



Avenel, New Jersey

Two & Three-Bedroom Apartment Homes

Greens at Avenel is a brand new family rental development located in Avenel, NJ. The 100-unit development features two and three-bedroom apartment homes. A minimum of 25 apartments have been designated for people with special needs and those individuals have access to on-site supportive services.

COMMUNITY AMENITIES:

- Inviting community room and sitting areas
- Study lounge and library
- Fitness center for resident use
- Outdoor courtyard
- Laundry facilities on each floor
- Secured access entry
- Accessible, special needs friendly community
- On-site management & supportive services
- Maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- We're proud to partner with Flex – Split your rent and Flex will help pay it on-time and build your credit history.

RESIDENCE FEATURES:

- Brand new apartments with open floor plans & oversized windows
- Fully equipped, modern kitchen including dishwasher and electric range
- Spacious closets
- Ceramic tiled baths
- Central A/C
- Pet-friendly (*restrictions apply*):
 - 2 pet max., 35 lb. limit, \$250 deposit, \$25 pet rent
- Resident is responsible for gas, electric, and cable.

Contact Us:

1450 Rahway Avenue | Avenel, NJ 07001
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E: GreensatAvenel@Pennrose.com
GreensatAvenel.com



PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit

HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 9/2026 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
2 Bedroom	2 people	\$56,743 - \$61,950	50%	\$1,655
	3 people	\$56,743 - \$69,700		
	4 people	\$56,743 - \$77,400		
	2 people	\$68,709 - \$74,340	60%	\$2,004
	3 people	\$68,709 - \$83,640		
	4 people	\$68,709 - \$92,880		
3 Bedroom	3 people	\$65,451 - \$69,700	50%	\$1,909
	4 people	\$65,451 - \$77,400		
	5 people	\$65,451 - \$83,600		
	6 people	\$65,451 - \$89,800		
	3 people	\$79,269 - \$83,640	60%	\$2,312
	4 people	\$79,269 - \$92,880		
	5 people	\$79,269 - \$100,320		
	6 people	\$79,269 - \$107,760		