HERITAGE VILLAGE AT WALL

COMING SOON

EVERYTHING YOU WANT TO KNOW ABOUT OUR COMMUNITY

1. **Where is the rental community, Heritage Village at Wall, located?**
   Heritage Village at Wall is located on Holly Boulevard off of NJ Rt-34 at 1511 Holly Blvd, Wall Township, NJ 08736. A new road entering the community is being constructed and it may 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, Inc.
   c/o Heritage Village at Wall
   1970 Brunswick Avenue, Suite 100
   Lawrenceville, NJ 08648

   For Driving Directions:
   GPS Coordinates:
   40.12311169901384, -74.0829470488333
   OR
   1511 Holly Blvd
   Wall Township, NJ 08736

2. **How many apartments are there?**
   There are 151 apartments spread across two phases (Phase I and Phase II). Phase I has 84 apartments and Phase II has 67 apartments.

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

Phase I	**Phase II**
78 one-bedroom apartments	61 one-bedroom apartments
6 two-bedroom apartments	6 two-bedroom apartments

   Apartments range in size from approximately 696 to 1,041 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. **How much shall I estimate as the average monthly expense for utilities?**
   Residents of Heritage Village at Wall are responsible for electric. This property does not have gas. Included in the rent are water, sewer, trash, and landscaping. For a one-bedroom apartment one can expect to pay approximately $88/month for electric. For a two-bedroom apartment one can expect to pay approximately $103/month for electric. These figures are subject to seasonal variations and are only estimates.

6. Are the rents subsidized?

Heritage Village at Wall 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 minimum and maximum income restrictions apply. Residents are expected to pay the full rent. Common housing assistance vouchers are accepted including, Choice Voucher (Section 8), VASH (veterans), NED (non-elderly-disabled), and SRAP (state rental assistance program).

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. 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.

9. 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. This is only due at time of Final Application and must be in the form of a money order or a certified bank check and must be made payable to Heritage Village at Wall.

10. 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 may be required to place a $250.00 holding fee on an apartment. This holding fee is only refundable if it is deemed your household 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 holding fee 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 $250.00 holding fee will be applied to these costs.

11. What about parking?

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

12. What types of features and amenities will Heritage Village at Wall offer?

Modern Designs with Gorgeous Appointments and Fixtures
Beautifully-Appointed Community Room with Management and Leasing Offices
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)
Luxury Vinyl Flooring Throughout
Fire Suppression System
24hr Emergency Maintenance
On-Site Parking

13. **Are pets allowed?**
Heritage Village at Wall has a no-pet policy. Service animals are permitted with appropriate documentation.

14. **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.

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

16. **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.

17. **Am I required to have renter's insurance?**
Renters Insurance is strongly recommended and encouraged.

18. **When will apartments be ready for move in?**
The community is under construction and will begin lease-up in two phases. Phase I is slated to begin occupancy in January 2027 and Phase II in March 2027.

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 Heritage Village at Wall 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.

For more information call Heritage Village at Wall at (732) 592-1207 or visit www.ciscommunities.com/heritagevillageatwall