



WOODLAND VILLAGE

Ask about our
move in specials!!

401 E. Gibbsboro Road #C-1, Lindenwold, NJ 08021

www.woodland-village.com

CALL TODAY! (856) 784-1010

NOW LEASING

NEWLY RENOVATED

One & Two Bedroom Garden Style Apartments

APARTMENT FEATURES & AMENITIES

- Newly renovated apartments
- King size bathroom with built-in vanity
- Individually controlled heating & A/C
- New energy-efficient double-paned windows
- Ample closet and storage space
- Fully equipped kitchen with new appliances
- Cable ready
- Free off-street parking
- Close to schools, shopping center, restaurants and parks
- 24-hour emergency maintenance
- Security camera surveillance
- Grounds professionally landscaped
- New on-site laundry facilities
- New energy-efficient LED exterior lighting
- Easy access to all major transportation
- Pet friendly! Dog Park On-Site!



Contact the leasing office for more information!

PAUL MEISSNER

Leasing Manager

(856) 784-1010 x101

Paul@woodland-village.com

MARIA JAVIER

Leasing Agent

(856) 784-1010 x102

MJavier@woodland-village.com

Se habla español

OFFICE HOURS

Monday - Friday

9 am to 5 pm

We are open weekends!

Please call for an appointment.

RENTAL APPLICATION



401 E. Gibbsboro Road # C-1
Lindenwold, NJ 08021
Tel. 856-784-1010
Fax 856-435-2243

Rental Application Information

Pricing by floor plan: Please circle your desired floor plan.

Unit Type	Square Footage	Rent	Security Deposit
1 Bedroom	670	\$785	\$785
2 Bedroom	829	\$985	\$985
3 Bedroom	1340	\$1335	\$1335

(Prices Subject to Change without Notice)

To Apply: You must submit all of the following in order to begin processing.

1. Completed and signed application(s).
2. Photo ID and Social Security Card.
3. Money Order or Certified Check for **\$30.00 per applicant** (18 yrs and Older)
4. Proof of Income. Two (2) Most Recent Paystubs.

Fee Schedule:

1. Application fee: \$30
2. Holding fee: \$500.
3. Certificate of occupancy: \$50 (separate check payable to Borough of Lindenwold).
4. Move-in funds: first months' rent and remaining security deposit balance. All move-in funds must be Certified Checks; Cashier's Checks or Money Orders.
5. For Pro-rated rent: residents moving in mid-month will pay fractional portion of rent based on precise move-in date before the fifth day of the **following month**.

Applicants will qualify based on the following:

1. Credit History
2. Criminal History
3. Rental History
4. Employment History
5. Income

How did you hear about us? _____

When is your target move-in date? _____

Dear Applicant:

Thank you for applying an apartment with Woodland Village Apartments. At this time, we'd like to inform you of our policies regarding application submission guidelines. Available apartments are filled on a first come first serve basis from the date of the application, receipt of the application, holding and certificate of occupancy fee. There is a one-time non-refundable application fee of \$30.00 per applicant. The fee covers the cost of the credit check, rental history, and criminal background checks. You will be required to pay \$50 for the certificate of occupancy and a \$500 minimum portion to hold the apartment until the week of move-in.

To submit application you must also have all the following:

- Verifiable income (two most current pay-stubs or a letter from your employer on letterhead. For Cash income, must provide matching deposit statements for past month)
- At least 6 months of consecutive employment history and/or 2 years of verifiable rental history from an authorized landlord. If income is anything other than employment, such as social security, disability or government assistance, applicant(s) must provide current verification of such income. If self-employed, you must provide us with an annual income statement from an accredited accountant verifying salary or (2) years of W2s to document your salary history.
- Applicant must provide state-issued driver license or photo ID along with your Social Security Card.
- Following the application process, all applicants will be notified of their status by phone within 24 to 48hrs.

