

Chelsea Place knows that home is much more than a place to hang your hat and rest your head. It is where life unfolds and should be special in every way. Our philosophy towards apartment living is to offer our residents quality housing and excellent management services.

Location is another important aspect of an outstanding community. We are near major roadway and shopping. We were established in 1998 and are a 72 Unit development offering 2 & 3 bedroom apartments. There is a beautiful Township park across the street with entertainment through out the summer months. Voorhees school system is an excellent one.

We hope you will consider making Chelsea Place your next home address.

# **Chelsea Place Apartments**

### 50% Median Income

Effective 04/26/2021

# Of People	Minimum	Maximum		
1	\$25,000	\$33,850		
2	\$25,300	\$38,650		
3	\$28,500	\$43,500		
4	\$31,650	\$48,300		
5	\$34,200	\$52,200		
6	\$36,700	\$56,050		

#### 2 Bedroom @ 50%

Rent: \$822.00 S/D: \$1,233.00 UA: \$133.00

Max Rent: \$1,087.00

### 3 Bedroom @ 50%

Rent: \$939.00 S/D: \$1,408.50 UA: \$166.00

Max Rent: \$1,256.00

# 60% Median Income Effective 04/26/2021

# Of People	Minimum	Maximum
11	\$33,851	\$40,620
2	\$38,651	\$46,380
3	\$43,501	\$52,200
4	\$48,301	\$57,960
5	\$52,201	\$62,640
6	\$56,051	\$67,260

### 2 Bedroom @ 60%

Rent: \$943.00 S/D: \$1,414.50 UA: \$133.00

Max Rent: \$1,305.00

#### 3 Bedroom @ 60%

Rent: \$1,033.00 S/D: \$1,549.50 UA: \$166.00

Max Rent: \$1,507.00

# APPLICATION FOR HOUSING

PROPERTY NAME:	DATE:TIME:
this tenant application, which must be fully of	ved. An applicant may be interviewed only after the receipt of completed and signed by all family members 18 of age and ally filled out applications will be returned for completion.
How did you learn about this property:	
	SE PRINT CLEARLY
	ERAL INFORMATION
Applicant Name(s):	
Address: Street	Apt # City State ZIP
Daytime Phone:	
No. of BR's in current unit:	Do you □ <b>RENT</b> or □ <b>OWN</b> or □ <b>Live</b> w/ <b>family</b>
Amount of current monthly rental or mortgage payment:	Do you currently reside at a HUD property and do you receive a subsidy?
If owned, do you receive monthly rental incom	me from property?
Check utilities paid by you: ☐ Heat ☐ E	Electricity   Gas   Other (specify)
Approximate monthly cost of utilities paid by	you (excluding phone and cable TV): \$
Bedroom size requested: ☐ One BR	☐ Two BR ☐ Three BR
visual aids (Braille) or apparatus for hearing a. If Yes, describe:	
If a member of a household needs reasonable a	accommodations in order to participate in the application g program, the applicant has the right to request such an
Will you be making any reasonable accommod ☐ Yes ☐ No Describe:	dation requests for any members of your household?
	scriminate against applicants on the basis of limited access or





