

Bradford Pointe Apartments

800-A Bradford Court
Bordentown, NJ 08505

Phone: (609) 424-0411/ Fax: (609) 424-0417

Dear Future Resident:

Thank you for your interest in **Bradford Pointe Apartments!** We pride ourselves on being the best apartment community in the **Bordentown** area.

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

Location is another important aspect of an outstanding community. **Bordentown Township/City Offers: Local Restaurants, Specialty Shops, Churches, Banks, Post Office, and Local Fire and Police resources. Bordentown schools are excellent and have , many Sports and after school programs available. Our complex is within fifteen minutes from Hamilton Marketplace Shopping Center and conveniently located near Acme Commons, US ROUTE 130 provides easy access to major highways, including I 295 and the NJ Turnpike. Public Transportation is also available from Bradford Pointe Apartments via the NJ Transit #409 and the Riverline from Bordentown City.**

We hope you will consider making **Bradford Pointe Apartments** your next home address.

All applicants 18 years of age and older must include a \$50.00 money order made payable to Bradford Pointe Apartments. This is a non-refundable application-processing fee.

Bradford Pointe is a Low Income Tax-Credit Property. Please be advised that eligibility is determined by household size and **Maximum** annual gross income, illustrated as followed:
EFFECTIVE JANUARY 1 ,2024

50% Median Income

Effective January 1, 2023

# Of People	Minimum	Maximum
1	\$25,000	\$40,500
2	\$25,300	\$45,800
3	\$28,500	\$51,500
4	\$31,650	\$57,200
5	\$34,200	\$61,800
6	\$36,700	\$66,400

RENT and SECURITY DEPOSIT
2 Bedrooms: \$1,178.00 Security Deposit \$1,767.00
3 Bedrooms: \$1,376.00 Security Deposit \$2,064.00

BRADFORD POINTE APPLICATION FOR HOUSING

DATE: _____ **TIME:** _____

Applications are placed in order of date received. An applicant may be interviewed only after the receipt of this tenant application, which must be fully completed and signed by all family members 18 of age and older. **Please answer every question! Partially filled out applications will be returned for completion.**

How did you learn about this property?

PLEASE PRINT CLEARLY

A. GENERAL INFORMATION

Applicant Name(s): _____

Address: _____
Street Apt.# City State

Daytime Phone: _____ Evening _____

No. of BR's in current unit: _____ Do you RENT or OWN or Live w/ _____

Amount of current monthly rental or mortgage payment \$ _____ Do you currently reside at a HUD property and do you receive a subsidy? **Yes No**

If owned, do you receive monthly rental income from property? **Yes No**

Check utilities paid by you: Heat Electricity Gas Other (specify)

Approximate monthly cost of utilities paid by you (excluding phone) \$ _____

Bedroom size requested: Two BR Three BR

Do you or any member of your household need any specific unit designs, such as wheelchair accessibility, visual aids (Braille) or apparatus for hearing assistance? ` Yes No.

If Yes,

describe: _____

If a member of a household needs reasonable accommodations in order to participate in the application process or to make effective use of the housing program, the applicant has the

Will you be making any reasonable accommodation requests for any members of your household?

Yes No

Describe: _____

The owner and management do not discriminate against applicants on the basis of limited access or any other reason.



B. HOUSEHOLD COMPOSITION

List ALL persons who will live in the apartment. List the head of household first.

	Name	Relationship to head	Marital Status D-divorced S-single L-legal separation	Birth Date	Age	SS#	Full or Part Time Student Y/N
Head							
Co-T							
3.							
4.							
5.							
6.							
7.							
8.							

Are you enrolled as a student in an institute of higher education? Yes No

(Institutions of higher education include post-secondary and vocational institutions)

Have you or will you be a full time student for at least 5 months this calendar year? Yes No

(Five calendar months do not need to be consecutive)

Will all of the persons in the household be full-time students this year or plan to be in the next calendar year at an educational institution (other than a correspondence school) with regular faculty and

Do you anticipate any additions to the household in the next twelve months? YES NO

If yes,

IF YES, ANSWER THE FOLLOWING QUESTIONS: (Please mark/check the correct answer)

Are any full-time student(s) married and filing a joint tax return?	Yes	No
Are any student(s) enrolled in a job-training program receiving assistance under the Job Training Partnership Act?	Yes	No
Are any full-time student(s) an AFDC or a title IV recipient?	Yes	No
Are any full-time student(s) a single parent living with his/her minor child who is not a Dependent on another's tax return?	Yes	No
Have any full-time students previously been in foster care?	Yes	No

C. INCOME

List ALL sources of income as requested below. If a section doesn't apply, **cross out** or write **N/**

Household Member Name	Source of Income	Gross Monthly
	Social Security	\$
	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	Source of Income	Monthly Amount
	Employment amount	\$
	Employer:	
	Position Held	
	How long employed:	

	Employment amount	\$
	Employer:	
	Position Held	
	How long employed:	
	Employment amount	\$
	Employer:	
	Position Held	
	How long employed:	
	Self-Employment amount	\$
	Description:	
	How long has applicant been self-employed doing this work?	
	Alimony	
	Are you <i>entitled</i> to receive alimony?	Yes No
	If yes, list the amount you are <i>entitled</i> to receive.	\$
	Do you receive alimony?	Yes No
	If yes, list amount you receive.	\$
	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 have been made to collect?	
	Other Income	\$
	Other Income	\$
	TOTAL GROSS ANNUAL INCOME (Based on the monthly amounts listed above x 12)	\$