Minimum Annual (Net) Income Requirements	
1 Bedroom	\$22,137 or \$1,845/mo
2 Bedroom	\$27,777 or \$2,315/mo
3 Bedroom	\$37,647 or \$3,137/mo

Occupancy Standards per Borough Requirements	
1 Bedroom	Only 2 Persons
2 Bedroom	Only 4 Persons
3 Bedroom	Only 6 Persons

Applicant(s) may be rejected for, but not limited to the following reasons:

- Unfavorable credit, criminal or rental history.
- Insufficient income to support the apartment (unless subsidized or has qualified co-signer).
- Inaccurate or falsified information submitted on application.

By signing, I/we have read the above information and acknowledge the requirements and process of this application. I/We hereby agree, to pay a holding fee of \$500.00 for the apartment to be applied as follows;

- a) **within 48 hours of approval of this application.**
- b) **No later than one week prior to tenants scheduled move in, an additional deposit shall be paid equaling the total of one month's rent. Not to be applied as security deposit. This amount shall also be considered as part of the holding fee. If the applicant does not take possession and/or cancel this lease, prior to its inception, these monies will be forfeited to the owner as liquidated damages for holding the rental off the rental market.**

I/We understand that all deposited monies (including Holding fee, Application fee and all subsequent monies) are Non-refundable and will be forfeited to the Owner as Liquidated Damages in the event that I/We cancel my application or do not move in within 60 days following notification (verbally or written) of approval or within 30 days of the date of the beginning of the lease. Owner and/or agent for the owner reserve the right to reject this application and to refuse possession of the above mentioned accommodations. I/We have read the forgoing and certify the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf. This is to inform you that as part of our procedure for processing your application, an investigative Consumer Report may be prepared whereby information is obtained through credit reports, personal interviews with your landlord, employer, or others with whom you are acquainted. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation. I/We hereby consent for you to process our application to obtain and verify my credit information, including a criminal background check for the purpose of determining whether or not to lease to me an apartment. I/We understand that should I lease an apartment, you shall have continuing right to review my credit information, rental application, criminal background, payment history and occupancy history. Any information contained in your application that is determined to be false shall constitute a rejection of this application and all monies stated above shall be forfeited. This application shall become part of your lease and any false information supplied shall be considered violation of the lease. The application is hereby incorporated into the lease agreement.

Applicant

Date



Applicant

Date



Address Leased _____

Lease Date _____

Agent _____



RENTAL APPLICATION

Applicant Information

Last Name (Apellido):		First Name (Primer):		M.I. (Segundo):	
Date of Birth (Fecha de nacimiento): / /	SSN (Numero del Seguro Social):	Home Phone (Telefono):	Cell Phone (Cellular):		
Email Address:		Driver's License Number:	State Issued:		
Current Address (Direccion Presente):					
City:		State:	ZIP Code:		
<input type="checkbox"/> Own (Propio) <input type="checkbox"/> Rent (Alquiler)		Time at Current Address: _____ yrs. (anos) _____ mo. (meses)			
Previous address (Direccion anterior):					
City:		State:	ZIP Code:		
<input type="checkbox"/> Owned (Propio) <input type="checkbox"/> Rented (Alquiler)		How Long? _____ yrs. (anos) _____ mo. (meses)			

Present Housing Information

Landlord or Agent Name (Nombre de dueno):		Landlord Telephone No.:			
Reason for Leaving (Razon para salir):	Length of Rental (Tiempo rentando):		Monthly Rent (Renta mensual):		

Employment & Income Information

Current employer (Empleado presente):		Position:			
Supervisor:		Direct Phone:			
Employer address:					
Main Phone:	E-mail:	Fax:			
Length of Employment:		Salary / Wages:			
Other Income (Alimony / Child Support):		Amount:			

Emergency Contact

Name:					
Address:					
City:	State:	ZIP Code:	Phone:		
Relationship:					

Co-applicant Information

Name:					
Date of Birth:	SSN:	Phone:			
Current address:					
City:	State:	ZIP Code:			
<input type="checkbox"/> Own (Propio) <input type="checkbox"/> Rent (Alquiler)	Monthly payment or rent:			How long?	

