To receive an application, please return your completed request form

No Later than Friday September 27th

to:

Nancy Chazen

National Multiple Sclerosis Society

New Jersey Metro Chapter

1 Kalisa Way – Suite 205

Paramus, NJ 07652

Fax (201) 967-9226

For any questions, please call Fern at (201) 505-9400

MONTVALE COMMONS

STYLISH SUBURBAN LIVING AND THE CONVENIENCE YOU DESERVE

A QUALITY RENTAL COMMUNITY

Montvale
COMMONS

www.MontvaleCommons.com

CONVENIENT UPSCALE LOCATION

In beautiful, suburban Bergen County, Montvale Commons is superbly located. One block from New Jersey Transit's Pascack Valley Train Line and easily accessible by both bus and your own car, the complex brings you convenience beyond compare. Our brand new state of the art building is a short walk to restaurants and shopping – with all the convenience you need. Entertainment and everyday shopping is also close by. Montvale Commons combines superior quality rental apartments with the perfect, upscale suburban location.

THE LIFESTYLE YOU DESERVE

At Montvale Commons, our eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient suburban location. Each newly constructed, airy apartment will bring you pride and comfort in your new home. With that comfort, we also have ample on-site parking to meet your needs.

APARTMENT FEATURES

Apartments at Montvale Commons feature spacious kitchens with brand new Energy Star appliances including brand new efficient microwaves, dishwashers, ranges and refrigerators. The living spaces have wall to wall carpet and newly tiled bathrooms. Convenient laundry facilities are located right on-site. Each unit has its own Energy Star heating and air conditioning system, allowing you control of your own heat and air conditioning preference.

10 Special Brand New Luxury Style

*Accessible Apartments at Affordable Rents**

1 Bedroom $1,098

Subsidized Rents: Qualified residents will pay 30% of their income towards Rent & Utilities!

Qualification Guidelines

Qualification for Housing Choice Voucher Rental Assistance

Applicant must be Disabled as Defined by HUD guidelines

Need for Related Support Services Available at the Complex, which are optional.

Need for Accessible Housing Features

Household Income below the maximum incomes

Maximum Incomes

Household Size	Income Limit
1 Person	$33,400
2 Persons	$38,150
3 Persons	$42,900

*Tenant pays heat, hot water and electric.

These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

Montvale COMMONS

What Makes Montvale Commons Different

Montvale Commons has been designed and developed in partnership with the Housing Development Corporation of Bergen County and the National Multiple Sclerosis Society's New Jersey Metro Chapter. The development partnership has put the needs of those with disabilities first. Together, this group will offer the residents at this complex wonderful benefits. The National MS Society will provide a multitude of optional programming opportunities directly at Montvale Commons, including:

- Recreational and Social Programs such as Tai Chi and Yoga
- Ongoing Periodic Lectures
- Self Help Groups
- Employment Related Programs
- Care Management Service Assistance & Outreach
- Caregiver Lectures for Family and Friends
- Wellness Classes
- Coordination of resident's use of available services at the Holy Name Hospital Center in Teaneck

MS™
National Multiple Sclerosis Society
New Jersey Metro Chapter

Helping Coordinate Your Needs

The National MS Society will be there for you! The New Jersey Metro Chapter has a dedicated optional PROFESSIONAL SERVICES COORDINATOR to help residents with their disability related questions and planning. While Montvale Commons does not directly provide home care services, the MS Society will be there to help you arrange your care plan. The MS Society has strong links with those who help people with disabilities and they will put those links to work for you – so you can get the care providers you may need.

These ten apartments will have built in rental assistance provided by the Bergen County Housing Authority. Qualified residents pay 30% of their income for housing expense - Rental Assistance will pay the rest!

