The Landing at Poplar Grove

Market-Rate Housing Application

Thank you for your interest in becoming a resident of **The Landing at Poplar Grove,** a newly constructed apartment community located in Burlington County, New Jersey. This community offers both market-rate and income-restricted affordable apartment homes.

The application information that follows applies specifically to the market-rate apartment homes within the community.

Pet Policy: Pets are allowed, with restrictions and fees.

Smoking Policy: The Landing at Poplar Grove is a 100% smoke-free community. Smoking is not permitted in any interior or exterior common areas of the community. This includes, but is not limited to, cigarettes, cigars, e-cigarettes, marijuana, vaping devices, and similar products. A designated smoking area will be provided for residents and guests.

Income Requirements: The household's gross annual income (before deductions) must be three (3) times the monthly rent.*

Income includes, but is not limited to:

1. Wages, Salaries, Overtime, Bonuses
2. Self-Employment Income (including but not limited to: Uber, DoorDash, Instacart etc.)
3. Social Security, Pensions, SSI, SSDI
4. Unemployment, Alimony, Child Support (if court ordered or regularly received)

* If the household income is below the minimum requirement, the applicant may provide proof of funds equal to at least two years of rent held in a financial institution, such as a savings account, trust fund, certificate of deposit (CD), or similar account.

Occupancy Guidelines: Occupancy standards are limited to no more than two persons per bedroom. For example, a 2-bedroom apartment may have a maximum occupancy of 4 persons, and a 3-bedroom apartment may have a maximum occupancy of 6 persons.

Application Fee and Deposits:

Application Fee: $50 per household (non-refundable)
Hold Deposit: $500 is due at the time of application and must be submitted by separate check. (refundable if application is denied)
Security Deposit: Equivalent to one (1) month's rent, due at move in

***Please refer to our Leasing Information Sheet for a complete overview of potential fees, deposits, utilities, and other financial responsibilities associated with the apartment.**

Credit Screening: All household members 18 and older are required to complete the application. A non-refundable application fee of $50 for the household application is due prior to credit screening. (Payable by Personal Check, Money Order and Certified Check only. Cash not accepted.)

A credit screening will be conducted through National Tenant Network (NTN). A minimum combined average household NTN score of **70 or higher** is required for further consideration. Applicants with a combined average household NTN score below 70 may still qualify with a qualified cosigner who meets the following criteria:

1. Cosigner has an NTN score of 76 or higher.
2. Cosigner has verifiable gross monthly income of at least (3) times the monthly rent.

All required cosigner documentation must be submitted within two (2) business days or the application will be canceled. ***Note: A cosigner assumes full financial responsibility if the leaseholder fails to pay their rent. The***

cosigner remains responsible for the lease throughout the duration of residency or until the lease is terminated and the unit is vacated.

Additional Considerations: Evictions, past judgments, defaults or a history of poor payment may result in application denial unless all financial obligations have been satisfied and can be verified.
Once credit screening is successfully completed, all household members aged 18 and older will receive a Conditional Offer Notice and must then complete the New Jersey Supplemental Application in accordance with the New Jersey Fair Chance in Housing Act.

Application Denials, and Cancellations:

If an application is Rejected: Application fees are non-refundable. Hold deposit will be refunded to applicant.
If an application is Cancelled: If you choose to withdraw your application or notify the management that you no longer wish to rent an apartment, all application fees are non-refundable Hold fee is refundable up to 72 hours from submission.
Failure to Execute the Lease: If you fail to sign the Lease Agreement after receiving application approval, all application fees and any deposits paid will be non-refundable.

Timely Unit Acceptance Requirement: If a unit is available for immediate occupancy and your application is approved, you must take possession within 15 days of approval.

Reasonable Accommodations and Modifications: A reasonable accommodation is an exception or change to policies or rules to ensure equal access for all. A reasonable modification refers to a structural unit change for a person with disabilities.

VAWA Protections: In accordance with the Violence Against Women Reauthorization Act (VAWA) of 2013, applicants and tenants who are victims of domestic violence, sexual assault or stalking are protected from denial, eviction, or termination based on those circumstances.

I/we understand that by signing below, I/we agree to the terms and conditions outlined in this application and related documents. I/we acknowledge that all information provided is true and accurate to the best of my/our knowledge, and that providing false information may result in denial of housing or termination of tenancy.

Signature: Head of Household	Print Name: Head of Household	Date
Signature: 18+ Household Member	Print Name: 18+ Household Member	Date
Signature: 18+ Household Member	Print Name: 18+ Household Member	Date

Equal Housing Opportunity

The Landing at Poplar Grove and all its associates support the principle of Equal Housing Opportunities and adhere to the Fair Housing Laws. Walters Apartments does not discriminate in the daily management of the communities, leasing of apartment homes or in any business practices related to its services, on the basis of race, color, religion, national origin, sex, familial status, handicap or any other factor under protection by federal, state or local laws.

All household members 18 and older must agree to the following by signing this form.

I agree to respond to a request for verification of information or to provide additional information or documentation necessary to complete the approval process, within the time specified by my community representative. I understand that if I do not respond within the time specified, my application may be canceled, and I will no longer have an apartment on hold. In addition, I will forfeit all monies already paid to the community including all application fees.

_____
Initials: Head of Household

I affirm that this information and the information I have provided on this application is accurate to the best of my ability. I understand that falsification of information on the application and/or during the application interview will result in immediate application denial.