Co-applicant Employment Information			
Current employer:		Position:	
Supervisor:		Direct Phone:	
Employer address:			
Main Phone:	E-mail:	Fax:	
Length of Employment:		Salary / Wages:	
Other Income:		Amount:	

Other Occupants		
<i>Please list any other persons that will be occupying the apartment (only minors will not be required to fill out an application)</i>		
Name:	Relationship:	Age:
Name:	Relationship:	Age:

Pet Information					
Pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	How many?	Type:	Breed:	Weight / Size:	Color:
License (County & ID #):		Vaccinated? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> I am willing to pay an additional Pet Deposit, and I am willing to sign a Pet Agreement.	

Vehicle Information		
Vehicle Make / Model / Year:	License Plate #:	State:
<input type="checkbox"/> My vehicle is currently registered and insured.		

Declarations	
1. Have you ever been evicted?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you filed for bankruptcy within past 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are you presently delinquent or in default on any Federal debt or any other loan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Are there any outstanding liens or judgments against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Have you ever been convicted of a felony or a crime of violence against a person or property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Are you listed on any government-sponsored registry naming terrorists, Most Wanted criminals or sex offenders?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you answered "Yes" to any questions, please explain when and why (use separate sheet if necessary):	

Acknowledgement & Agreement	
<p>By signing below, I/ we certify that the answers given herein are true and complete to the best of my/ our knowledge. I/ we authorize investigation of all statements contained in this application for tenant screening as may be necessary in arriving at a decision, including credit check, background check, rental history, employment/ salary history and any other pertinent information. I/ we also understand that if I rent a unit, my information will be maintained in a database for five (5) years after I vacate said unit. I also understand that the application fee is non-refundable even if my application is denied. In addition to any application fee, you may have delivered an application deposit. The application deposit is not a security deposit. However, it will be credited toward any required security deposit or rent per your lease agreement, if applicable, when the Lease Contract has been signed by all parties; Or it will be retained by us as liquidated damages if you fail to sign your lease or attempt to withdraw your application prior to approval.</p> <p>Al firmar abajo, yo / nosotros certificamos que las respuestas dadas en el presente documento están verdadera y completa al mejor de nuestro conocimiento. Yo / nosotros autorizamos la investigación de todas las declaraciones contenidas en esta aplicación para inquilino de detección que se estimen necesarias para llegar a una decisión, incluyendo verificación de crédito, fondo cheque, historial de renta, empleo / historia de sueldo y cualquier otra información pertinente. Me / también entendemos que si Alquilo una unidad, mi información se mantendrá en una base de datos para cinco 5 años después de desocupe dicho aparato. También entiendo que la inscripción no es reembolsable si mi solicitud es denegada. Además de cualquier cuota de solicitud, puede haber entregado un depósito de solicitud. El depósito de la solicitud no es un depósito de seguridad. Sin embargo, será acreditado para cualquier depósito de garantía requerido o alquiler por su contrato de arrendamiento, si corresponde, cuando el contrato de arrendamiento ha sido firmado por todas las partes; O será retenido por nosotros como daños liquidados si usted no firma su contrato de arrendamiento o intenta retirar su solicitud antes de la aprobación.</p>	
Applicant Signature (Firma del solicitante): X	Date:
Co-Applicant Signature (Firma del co-solicitante): X	Date:



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EMPLOYMENT VERIFICATION

Applicant Name: _____

I hereby authorize and give consent for the release of my employment records and information to Woodland Village Apartments.

Applicant Signature: _____ Date: _____

(This portion to be completed by employer)

Employer / Company Name: _____

Supervisor Completing Form: *(please print)* _____

Supervisor Phone: _____ Email: _____

The above-mentioned individual has an application in process for occupancy at our community. We would appreciate your cooperation in determining whether or not this applicant meets our qualifying criteria. Please complete the lower portion of this form and provide any additional relevant information. Your prompt response is greatly appreciated.

PLEASE PROVIDE THE FOLLOWING:

Social Security Number: _____

Job Position: _____

Start Date: _____

Net Salary: _____ *Monthly* *Annual*

Commissions: _____

Additional records attached to form

I hereby certify that the information provided above is true, correct, and accurate.

Supervisor Signature: _____ Date: _____

Please return completed form directly to our leasing office.