APARTMENT FLOORPLANS & ACCESSIBILITY FEATURES

The 10 special needs apartments meet or exceed ADA Standards and includes these additional upgrade features

Barrier Free Apartment Accessibility Features

- Automated door openers on apartment entry doors
- 42” wide doors throughout apartment
- Hardwood and ceramic tile floors for ease of living
- Custom horizontal shading energy efficient windows for easy opening
- Linen closets with slide out shelving
- Accessible light and thermostat controls
- Additional electric outlets in bedrooms

Bathrooms with:

- Accessible transfers shower units
- Accessible mirrors
- Additional grab bars

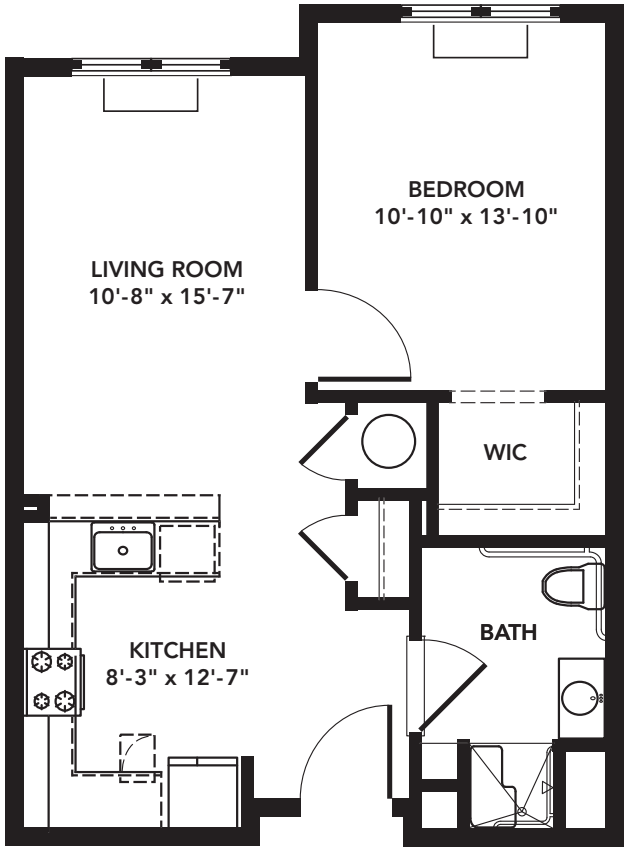
Kitchens with:

- Accessible kitchen cabinets with roll under access, slide out shelving and Lazy Susan setup
- Easy access side by side accessible refrigerator / freezer with automatic ice maker
- Front control range / oven
- Dishwasher
- Countertop Microwave

Common Areas

- Automated door openers on building entry doors
- Hardwood and ceramic tile floors for easier movement
- 42” wide doors throughout apartments
- Railings in all public hallways
- Automatic light sensors in common areas
- Automated openers for trash chute

