
Affordable Rental Housing At Tavistock Rules and Regulations

Program Description

- ARHAT is a housing program designed to assist individuals of **MODERATE INCOMES ONLY**.
- Individuals will be considered as income eligible for the ARHAT program, only if they are making between the COAH-established low-maximum and moderate-maximum for Region 5, New Jersey, according to number of persons residing in the unit.
- Bedroom size is determined upon the number of members residing in the unit. If there are same sex children in the unit, two same sex children will share the same bedroom. For example if there is a single mother and two sons, this household would only be eligible for a 2 bedroom unit, NOT a three bedroom unit.
- ARHAT reserves the right to request any additional income-related information prior to certification, including a credit report.
- ARHAT reserves the right to conduct criminal background checks and license checks on all ARHAT residents.
- ARHAT reserves the right to refuse tenancy to individuals with poor credit reports (credit score below 575), individuals who have been evicted in the past, or individuals who have had eviction proceedings filed against them previously.

Tenant Requirements

- ARHAT reserves the right to contact any local, State, or Federal office, or any employer or school district, in order to prove that truthful information has been provided.
- ARHAT requires tenants to maintain their units in a clean, orderly manner, free from fire hazards or health hazards. Units may not be cluttered and sheds must be kept free of clutter. Also, garbage must be contained in closed trash receptacles. Failure to comply with this requirement thirty days following the first request in writing will result in eviction.
- ARHAT tenants may not move-in to a unit before the unit receives a rental Certificate of Occupancy from Cherry Hill Township.

- ARHAT residents must permit access to every unit for necessary inspection and repairs. Units will be inspected annually by ARHAT management.
- ARHAT residents must receive written approval from ARHAT Management in order to paint the unit or alter in any way.
- Tenants pay their own electric and gas bills; ARHAT pays water bills. Leaks must be reported to the ARHAT phone number immediately, (856-432-8706). ARHAT reserves the right to refuse to pay extraordinarily high water bills that are the result of tenant irresponsibility.
- ARHAT residents must be re-certified annually by an ARHAT representative within Cherry Hill Township's Department of Community Development.

Income Qualifications and Requirements

- ARHAT monthly rents in 2015 are \$814 for one bedroom units; \$962 for two bedroom units and \$1,097 for three bedroom units. The Security Deposit is 150% of the monthly rent.
- Children, 18 years of age and older, residing in the unit and going to school full-time and working, a maximum of \$500.00 of their gross income WILL be included in the household gross income.
- Children, 18 years of age and older, residing in the unit and NOT going to school full-time but working, their total gross income WILL be included in the household gross income.
- Household income is defined as income earned by all residents of the unit, including employment, social security, supplementary social security, pension, child support, alimony, and interest from any and all assets held, including savings, stocks, certificates, bonds, real estate and trusts. ARHAT will request that you verify this information by providing four consecutive, most recent pay stubs, federal income tax returns for the past 2 years with W-2 Forms, letter(s) from all employers verifying income, and bank statements verifying any and all other assets.

- If a tenant's income **increases** during the year, after they have been certified, the tenant must provide documentation to ARHAT management immediately. If the tenant's income increases to an amount that exceeds ARHAT's maximum, tenant may remain in the unit only until the end of the lease term. At that time, the tenant must vacate the unit, or face eviction. Rent will be adjusted at the time of recertification.
- If a tenant's income **decreases** during the year, after they have been certified, the tenant must notify ARHAT management immediately.

Rent

- Rent must be paid on or before the first of every month and sent to **ARHAT, 820 Mercer Street Cherry Hill, New Jersey, 08002.** If rent is not received by the fifth day of the month the tenant will be sent a late notice and charged a \$25.00.
- If ARHAT tenant fails to pay rent after one month, ARHAT management may file for eviction.
- If ARHAT tenant is late with rent payment 2 consecutive months or more, ARHAT management may file for eviction.
- ARHAT tenants will be required to pay all related costs (legal and court) if re-instated in the unit.

Penalties and Refunds

- Tenants may not change or add locks without written permission from ARHAT management. If ARHAT management finds locks have been changed or added without prior approval, management will change locks at tenant's expense and bill tenant.
- Tenant's security deposit will only be refunded in full if no tenant damage is found. Any damage identified to be tenant damage will be deducted from their security deposit. This includes failure to return any and all keys, as well as the cost to change locks that have been changed.
- Damage that occurs during the calendar year found to be caused unnecessarily by tenant carelessness or irresponsibility will be billed to tenant. Continual damage to unit will be cause for eviction.

Eviction

- Individuals who misrepresent or fail to present pertinent personal information at any time will be considered in violation of ARHAT rules and regulations and will be evicted.
- Any violation of lease terms is grounds for immediate eviction.
- If ARHAT determines that any individual who is not on the lease is harbored within a tenant's unit for more than two weeks in one calendar year, tenant and all unit occupants will be evicted immediately.
- Not sub-letting is permitted.
- Leases will not be renewed unless tenants can show proof of current renters insurance that includes liability. Tenants who fail to purchase rental insurance will be in violation of their lease and will be evicted.
- All local Condominium Association Rules and Regulations must be followed. Any tenant breaking such rules and regulations will be billed for any fines accrued. Accruing such fines will be grounds for eviction.
- ARHAT tenants may not possess pets of any sort. This is a violation of the lease provision and is grounds for eviction.
- Illegal drugs are prohibited in or near ARHAT units. Harboring anyone, even temporarily, who breaks this provision, will be grounds for eviction.
- Failure to follow ARHAT rules and regulations will result in eviction.

ARHAT Disclosure for Rules and Regulations

I have read and agree to the rules and regulations for the ARHAT Program. I am aware that failure to comply with these rules and regulations gives ARHAT the grounds for terminating my lease and filing for eviction.

Printed Name

Printed Name

Signature

Signature

Date

Date

Unit