



One Thompson Avenue



Dover, New Jersey

One-, Two & Three-Bedroom Apartment Homes

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

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 | TTY: 711
E: OneThompson@Pennrose.com
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 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 during business hours, via US Mail, email, or fax. 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.
- All applicants are required to provide legal documentation of all 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 4/2022 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$35,210 - \$37,600	50%	\$1,027
	2 people	\$35,210 - \$43,000		
2 Bedroom	1 person	\$35,210 - \$37,600	50%	\$1,230
	2 people	\$42,170 - \$46,000		
	3 people	\$42,170 - \$51,750		
	4 person	\$42,170 - \$57,500		
	2 people	\$51,050 - \$55,200	60%	\$1,489
	3 people	\$51,050 - \$62,100		
	4 person	\$51,050 - \$69,000		
3 Bedroom	3 people	\$48,820 - \$51,750	50%	\$1,424
	4 people	\$48,820 - \$57,500		
	5 people	\$48,820 - \$62,100		
	6 people	\$48,820 - \$66,700		
	3 people	\$59,070 - \$62,100	60%	\$1,723
	4 people	\$59,070 - \$69,000		
	5 people	\$59,070 - \$74,520		
	6 people	\$59,070 - \$80,040		