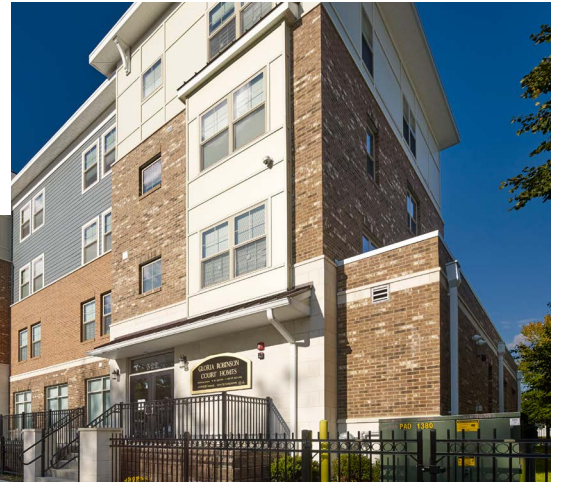




Gloria Robinson Court Homes



Jersey City, New Jersey

One, Two, Three & Four-Bedroom Apartment Homes

At Gloria Robinson Court Homes, you'll find a brand new Jersey City apartment community featuring spacious apartments with large windows and excellent amenities that will make your home the place you want to be, while just steps from your door convenient public transportation and excellent access to New York City will get you to where you need to be! Whether you choose a one, two, three or four bedroom-apartment or townhome, you'll find an open design and large windows that make coming home something special.

COMMUNITY AMENITIES:

- Convenient on-site parking
- Community room
- On-site playground
- Professionally landscaped grounds
- Community parks
- On-site management and maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

RESIDENCE FEATURES:

- Spacious floor plans with ample closet space
- Fully equipped modern kitchen with dishwasher
- Stainless steel appliances
- Washer and dryer in select units
- Laminate hardwood flooring in living areas
- Window treatments included
- Central heating and air conditioning
- Resident is responsible for gas, electric and cable.

Contact Us:

322 Duncan Avenue | Jersey City, NJ 07306
 T: 201.354.5027 | F: 201.333.3908 | TTD: 800.545.1833 x648
 E: GloriaRobinson@pennrose.com
 GloriaRobinsonCourt.com
 Leasing Office Hours: Monday to Friday, 8:30 am - 5:00 pm

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, ACC (must be referred by Jersey City Housing Authority, HOME Program

HOW TO APPLY

Complete the property Pre-application, available via email 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. **Those interested in the subsidized apartments must be referred by the Jersey City Housing Authority. The waitlist is currently closed.**

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

(Effective 7/2021 and subject to change)

AMI %*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$21,750	\$24,840	\$27,960	\$31,050	\$33,540	\$36,030	\$38,520	\$41,010
50%	\$36,250	\$41,400	\$46,600	\$51,750	\$55,900	\$60,050	\$64,200	\$68,350
60%	\$43,500	\$49,680	\$55,920	\$62,100	\$67,080	\$72,060	\$77,040	\$82,020
80%	\$58,000	\$66,250	\$74,550	\$82,800	\$89,450	\$96,050	\$102,700	\$109,300

*AMI = Area Median Income

MARKET RATE APARTMENTS

Unit Type	Rent	Income Minimum Required
1 Bedroom	\$1,312	\$44,980
2 Bedroom	\$1,627	\$55,780