			EHOLD COMPO				
List	ALL persons who will I	ive in the apartm	ent. List the head	d of househ	old first.		
	Name	Relationship to Head	Marital Status D-divorced S-single L-legal separation E-estranged	Birth Date	Age	SS#	Full or Part Time Student Y/N
Head		Head					1/14
Co-T							
3							
4							
5							
6							
7							
8							
Do yo	Are you enrolled as a self-control of higher of the Have you or will you be (Five calendar months ou anticipate any addition, explain	education include be a full time stud do not need to be	e post-secondary dent for at least 5 e consecutive)	and vocation months th	onal instit	tutions) ar year? 🗌	Yes □ N
Will a year a	Have you or will you be (Five calendar months ou anticipate any addition, explain)	be a full time studed not need to be a full time studed on the household be full	e post-secondary  dent for at least 5 e consecutive)  old in the next tw	and vocation months the velve month welve months is year or r	is calendans? Ye	tutions)  ar year?   es   No  in the next	calendar
Will a year a	(Institutions of higher of Have you or will you be (Five calendar months ou anticipate any addition, explain)  Il of the persons in the betan educational institution.	be a full time studed on the need to be a full time stude do not need to be ans to the household be full ion (other than a	e post-secondary  dent for at least 5 e consecutive)  old in the next tw  -time students th correspondence	and vocation months the velve month welve month is year or person school) with	is calendans? Ye	in the next	calendar
Will a year a    F YES  Are an	Have you or will you be (Five calendar months ou anticipate any addition, explain)  Ill of the persons in the betan educational institution.  ANSWER THE FOLE  Y full-time student(s) me	be a full time student of the analysis of the household be full tion (other than a parried and filing	dent for at least 5 consecutive) old in the next two- time students the correspondence of the correspondence o	and vocation months the velve month welve month is year or personal with the circle the many many many many many many many many	is calendans? Ye	in the next	calendar
Will a year a Yes  F YES  Are an	Have you or will you be (Five calendar months ou anticipate any addition, explain)  Ill of the persons in the beta an educational institut of No.  S. ANSWER THE FOLE  Y full-time student(s) me y student(s) enrolled in	be a full time studed on the need to be a full time stude do not need to be ans to the household be full ion (other than a lower of the need and filing a job-training present the need to be a full ion (other than a lower of the need to be a full ion (other than a lower of the need to be a full ion (other than a lower of the need to be a full ion (other than a lower of the need to be a full ion (other than a lower of the need to be a full ion (other than a lower of the need to be a full time student of the need to be a fu	dent for at least 5 consecutive) old in the next two- time students the correspondence of the correspondence o	and vocation months the velve month welve month is year or personal with the circle the many many many many many many many many	is calendans? Ye	in the next faculty and	calendar i students?
Will a year a   Ves  F YES  Are an Are an under to	Have you or will you be (Five calendar months ou anticipate any addition, explain)  Ill of the persons in the best an educational institution of the persons in the best an educational institution of the persons in the best an educational institution of the persons in the best an educational institution of the persons in the best an educational institution of the persons in the best an educational institution of the persons in the best an educational institution of the persons in the best and the perso	be a full time student of the analysis of the household be full time full to the household be full to the full to	dent for at least 5 consecutive) old in the next two correspondence strictions:  (Please a joint tax return rogram receiving)	and vocation months the velve month welve month is year or personal with the circle the many many many many many many many many	onal instit	in the next faculty and	calendar i students?
Will a year a Yes  Are an Are an under the Are an Are Are an Are Are an Are Are an Are	Have you or will you be (Five calendar months ou anticipate any addition, explain)  Ill of the persons in the beta an educational institute of No.  Moswer The Following full-time student(s) may student(s) enrolled in the Job Training Partner y full-time student(s) are	be a full time stude do not need to be a full time stude do not need to be ans to the household be full ion (other than a lowered and filing a job-training preship Act?	e post-secondary dent for at least 5 e consecutive) old in the next tw  -time students th correspondence : a joint tax return rogram receiving	and vocation months the velve month welve month with the velve month with the circle the the the the the the the the the th	onal institution is calendated as?   Olan to be have a regular correct a	in the next faculty and	calendar I students?
Will a year a   F YES  Are an Are an under the Are an Are	Have you or will you be (Five calendar months ou anticipate any addition, explain)  Ill of the persons in the beta an educational institute of No.  S. ANSWER THE FOLE  By full-time student(s) may student(s) enrolled in the Job Training Partner  by full-time student(s) are y full-time studen	be a full time stude do not need to be a full time stude do not need to be ans to the household be full ion (other than a lob-training processing the contract of the single parent living the contract of the single parent living the contract of the contra	dent for at least 5 consecutive) old in the next two least state consecutive.  Time students the correspondence of the correspondenc	and vocation months the velve month welve month with the velve month with the circle the the the the the the the the the th	onal institution is calendated as? Yes	in the next faculty and yes  Yes  Yes  Yes	calendar I students? No No
Will a year a   F YES  Are an Are an under to Are an Are an who is	Have you or will you be (Five calendar months ou anticipate any addition, explain)  Ill of the persons in the beta an educational institute of No.  Moswer The Following full-time student(s) may student(s) enrolled in the Job Training Partner y full-time student(s) are	be a full time stude do not need to be a full time stude do not need to be ans to the household be full ion (other than a lob-training proship Act?  In AFDC or a title single parent living ther's tax return	dent for at least 5 consecutive) old in the next two least state consecutive.  -time students the correspondence of the corresponden	and vocation months the velve month welve month with the velve month with the circle the the the the the the the the the th	onal instit	in the next faculty and	calendar i students? No

