



EVERYTHING YOU WANTED TO KNOW ABOUT OUR COMMUNITY

1. Where is the rental community, Heritage Village at Galloway, located?

We are located at 290 West White Horse Pike, Galloway Township, NJ 08215. Our mailing address is 290 West White Horse Pike, Egg Harbor City, NJ 08215.

2. How many apartments are there?

There are 100 apartments.

3. How many styles of apartments are there?

There are 86 one-bedroom apartments and 13 two-bedroom apartments, and an additional one-bedroom apartment for the superintendent. Apartments range in size from approximately 690 to 960 square feet.

4. Is the building handicap accessible?

Yes, the building is handicap accessible with elevator access. There are fully handicap accessible apartments, as well as additional adaptable apartments.

5. What utilities am I responsible for?

Water and sewer are included in the rent. Residents will be responsible for all other utilities (gas, electric, telephone, cable TV (if applicable)).

6. How long are the leases on the apartments and when will the rental rates change?

The leases are for one year. The rental rates are affordable and monitored by the State through the Federal Low-Income Housing Tax Credit Program and could change yearly.

7. What are the requirements for eligibility?

Anyone is welcome to apply. However, Heritage Village is an age restricted rental community and at least one of the occupants in each apartment must be 55 years of age or older. Specific financial requirements will be addressed by our Compliance Staff as part of the Application process.

8. What type of affordable housing is Heritage Village at Galloway?

Heritage Village at Galloway is not subsidized. It is funded through the Low-Income Housing Tax Credit Program (LIHTC) administered by the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and income restrictions apply. This means that your household gross annual income cannot exceed the maximum area median income guidelines. Gross income consists of the total income a household receives annually through employment, social security, pension, disability, child support, rental income, IRA's, annuities, and includes annual interest earned on all assets and investments. The LIHTC program allows rent to be lower than comparable market rate communities. We do accept housing vouchers, such as Section 8.





9. Application Fee?

There is an application fee of \$50.00 per adult applicant (19 years of age or older). Application fees are payable only in the form of a money order or a certified bank check and must be made payable to Heritage Village at Galloway.

10. What costs am I required to pay prior to move-in?

When you submit your admission application you will need to submit a non-refundable application fee of \$50.00 per adult applicant (19 years of age or older). This fee covers processing credit and background checks for each adult applicant. 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 \$250.00 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 one and a half (1.5) month’s rent as a security deposit, as well as pay your first month’s rent. The initial \$250.00 deposit will be applied to these costs.

11. What about parking?

There is ample parking on site. Parking is available on a first come, first serve basis.

12. What about security?

There is a secure key fob entry system and video monitoring throughout the building.

13. What kind of features and amenities will this Community offer?

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|-----------------------------|-------------------------------|
| Mini-blinds | Fitness Center |
| Library | Community Room with Fireplace |
| Air-conditioning | Wellness Center |
| Tub/shower safety grab bar | Business/Computer Center |
| Laundry hookup in each home | Catering Kitchen |
| Dishwashers | On-Site Superintendent |
| Elevators | |
| Laundry Room on each floor | |

14. Are pets allowed?

Pets are allowed as long as you comply with our pet policy, which is available upon request. There is a one-time pet fee assessed at lease signing.

15. What is the policy on an overnight guest?

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





16. Is smoking allowed?

Heritage Village at Galloway is a 100% smoke-free community. Smoking is NOT permitted inside apartments or any outdoor common/public areas. The negative health factors associated with passive smoke inhalation prompted this recommendation.

17. If I have a question that is not on this list, may I contact someone for an answer?

Yes, call Heritage Village at Galloway at 609-965-1685.

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 Heritage Village at Galloway team at the time of application. There are many possible scenarios pertaining to home ownership and every case is reviewed on an individual basis. Consult a Heritage Village at Galloway representative for further details.

While we believe all of these answers will remain in force, nevertheless, some may be subject to change.