Woodland Village Apartments

401 E. Gibbsboro Road, #C-1

Lindenwold, NJ 08021

Fax # (856) 435-2243

Office # (856) 781-1010



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PREVIOUS LANDLORD VERIFICATION

Applicant Name _____

Previous Address _____

I hereby authorize and give consent for the release of my previous rental history to Woodland Village Apartments.

Applicant Signature: _____ Date: _____

(This portion to be completed by landlord)

The individual named above has applied for residency at Woodland Village Apartments. We would appreciate your cooperation in determining whether or not this applicant meets our qualifying criteria. Please complete the lower portion of this form and provide any additional relevant information. Your prompt response is greatly appreciated.

Landlord Name: *(please print)* _____

Landlord Phone: _____ Email: _____

Rental Dates: *From* _____ *To* _____

Was lease agreement fulfilled? Yes No

Did you receive proper notice to vacate? Yes No

Was the rent paid on time? Yes No

Was apartment left clean? Yes No

Would you rent to him/ her again? Yes No

Comments: _____

I hereby certify that the information provided above is true, correct, and accurate.

Supervisor Signature: _____ Date: _____

Please return completed form directly to our leasing office.

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401 E. Gibbsboro Road, #C-1
Lindenwold, NJ 08021

Fax # (856) 435-2243
Office # (856) 781-1010

MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

The **New Jersey Law Against Discrimination**, *N.J.S.A. 10:5-1 to -49*, makes it unlawful to discriminate in the sale or rental of housing based on a person's race, creed, color, national origin, ancestry, nationality, affectional or sexual orientation, disability, gender, marital status, familial status (whether you have a child, a parent-child relationship with a minor, or you are pregnant), lawful source of income or rental subsidy used for rental payments.

The **New Jersey Division on Civil Rights** is the State agency that is authorized to enforce the Law Against Discrimination. Under the Division's **Multiple Dwelling Reporting Rules**, *N.J.A.C. 13:10-1.1 to -2.6*, the Division requires landlords to collect and record information about applicants for apartment rentals and tenants in apartment complexes throughout New Jersey. The **Multiple Dwelling Reporting Rule** requires landlords to provide a summary of this information to the Division and to retain the information on this form. **The information is used to prevent and eliminate discrimination in housing.** Your cooperation in filling out this form will assist the Division in enforcing the Law Against Discrimination.

Please note that, although landlords must record certain information about the race and ethnicity of applicants and tenants, it is unlawful to record or ask applicants or tenants about other characteristics such as religion, gender, marital status or affectional or sexual orientation.

If you feel you have been denied housing or treated differently for one of the reasons listed above, you may contact the Division on Civil Rights at (609) 984-3138 for referral to a local Division office for additional information or assistance.

Visit the Division on Civil Rights Web site at: www.NJCivilRights.org



Tenants/applicants: Fold & tear along dotted line and retain top portion for your records

MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

If the tenant/applicant chooses not to complete this form, the landlord or the landlord's representative is required to conduct a visual observation of the tenant or applicant and then complete this form as accurately as possible.

This form is not intended to be a part of the rental application process and must be kept separate and apart from rental records.

Tenant Applicant Name: _____

Address: _____

City: _____ State: _____ Zip code: _____ Phone Number: _____

Race/Ethnicity: Please check all that apply to leaseholders (tenants) or applicants.

- Black or African American:** a person having origins in any of the original peoples of Africa
- Hispanic or Latino:** a person of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish origin or culture, or a person having a Spanish surname
- Asian:** a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, including Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- American Indian or Alaska Native:** a person having origins in any of the original peoples of North or South America
- Native Hawaiian or Other Pacific Islander:** a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- White or Caucasian:** a person having origins in any of the original peoples of Europe, the Middle East, or North Africa

Date: _____ Completed by: Tenant Applicant Landlord

If you have any questions regarding this inquiry please contact the Division on Civil Rights, Multiple Dwelling Unit at 609-984-3138 between the hours of 9:00 to 5:00 Monday through Friday, or e-mail the MDRR unit at DCRMDRR@njcivilrights.org