Household Member Name	uested below. If a section doesn't apply, cross out  Source of Income	Gross Month	
	Social Security	S	
	Social Security	\$	
	Social Security	\$	
	Social Security	\$	
	SSI Benefits	\$	
	SSI Benefits	\$	
	SSI Benefits	\$	
	Pension (list source)	\$	
	401-K	\$	
	Veteran's Benefits (list claim #)	\$	
	Reverse Mortgage Income	\$	
	Unemployment Compensation	\$	
	Long Term Insurance	\$	
	AFDC/TANF	\$	
	AFDC/TANF	\$	
	Regular payments from a severance package?	\$	
	Full-Time Student Income (18 & Over Only)	\$	
	Interest Income (source)	\$	
	Interest Income (source)	\$	
	Regular gifts from anyone outside the household? (Recurring Gifts)	\$	

Household Member Name	G A-	
TIOUSCHOIG MENIOEL MANIE	Source of Income	Monthly
	Source of Assecting	TAMANTERNETA

		Amount
	Employment amount	\$
	Employer:	
	Position Held:	
	How long employed:	
	Employment amount	I &
	Employment amount Employer:	\$
	Position Held:	
	How long employed:	
	Trow long employee.	
	Employment amount	\$
	Employer:	
	Position Held:	
	How long employed:	
	Self-Employment amount	0
	Description:	\$
	How long has applicant been self-employed doing	this work?
		g tills work.
	Alimony	
	Are you entitled to receive alimony?	☐ Yes ☐ No
	If yes, list the amount you are entitled to receive	\$
	Do you receive alimony?	☐ Yes ☐ No
	If yes, list amount you receive	\$
	Child Connect	
	Child Support Is your child support court – ordered?	☐ Yes ☐ No
	If yes, list the amount you are <i>entitled</i> to receive	\$
	Do you receive child support?	Yes No
	If yes, list the amount you receive	\$
	If entitled but do not receive, what attempts	Ψ
	have been made to collect?	
	Other Inc.	
	Other Income Other Income	\$
	Other Income	\$
TOTAL GROSS ANNUAL INCOME (Based or	n the monthly amounts listed above x 12)	\$
TOTAL GROSS ANNUAL INCOME FROM P		\$
Do you anticipate any changes in this income in	the next 12 months?	☐ Yes ☐ No
If yes, explain:	the next 12 months:	C 1 62 C 140
ii yes, expiain:		
BEECODE E A BIBOANO		
MISCELLANEOUS:		
Do you have a voucher from DCA or the housin	g authority?	☐ Yes ☐ No
	27	

