



Toms River, New Jersey

One, Two & Three-Bedroom Apartment Homes

Located just minutes from the Garden State Parkway, Hope's Crossing is connected to all area employment and recreation centers. If you are looking to live the Shore lifestyle, Hope's Crossing is the convenient, comfortable and affordable answer! Whether you choose a one, two, three or four-bedroom apartment or townhome, you'll find open floor plans with large windows and fully equipped kitchens that make coming home special.

COMMUNITY AMENITIES:

- Inviting community building
- Convenient on-site laundry facilities
- Professionally landscaped grounds
- Neighborhood playground
- Community parks nearby
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service

RESIDENCE FEATURES:

- Open floor plans with oversized windows
- Fully equipped modern kitchens, perfect for making home cooked meals
- Walk-in closets
- Wall-to-wall carpeting
- Ceramic-tiled baths
- Resident controlled heating and cooling
- Resident is responsible for gas, electric, and cable.

Contact Us:

1 Vans Way | Toms River, NJ 08755
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E: HopesCrossing@Pennrose.com
HopesCrossingTomsRiver.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. A non-refundable \$50 application fee per adult household member is 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 10/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$46,011 - \$57,480	60%	\$1,342
	2 people	\$46,011 - \$65,700		
2 Bedroom	2 people	\$54,583 - \$65,700	60%	\$1,592
	3 people	\$54,583 - \$73,920		
	4 people	\$54,583 - \$82,080		
3 Bedroom	3 people	\$62,537 - \$73,920	60%	\$1,824
	4 people	\$62,537 - \$82,080		
	5 people	\$62,537 - \$88,680		
	6 people	\$62,537 - \$95,220		