_____
Initials: Head of Household

I hereby affirm that I have read and understand the Tenant Selection Policy/ Criteria Form. I understand the application screening process in which The Landing at Poplar Grove will proceed with to obtain and verify my credit information and other information that I have provided for the purpose of determining whether or not I meet the criteria in order to rent an apartment.

_____	_____	_____
Signature: Head of Household	Print Name: Head of Household	Date
_____	_____	_____
Signature: 18+ Household Member	Print Name: 18+ Household Member	Date
_____	_____	_____
Signature: 18+ Household Member	Print Name: 18+ Household Member	Date

Return completed application to:
The Landing at Poplar Grove
500 Barnegat BLVD N. BLDG 100
Barnegat, NJ 08005
mooleasing@wgapts.com

New Jersey's Fair Chance in Housing Act

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), limits a housing provider'sability 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, **Walters Apartments** may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premisesof federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program. **Walters Apartments** 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, **Walters Apartments** intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with theFCHA and its accompanying rules.

Walters Apartments 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.

Walters Apartments may consider, after the issuance of a conditional offer, a criminalrecord 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 thepast 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/.

Walters Apartments may withdraw a conditional offer based on your criminal record only if **Walters Apartments** determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfill a substantial, legitimate, and nondiscriminatory interest.

If **Walters Apartments** utilizes any vendor or outside person/entity to conduct a criminal record check on their behalf, **Walters Apartments** will take reasonable steps to ensure that the vendor oroutside person/entity conducts the criminal record check consistent with the requirements of the FCHA and rules. Specifically, if Walters Apartments receives a criminal history inquiry conducted by avendor 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, Walters Apartments 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 Walters Apartments 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. Youmay 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 Walters Apartments at any time, including after the ten days.

Any action taken by Walters Apartments 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 designeeof Walters Apartments 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 mustbe filed with DCR within 180 days of the allegedly discriminatory conduct. You cannot be subjected toretaliation 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, 3rd 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

Housing Provider Signature _____ Date _____

Prospective Tenant Signature _____ Date _____

Prospective Tenant Signature _____ Date _____

NATIONAL TENANT NETWORK

Rental Application Form

Applicant Information

Last Name	**First Name**	**M.I.**	Co-Applicant Last Name	First Name	M.I.

Date of Birth	**Social Security Number**	**Home Telephone**	**Date of Birth**	**Social Security Number**	**Home Telephone**

E-Mail Address	Mobile Telephone	E-Mail Address	Mobile Telephone

Current Street Address	**City**	**State**	**Zip Code**	Co-Applicant Current Address (if different)	City	State	Zip Code

Previous Street Address	City	State	Zip Code	Co-Applicant Previous Address (if different)	City	State	Zip Code

Length of Residence at Current Address	Ever Filed for Eviction?	Own or Rent?	Length of Residence at Current Address	Ever Filed for Eviction?	Own or Rent?
___ months	☐ Yes ☐ No	☐ Own ☐ Rent	___ months	☐ Yes ☐ No	☐ Own ☐ Rent

Present Housing Information

Landlord or Agent Name	Landlord Telephone Number	Co-Applicant Landlord or Agent Name	Landlord Telephone Number

Reason for Leaving	Length of Rental	Monthly Rent	Reason for Leaving	Length of Rental	Monthly Rent
	___ months			___ months	

Employment Information

Present Employer Name	**Position**	Co-Applicant Employer Name	Position

Supervisor Name	**Telephone Number**	Supervisor Name	Telephone Number

Employer Address	City	State	Zip Code	Employer Address	City	State	Zip Code

Employed From To	**Salary** *per* ☐ month ☐ year	Employed From To	Salary *per* ☐ month ☐ year

Banking Information

Bank Name	Telephone Number	Name	Telephone Number

Account Number	Ever Filed for Bankruptcy?	Account Type	Account Number	Ever Filed for Bankruptcy?	Account Type
	☐ Yes ☐ No	☐ Checking ☐ Savings		☐ Yes ☐ No	☐ Checking ☐ Savings

Emergency Contact Information

Name	Telephone Number	Name	Telephone Number

Address	Relationship	Address	Relationship

Other Information

Car Year / Make / Model	License Plate State / Number	Car Year / Make / Model	License Plate State / Number
/ /		/ /	

Other Residents (Names / Ages)	Other Residents (Names / Ages)

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. Full disclosure regarding this law is being made to you in a supplemental notice. **Your signature below confirms your receipt of both documents.**

Applicant Signature(s)

By signing below, I/we authorize that the above information is correct and complete and authorize Landlord to obtain information it deems desirable in the processing of my application, including; credit reports, civil or criminal actions, rental history, employment/salary details, police and vehicle records, and any other relevant information. If I rent the unit, I understand the information on this form may be maintained in a tenant database for up to 5 (five) years after I vacate the premises. I also understand that the application fee is non-refundable, even if my application is rejected.

Applicant:* X** ***Date: ***Co-Applicant:* X** ***Date:***

OFFICE USE ONLY		
NTN Access Number:	*Address/Unit Applied for:*	***Monthly Rent** Amount for unit applicant is applying for: **$***
Date Screened:	*Projected Move-In Date:*	*Apartment / Unit Type:*

Submit above information to NTN

Phone: (800) 422-8299 Fax: (888) 885-7528 Web: www.ntnonline.com