D. ASSETS

Cash					S OF HELL SHE WAY DENIED IN WE		
	#		000000	Bank	s out or write NA.	Bala	nce \$
Checkin	g Accounts	#		Bank		Bala	nce \$
		#		Bank		Balance \$	
		#		Bank		Balance \$	
Savings Accounts		#		Bank		Balance \$	
		#		Bank			nce \$
				Bank		Balance \$	
Trust Ac	counts	1#		Bank		Rala	nce \$
IRA Acc		#		Where?			nce \$
	tes of Deposit	#		Bank			nce \$
	r	#		Bank			nce \$
		#		Bank			nce \$
		#		Bank			nce \$
. ,	etirement	#		Where?			nce \$
Accounts Credit Ur		#		Bank		Bala	nce \$
	#		#		Bank		nce \$
Savings E	Bonds	1 #		Maturity Date		Value \$	
U		#		Maturity Date		Valu	
		#		Maturity Date		Value \$	
Life Insu	rance Policy	#				Cash	ı Value \$
	rance Policy	#					Value \$
Mutual	Name:		#Shares:		Interest or Dividend \$	-	Value \$
Funds	Name:		#Shares:		Interest or Dividend \$		Value \$
	Name:	#Shares:			Interest or Dividend \$		Value \$
Stocks	Name:	#Shares:		Dividend Paid \$			Value \$
	Name:	#Shares:			Dividend Paid \$		Value \$
Bonds	Name:	#Shares:		Interest or Dividend \$			Value \$
	Name:		#Shares:		Interest or Dividend \$		Value \$
Investmen Property	it						Appraised Value \$
2001 F-+	a (how 11		ا مانما	to . Da	own any property?		☐ Yes ☐ No

∏No.
ППо
ey, ie?
No No
П №
□No
·
□N

	Name of Landlord:	
Current Landlord	Address:	
	Home Phone:	
	Bus. Phone:	
	How Long?	
	Applicants Address:	
	Name of Landlord:	
	Address:	
Prior Landlord	Home Phone:	
Filor Landiord	Bus. Phone:	
	How Long?	
	Applicants address when renting from this landlord:	
	Name of Landlord:	
	Address:	
Prior Landlord	Home Phone:	
THOI Callelorg	Bus. Phone:	
	How Long?	
	Applicants address when	
	renting form this landlord:	
Personal Reference:		
Address:		
Relationship:	7	Phone #:

In case of emergency notify:	
Address:	
Relationship:	Phone #:
G. VE.	HICLE INFORMATION (if applicable)
List any cars, trucks, or other vehicl with management will be necessary	es owned. Parking will be provided for one vehicle. Arrangements for more than one vehicle.
Type of Vehicle:	License Plate #:
Year/Make:	Color:
Type of Vehicle;	License Plate #:
Year/Make:	Color:
statements or information are punis termination of tenancy after occupant all of the information contained in background and personal references.  Any changes in family household in management office within 10 days of the management of the within 10 days of the statement of the statemen	tits and by management's selection criteria. I/We certify that all the to the best of my/our knowledge and I/We understand that false shable by law and will lead to cancellation of this application on the constant to have the Owner/Management Agent verify this Rental Application as well as my/our credit, landlord, criminal come or student status changes are required to be reported to the fithe change.  The required to sign application.
(Signature of Tenant)	Date
(Signature of Co-Tenant)	Date
(Signature of Co-Tenant)	Date
(Signature of Co-Tenant)	Date

