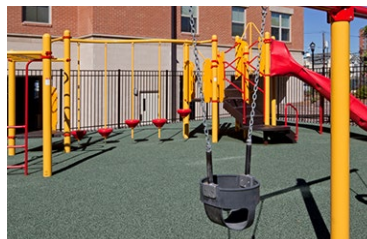


REDUCED RENTS & SECURITY DEPOSIT!



Montgomery
Heights

MOVE IN BY 12/31/25



Newark, New Jersey

One, Two, Three-Bedroom Apartment Homes

At Montgomery Heights, you'll find a brand new Newark apartment home with spectacular views, luxury amenities and luxury finishes at an affordable price. Spacious apartments with large windows and excellent amenities will make your home the place you want to be, while just steps from your door convenient public transportation will get you to where you need to be! Whether you choose a one, two or three-bedroom apartment, you'll find spacious floor plans, large windows and amazing views that make coming home something special.

COMMUNITY AMENITIES:

- Inviting resident lounge and media room
- On-site fitness center for resident use
- Neighborhood tot lot/playground
- On-site management and service oriented maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- Community parks
- We're proud to partner with Flex – Split your rent and Flex will help pay it on-time and build your credit history.

LEASING SPECIAL

Move in by 12/31/25 and enjoy reduced rents for a limited time. Plus, move in with confidence (and extra savings) thanks to our reduced \$500 security deposit.

RESIDENCE FEATURES:

- Open floor plans with high ceilings and oversized windows
- Fully equipped, modern kitchen with dishwasher and electric range
- Washer and dryer hookups in every home
- Walk-in closets
- Spectacular views of the city skyline
- Ceramic tiled baths
- Individually controlled heating and cooling
- Resident is responsible for gas, electric, and cable.

DOWNLOAD
APPLICATION:



Contact Us:

671 Martin Luther King Jr. Blvd | Newark, NJ 07103

T: 973.833.3102 | F: 973.624.7141 | TTY: 711

E: MontgomeryHeights@Pennrose.com

MontgomeryHeights.com

*Income Restrictions Apply

PENNRose
Bricks & Mortar | Heart & Soul



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, PBV & ACC (must be referred by Newark Housing Authority)

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 4/2025 and subject to change)

Move in by 12/31/25 to enjoy reduced rents!

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$48,446 - \$56,880	60%	\$1,453
	2 people	\$48,446 - \$64,980		\$1,413
2 Bedroom	2 people	\$57,943 - \$64,980	60%	\$1,738
	3 people	\$57,943 - \$73,080		\$1,690
	4 people	\$57,943 - \$81,180		
3 Bedroom	3 people	\$66,926 - \$73,080	60%	\$2,007
	4 people	\$66,926 - \$81,180		\$1,952
	5 people	\$66,926 - \$87,720		
	6 people	\$66,926 - \$94,200		