TOTAL GROSS ANNUAL INCOME FROM PREVIOUS YEAR	\$	
Do you anticipate any changes in this income in the next 12 months?	Yes	No
If yes, explain:		
MISCELLANEOUS:		
Do you have a voucher from DCA or the housing authority?	Yes	No

D. ASSETS			
If your assets are too numerous to list here, please request an additional form. If a section doesn't apply, cross out or write NA.			
Cash	#	Bank	Balance \$
Checking Accounts	#	Bank	Balance \$
	#	Bank	Balance \$
Savings Accounts	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
Trust Accounts	#	Bank	Balance \$
IRA Accounts	#	Where?	Balance \$
Certificates of Deposit	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
401(k)/Retirement Accounts	#	Where?	Balance \$
Credit Union	#	Bank	Balance \$

	#	Bank	Balance \$	
Savings Bonds	#	Maturity Date	Value \$	
	#	Maturity Date	Value \$	
	#	Maturity Date	Value \$	
Life Insurance Policy	#		Cash Value \$	
Life Insurance Policy	#		Cash Value \$	
Mutual Funds	Name:	#Shares:	Interest or Dividend \$	Value \$
	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 \$
Investment Property				Appraised Value \$

Page 5

Real Estate (home, land, camp, mobile home, etc.): <i>Do you own any property?</i>	Yes No
<i>If yes,</i> Type of property	
Location of property	
Appraised Market Value	\$
Mortgage or outstanding loans balance due	\$
Amount of annual insurance premium	\$
Amount of most recent tax bill	\$

Have you sold/disposed of any property in the last 2 years?	Yes No
---	--------

<i>If yes</i> , Type of property	
Market value when sold/disposed	\$
Amount sold/disposed for	\$
Date of transaction	

Has anyone in the household disposed of any asset in the last 2 years (Example: Given away money,	Yes No
---	--------

<i>If yes</i> , describe the asset	
Date of disposition	
Amount disposed	\$

Do you have any other assets not listed above or are you holding jewelry, coins, stamps,	Yes No
--	--------

<i>If yes, please list:</i>	

E. ADDITIONAL INFORMATION

Are you or any member of your family currently using an illegal substance?	Yes	No
--	-----	----

Have you or any member of your family ever been evicted from any housing or	Yes	No
---	-----	----

<i>If yes, describe</i>
Have you ever filed for bankruptcy? Yes No

<i>If yes, describe</i>		
Will you take an apartment when one is available?	Yes	No

<i>Briefly describe your reasons for applying:</i>
--

Have you ever experienced a fire in your apartment?	Yes
No	

F. REFERENCE INFORMATION

Current Landlord	Name of Landlord:	
	Address:	
	Home Phone:	
	Bus. Phone:	
	How Long?	
	Applicants Address:	
Prior Landlord	Name of Landlord:	
	Address:	
	Home Phone:	
	Bus. Phone:	
	How Long?	
	Applicants address when	
Prior Landlord	Name of Landlord:	
	Address:	
	Home Phone:	
	Bus. Phone:	
	How Long?	
	Applicant's address when	
Personal Reference:		
Address:		
Relationship:		Phone #:

In case of emergency notify:	
Address:	
Relationship:	Phone #:

G. VEHICLE INFORMATION (if applicable)	
List any cars, trucks, or other vehicles owned. Parking will be provided for one vehicle. Arrangements with	
Type of Vehicle:	License Plate #:
Year/Make:	Color:
Type of Vehicle:	License Plate #:
Year/Make:	Color:

CERTIFICATION

I/We hereby certify that I/We do/will not maintain a separate subsidized rental unit in another location. I/We further certify that this will be my/our permanent residence. I/We understand I/We must pay a security deposit for this apartment prior to occupancy. I/We understand that our eligibility for housing will be based on applicable income limits and by management’s selection criteria. I/We certify that all information in this application is true to the best of my/our knowledge and I/We understand that false statements or information are punishable by law and will lead to cancellation of this application or termination of tenancy after occupancy. I/We further consent to have the Owner/Management Agent verify all of the information contained in this Rental Application, as well as my/our credit, landlord, criminal background and personal references.

Any changes in family household income or student status changes are required to be reported to the management office within 10 days of the change.

All adult applicants, 18 or older, are required to sign application.

SIGNATURE (S):_

_____	_____
(Signature of Tenant)	Date
_____	_____
(Signature of Co-Tenant)	Date
_____	_____
(Signature of Co-Tenant)	Date

APPOINTMENT LIST

The following is the list of documentation that must be brought with you to your eligibility interview for housing at **Bradford Pointe Apartments**. Please bring all papers that pertain to your household income.

ALL household members 18 years of age and older must attend this appointment.

IDENTIFICATION INFORMATION

1. Birth Certificate for all household members.
2. Social Security Cards for all household members.
3. Drivers license and/or photo ID for all household members 14 years of age and older
4. Vehicle registration and insurance.
5. Picture of all members of the household.

INCOME VERIFICATION

1. Four (4) recent, consecutive pay stubs if currently employed or unemployment stubs.
2. Social Security benefits award letter for current year.
3. Veteran's and/or other pension award letter.
4. Court order(s) showing child support and/or alimony payments.
5. Welfare benefits or other assistance letter(s).
6. 1040 Federal Tax Return for most recent year and W-2.
7. All other information concerning household income.

ASSET INFORMATION

1. Checking account statements for the last Six (6) months.
2. Savings accounts statement current month.
3. IRAs, 401K, CDs, stocks, bonds most recent dividend statement.
4. Real Estate broker's assessment of any property owned.
5. Mortgages or real estate transactions for the past two (2) years.
6. All other information concerning any assets of the household.