(XTH)	Re	ntal App	lication Fo	rm			
Last Name Fi	rst Name	Applican	t Information				
	is ivalle	<i>N</i> -1.	Co-Applicant Last Name	First Name			[VI]
Date of Birth Social Security	y Number Home	e Telephone	Date of Birth	Social Security Nu	ımber T	Home Teleph	ione
				, , , , , ,		Trottle religit	ione
Current Street Address	City	State Zip Code	Co-Applicant Current Add	dress (if different)	City	S	tale Zip Code
Previous Streel Address	City	State Zip Code	Co-Applicant Previous Ac	ddress (if different)	City	S	tate Zip Code
Length of Residence at Current Address	Learn	7					
months	Ever Filed for Eviction?	Own or Rent?	Length of Residence at C.	urrent Address	Ever Filed Eviction?	for O	wn or Rent?
117011013	☐ Yes ☐	Own 🗆	months		☐ Yes		] Own [
Landford or Agent Name	The state of the s		ing Information				
	Landlord Telephone	Number	Co-Applicant Landlord or	Agent Name	Landlord T	elephone Num	ber
Reason for Leaving	Length of Rental	Monthly Rent	Reason for Leaving		Landle (F		
	months		- Louving		Length of F	1	onthly Rent
The second secon		Fmnlovmen	t Information		mo	nths	-
Present Employer Name	Position	Lingitymen	Co-Applicant Employer Na	ame	Position	NAME OF THE OWNER,	
					Conton	9	
Supervisor Name	Telephone Number		Supervisor Name		Telephone	Number	
					- Staphone (Vallage		
Employer Address	City	State Zip Code	Employer Address		City	Sta	ate Zip Code
Employed							
From To	Salary	per □ month	Employed		Salary	pe	er 🗆 month
110111		□ year		Ō			□ year
Bank Name	Telephone Number	Banking Ir	7				
	receptione Number		Name		Telephone I	Number	
Account Number Ever Filed for B	ankruptcy? Account	Туре	Account Number	Ever Filed for Bank	ruptcy? /	Account Type	
☐ Yes ☐	No Che	cking 🔲 Savings	☐ Yes ☐ h				☐ Savings
	En	nergency Con	tact Information				
Name	Telephone Number		Name		Telephone N	Number	
Address	P-l-ri						
	Relationship		Address		Relationship	)	
		04					
Car Year / Make / Model	License Plate State / N	Other Info					
/ /			Car Year / Make / Model	,		icense Plate St	ale / Number
Other Residents (Names / Ages)			Other Residents (Names / A	7			
1			O to Figure (Ivalies / A	ga)			
Have you ever been If "Yes", Date of Most	Nature of Conviction		Have you ever been	If "Yes", Date of Most	T Notes of C	Contoller	
convicted of a crime? Recent Conviction?	onvicted of a crime? Recent Conviction?			Have you ever been ff"Yes", Date of Most conviction Recent Conviction?			
If "Yes", #:			☐ Yes ☐ No		1		
			If "Yes", #:				
By signing below, I/we authorize that the	ne shave information	Applicant Si	gnature(s)				
By signing below, I/we authorize that the in the processing of my application, in records, and any other relevant inform.	cluding; credit rep	orts, civil or crim	omplete and authorize inal actions, rental his	Landiord to obta tory, employment	in informa /salary det	tion it deer ails, police	ms desirable and vehicle
records, and any other relevant information to 5 (five) years after I vacate the present t	ation. If I rent the nises. I also under	unit, I understand stand that the app	the information on th	is form may be man	aintained i	n a tenant	database for
1					, apprivali	on is rejec	
Applicant: X	Date:	Co	-Applicant: X			Date:	
		OFFICE U	SE ONLY				
NTN Access Number: Add	ress/Unit Applied for			Pant Amust for us	a madiana	V	

Apartment / Unit Type

Projected Move-In Date:

Date Screened:

#### Disclosure Statement:

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), limits a housing provider's ability to consider a person's criminal history in deciding whether to extend an offer or whether to rent a home after extending an offer.

Before making a conditional offer of housing, AAH Management Co., Inc. may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program. AAH Management Co., Inc. will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, AAH Management Co., Inc. intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with the FCHA and its accompanying rules.

AAH Management Co., Inc. will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:

- (1) arrests or charges that have not resulted in a criminal conviction;
- (2) expunged convictions;
- (3) convictions erased through executive pardon;
- (4) vacated and otherwise legally nullified convictions:
- (5) juvenile adjudications of delinquency; and
- (6) records that have been sealed.

# AAH Management Co., Inc. may consider, after the issuance of a conditional offer, a criminal record that:

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24-4(b)(3);
- Resulted in a conviction for any crime that requires lifetime state sex offender registration;
- Is for any 1st degree indictable offense, or release from prison for that offense, within the past 6 years;
- Is for any 2nd or 3rd degree indictable offense, or release from prison for that offense, within the past 4 years; or
- Is for any 4th degree indictable offense, or release from prison for that offense, within the past 1 year.

For more information about how these rules apply, please refer to the resources at https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha/.

