



## One Thompson Avenue



## Dover, New Jersey

### One-, Two & Three-Bedroom Apartment Homes

**NOW ACCEPTING PRE-APPLICATIONS!** One Thompson Avenue is a brand new family rental community located in Dover, NJ. The 70-unit development features one-, two-, and three-bedroom apartment homes. Apartments are affordable at a variety of income tiers, with a veterans preference. All residents of One Thompson Avenue will have access to on-site supportive services.

### COMMUNITY AMENITIES:

- Inviting community lounge
- On-site laundry facilities on each floor
- Fitness center for resident use
- Bicycle storage
- Secured access entry
- Professionally landscaped grounds
- On-site professional management team and supportive services
- Service-oriented 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:

- Modern kitchen including electric range and dishwasher
- Spacious closets
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric and cable.

### VETERANS PREFERENCE

### Contact Us:

1 Thompson Avenue | Dover, NJ 07801  
T: 862.346.7126 | F: 973.957.3220 | TDD: 800.545.1833 x648  
E: [OneThompson@Pennrose.com](mailto:OneThompson@Pennrose.com)  
[OneThompsonAve.com](http://OneThompsonAve.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. One Thompson Avenue offers the following rent programs: Low-Income Housing Tax Credit, HOME Program

## HOW TO APPLY

Complete the property Pre-application, available on the website or available for pick up at the brochure box located at the site: 1 Thompson Avenue, Dover, NJ 07801. The office is not open at this time. Please contact us if you need a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application via US MAIL to: **One Thompson Ave, Mgmt Office, 1 Thompson Avenue, Dover, NJ 07801**. A non-refundable \$25 application fee per adult household member is required, payable to: One Thompson Avenue.

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 receipt of the Application, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 6/2021 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$32,811 - \$37,600	50%	\$957
	2 people	\$32,811 - \$43,000		
2 Bedroom	2 people	\$39,326 - \$43,000	50%	\$1,147
	3 people	\$39,326 - \$48,350		
	4 person	\$39,326 - \$53,700		
	2 people	\$47,623 - \$51,600	60%	\$1,389
	3 people	\$47,623 - \$58,020		
	4 person	\$47,623 - \$64,440		
3 Bedroom	3 people	\$45,497 - \$48,350	50%	\$1,327
	4 people	\$45,497 - \$53,700		
	5 people	\$45,497 - \$58,000		
	6 people	\$45,497 - \$62,300		
	3 people	\$55,063 - \$58,020	60%	\$1,606
	4 people	\$55,063 - \$64,440		
	5 people	\$55,063 - \$69,600		
	6 people	\$55,063 - \$74,760		