APPROX. 823 SF- ONE BEDROOM

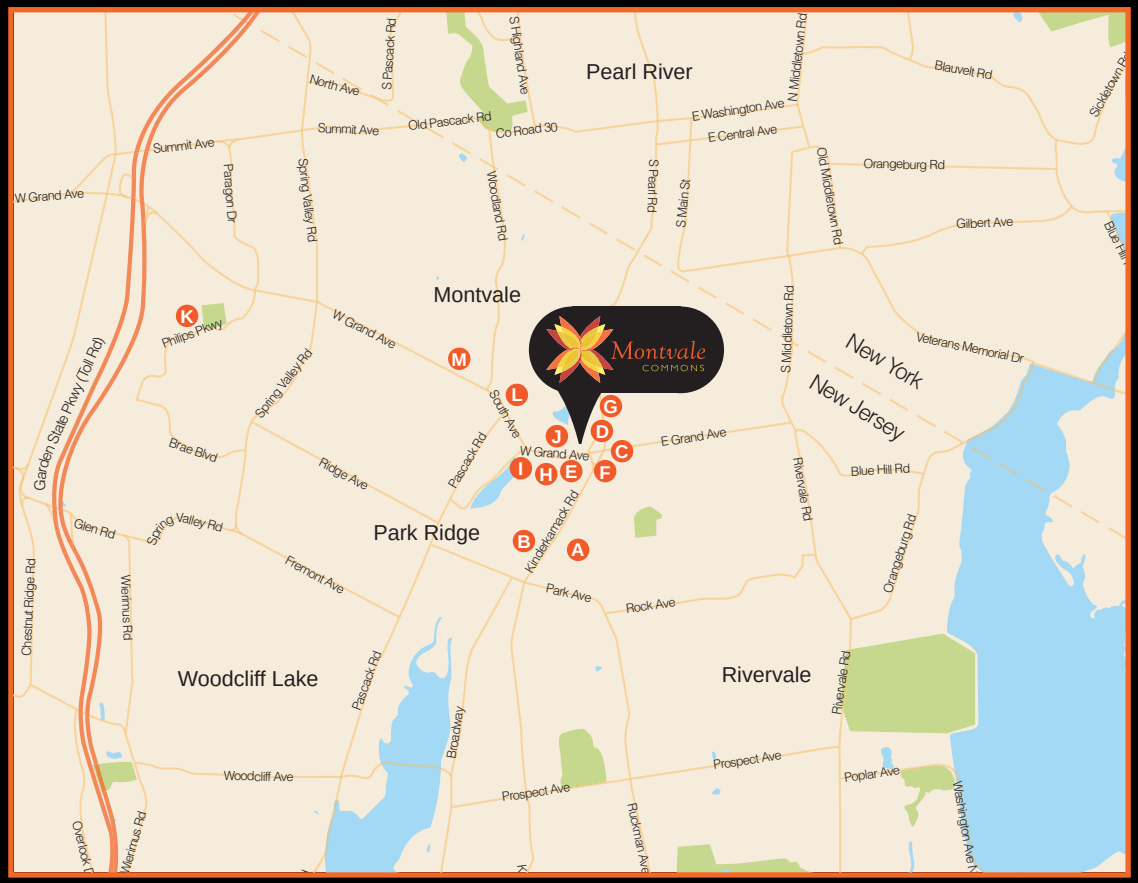


All dimensions are approximate and subject to change
Typcial floorpalans. Actual unit may vary.

APPLY TO:
For these 10 Special Needs 1BR Units
Fill out application and mail or submit to
Housing Authority of Bergen County
for Montvale Commons
One Bergen County Plaza, 2nd Floor
Hackensack, NJ 07601

Independent Apartment Living for People Needing Support Services Available at the Complex

- **A** Chase Bank
  A+P Supermarket/Pharmacy
  Radio Shack
  Pizza
  Dry Cleaners
  Staples
  Motophoto
  Subway
- **B** Krazee Kups Ice Cream
  Eden Nail Salon
  Bakery
  Baskin Robins Ice Cream
  Curves
- **C** CVS Pharmacy
  Rays Pizza
- **D** Montvale Florist
  John's Famous Bagels & Deli
  Tucker Rehab & Physical Therapy
  Johnnie's Roll House Sushi
- **E** Davey's Locker Pub
- **F** Yuki Japanese Restaurant
- **G** Bellsimo Italian Restaurant
- **H** Montvale lanes Bowling
- **I** US Post Office
- **J** Montvale Diner
- **K** Montvale Borough Hall
- **L** Memorial Elementary School
- **M** Nursery School



150 Nottingham Court
Montvale, New Jersey 07645
201-505-9400

www.MontvaleCommons.com

Nearby Points of Interest

Curves · United States Postal Service · Subway · Baskin Robbins · CVS pharmacy · Chase · Staples (that was easy.) · NJ Transit (The Way To Go.) · A&P

Equal Housing Opportunity

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1 Kalisa Way – Suite 205

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IF YOU ARE INTERESTED IN RECEIVING A COPY OF THIS APPLICATION, PLEASE PROVIDE THE FOLLOWING INFORMATION TO NANCY CHAZEN BY FAX OR MAIL:

NANCY CHAZEN
C/O NATIONAL MULTIPLE SCLEROSIS SOCIETY
NEW JERSEY METRO CHAPTER
1 KALISA WAY – SUITE 205
PARAMUS, NJ 07652

FAX NO. 201-967-9226

Name: _____

Address: _____

_____

Phone #:_____

Email Address: _____