AAH Management Co., Inc. may withdraw a conditional offer based on your criminal record if AAH Management Co., Inc. determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfill a substantial, legitimate, and nondiscriminatory interest.

If AAH Management Co., Inc. utilizes any vendor or outside person/entity to conduct a criminal record check on their behalf, AAH Management Co., Inc. will take reasonable steps to ensure that the vendor or outside person/entity conducts the criminal record check consistent with the requirements of the FCHA and rules. Specifically, if AAH Management Co., Inc. receives a criminal history inquiry conducted by a vendor or outside person or entity that is conducted in violation of the FCHA in that it reveals a record that is not permitted to be considered under the FCHA, AAH Management Co., Inc. must show that it did not rely on that information in making a determination about your tenancy.

If you are subjected to the withdrawal of a conditional offer of housing due to criminal history, you have the right to request and receive the materials relied upon by AAH Management Co., Inc. in making this determination.

You have the right to dispute, within ten (10) days of receiving this statement, the relevance and accuracy of any criminal record, and to offer evidence of any mitigating facts or circumstances, including but not limited to your rehabilitation and good conduct since the criminal offense. You may also provide evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors to AAH Management Co., Inc. at any time, including after the ten days.

Any action taken by AAH Management Co., Inc. in violation of the process laid out in this statement may constitute a violation of the FCHA. If you believe that any owner, agent, employee, or designee of AAH Management Co., Inc. has violated any of the above requirements, you may contact the New Jersey Division on Civil Rights at www.NJCivilRights.gov 1-866-405-3050). A complaint must be filed with DCR within 180 days of the allegedly discriminatory conduct. You cannot be subjected to retaliation for filing a complaint or for attempting to exercise your rights under the FCHA. DCR has several fair housing fact sheets available at https://www.nj.gov/oag/dcr/housing.html, or available for pickup in any of DCR's four (4) regional offices.

31 Clinton Street, 3 <sup>rd</sup> Floor Newark, NJ 07102	5 Executive Campus Suite 107, Bldg. 5 Cherry Hill, NJ 08002
1601 Atlantic Avenue, 6 <sup>th</sup> Fl. Atlantic City, NJ 08401	140 East Front Street, 6 <sup>th</sup> Floor Trenton, NJ 08625
Housing Provider Signature	Date
Prospective Tenant Signature	Date

#### Declaración de divulgación:

Ley de Equidad en la Vivienda de Nueva Jersey, N.J.S.A. 46:8-52 a 64 (FCHA), limita la capacidad de un proveedor de vivienda para considerar los antecedentes penales de una persona al decidir si extiende una oferta o si alquila una casa después de extender una oferta.

Antes de hacer una oferta condicional de vivienda, AAH Management Co., Inc. solo puede considerar si un solicitante tiene una condena por fabricación o producción de metanfetamina en instalaciones de vivienda con asistencia federal, o si un solicitante tiene un requisito de registro de por vida bajo un programa estatal de registro de agresores sexuales. AAH Management Co., Inc. no considerará, ni solicitará a un solicitante o cualquier otra persona o entidad, ninguna otra información sobre los antecedentes penales de un solicitante como parte del proceso de solicitud hasta que se haya realizado una oferta condicional de vivienda.

Después de extender una oferta condicional de vivienda, AAH Management Co., Inc. pretende revisar y considerar los antecedentes penales del solicitante para determinar si alquila una casa, de acuerdo con la FCHA y las reglamentaciones adjuntas.

AAH Management Co., Inc. no evaluará ni considerará ninguno de los siguientes antecedentes penales, ni antes ni después de la emisión de una oferta condicional:

- (1) arrestos o cargos que no hayan dado lugar a una condena penal;
- (2) condenas suprimidas;
- (3) condenas eliminadas mediante el indulto ejecutivo;
- (4) condenas anuladas o invalidadas legalmente de otro modo;
- (5) sentencias juveniles por delincuencia; y
- (6) antecedentes expurgados.

