximately \$91/month for electric and gas. These figures are subject to seasonal variations and are only estimates.

### 5. **Are the rents subsidized?**

**The Place at Plainsboro is not a rent subsidized community.** It is considered a low-income housing tax credit community, which means the rents are lower than comparable market rate communities, and income restrictions apply. We do accept housing vouchers such as Section 8.

### 6. **How long are the leases on the apartments? When will the rental rates change?**

The leases are for one-year. Rental rates are affordable, and are monitored by the State through the Low-Income Housing Tax Credit Program and can change yearly, upon renewal.





**7. How much are the application fees?**

There is a \$50 non-refundable application fee for each adult household member (18 years of age or older), which covers a credit check and criminal background screening.

**8. Exactly how much money do I have to have available, and when?**

When you submit your admission application you will need to submit a non-refundable application fee of \$50.00 per adult applicant (18 years of age or older). At the time of your appointment with one of our team members to verify your income and assets you will be required to place a \$100.00 deposit on an apartment. This deposit is only refundable if it is deemed your family does not qualify for the apartment based on income and asset information. If it is deemed you do qualify and you do not move in, the deposit will not be refunded. Once your income and asset information has been third party verified and your file has been approved by the New Jersey Housing and Mortgage Finance Agency you will be required to sign a Lease and pay a security deposit in the amount of one and a half (1.5) month's rent, as well as pay your first month's rent. The initial \$100.00 deposit will be applied to these costs.

**9. What about parking?**

Unassigned parking is available on a first come, first serve basis.

**10. What types of features and amenities will The Place at Plainsboro offer?**

Modern Designs with Gorgeous Appointments and Fixtures  
Beautifully-Appointed Clubhouse w/ Management Office  
High Efficiency Central Heating & Air Conditioning  
High Speed Cable and Internet Access  
Energy Star® Certified Apartments with Appliance Package (Refrigerator, Range Hood, Stove/Oven, Dishwasher, Full-Size Washer/Dryer)  
Luxury Vinyl Flooring Throughout  
Fire Suppression System  
Full Time Property Manager and Live in Superintendent  
24hr Emergency Maintenance  
On-Site Parking  
Tot Lot

**11. Are pets allowed?**

The Place at Plainsboro has a no-pet policy. Service animals are permitted with appropriate documentation.

**12. What is the policy on overnight guests?**

Overnight guests are permitted. A resident must notify the Property Manager when overnight guests will be staying in the apartment for more than 3 days. A guest can remain in the home no longer than 7 consecutive days or a total of 14 cumulative calendar days during any 12-month period.





**13. Is smoking allowed?**

There is **NO SMOKING** anywhere in the community. The negative health factors associated with passive smoke inhalation prompted this policy.

**14. Can I pick my apartment?**

No. Apartments are assigned to the next qualified applicant on the waiting list as they become available. The only permitted exceptions to this are for accessibility accommodations.

**15. Am I required to have renter's insurance?**

Renters Insurance is strongly recommended and encouraged.

**16. When will apartments be ready for move in?**

The community is under construction and slated to begin occupancy in July of 2019.

**HOMEOWNER STATEMENT**

If an applicant owns property, it is considered an asset. An applicant can own a home, so long as their total household income and assets are still under the income and asset limit. If an applicant owned a home that was sold or disposed of in the last two (2) years, the closing papers from the sale of the home must be provided to the The Place at Plainsboro team at the time of final application. There are many possible scenarios pertaining to home ownership and every case is reviewed on an individual basis. Consult a The Place at Plainsboro representative for further details.