Después de la presentación de una oferta, AAH Management Co., Inc. puede considerar un antecedente penal que:

- Haya resultado en una condena por asesinato, agresión sexual agravada, secuestro, incendio provocado, trata de personas, agresión sexual, poner en peligro el bienestar de un niño en infracción de N.J.S.2C:24-4(b)(3);
- Haya resultado en una condena por cualquier delito que requiera el registro estatal de por vida de agresores sexuales;
- Sea procesable por cualquier delito en primer grado, o liberación de prisión por ese delito, dentro de los últimos 6 años;
- Sea procesable por cualquier delito de segundo o tercer grado, o liberación de prisión por ese delito, dentro de los últimos 4 años; o
- Sea procesable por cualquier delito de cuarto grado, o liberación de prisión por ese delito, dentro del último año.

Para obtener más información sobre cómo se aplican estas reglamentaciones, consulte los recursos en https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha/.

AAH Management Co., Inc. puede retirar una oferta condicional basada en sus antecedentes penales solo si AAH Management Co., Inc. determina, por preponderancia de la evidencia, que esta acción es necesaria para satisfacer un interés sustancial, legítimo y no discriminatorio.

Si AAH Management Co., Inc. utiliza a cualquier proveedor o persona/entidad externa para realizar una verificación de antecedentes penales en su nombre, AAH Management Co., Inc. tomará medidas razonables para garantizar que el proveedor o la persona/entidad externa realice la verificación de antecedentes penales de acuerdo con los requisitos de la FCHA y las reglamentaciones. Específicamente, si AAH Management Co., Inc. recibe una investigación de antecedentes penales realizada por un proveedor o una persona o entidad externa que se lleva a cabo y no cumple con la FCHA en el sentido de que revela un registro que no puede considerarse según la FCHA, AAH Management Co., Inc. debe demostrar que no se basó en esa información para tomar una determinación sobre su arrendamiento.

Si está sujeto a la retirada de una oferta condicional de vivienda debido a antecedentes penales, tiene derecho a solicitar y recibir los materiales en los que se basa AAH Management Co., Inc. para tomar esta determinación.

Usted tiene derecho a disputar, dentro de los diez (10) días posteriores a la recepción de esta declaración, la relevancia y exactitud de cualquier registro penal, y a ofrecer evidencia de cualquier hecho o circunstancia atenuante, incluidos, entre otros, su rehabilitación y buena conducta desde el delito penal. También puede proporcionar evidencia que demuestre inexactitudes en aspectos de sus antecedentes penales que puedan considerarse según la FCHA, o evidencia de rehabilitación u otros factores atenuantes a AAH Management Co., Inc. en cualquier momento, incluso después de los diez días.

Cualquier acción tomada por AAH Management Co., Inc. en violación del proceso establecido en esta declaración puede constituir una violación de la FCHA. Si cree que algún propietario, agente, empleado o persona designada por AAH Management Co., Inc. no ha cumplido con alguno de los requisitos anteriores, puede comunicarse con la División de Derechos Civiles de Nueva Jersey en www.NJCivilRights.gov (1-866-405-3050). Se debe presentar una queja ante la DCR dentro de los 180 días posteriores a la presunta conducta discriminatoria. No puede ser objeto de represalias por presentar una queja o por intentar ejercer sus derechos en virtud de la FCHA.

La DCR tiene distintas hojas informativas sobre equidad en la vivienda disponibles en https://www.nj.gov/oag/dcr/housing.html, o puede obtenerlas en cualquiera de las cuatro (4) oficinas regionales de la DCR.

31 Clinton Street, 3 <sup>rd</sup> Floor Newark, NJ 07102	5 Executive Campus Suite 107, Bldg. 5 Cherry Hill, NJ 08002
1601 Atlantic Avenue, 6th Fl. Atlantic City, NJ 08401	140 East Front Street, 6th Floor Trenton, NJ 08625
Firma del proveedor de vivienda	Fecha
Firma del poible inquilino	Fecha