

If you *Love* it, rent it!  
Otherwise someone else will!  
Apply Today!

kensington  
PLACE

*Good*  
THINGS HAPPEN  
to THOSE  
• Who •  
wait  
Rent





# Outstanding Features

## Your Prestigious Community

- Resident lounge with fireplace
- Business center
- Fitness center
- Multi-use fitness studio
- Outdoor fire pit
- Game room with pool table
- Elevators
- Controlled-access building
- Package lockers
- Concierge service
- On-site security
- Pool and sun deck

## Your Luxurious Interior

- One, two and three-bedroom apartments
- Central air-conditioning
- Large walk-in closets with custom shelving
- Luxurious wall-to-wall carpeting
- Full-size front-loading washer and dryer
- 9' Ceilings
- Luxury plank flooring in common areas

## Your Energy Conservation

- Efficient, economical gas forced air heating
- Energy-efficient 50 gallon water heater
- Programmable thermostat
- R-30 ceiling insulation
- R-19 exterior wall insulation

## Your Utilities

- Public water and sewer
- 100 AMP electric service
- Individually metered gas and electric

## Your Deluxe Kitchen

- Granite countertops
- Stainless steel sink & appliances
- Custom wood cabinetry
- Multi-cycle dishwasher
- Energy-efficient self cleaning gas range/oven
- Over-the-range microwave
- Single-lever faucets

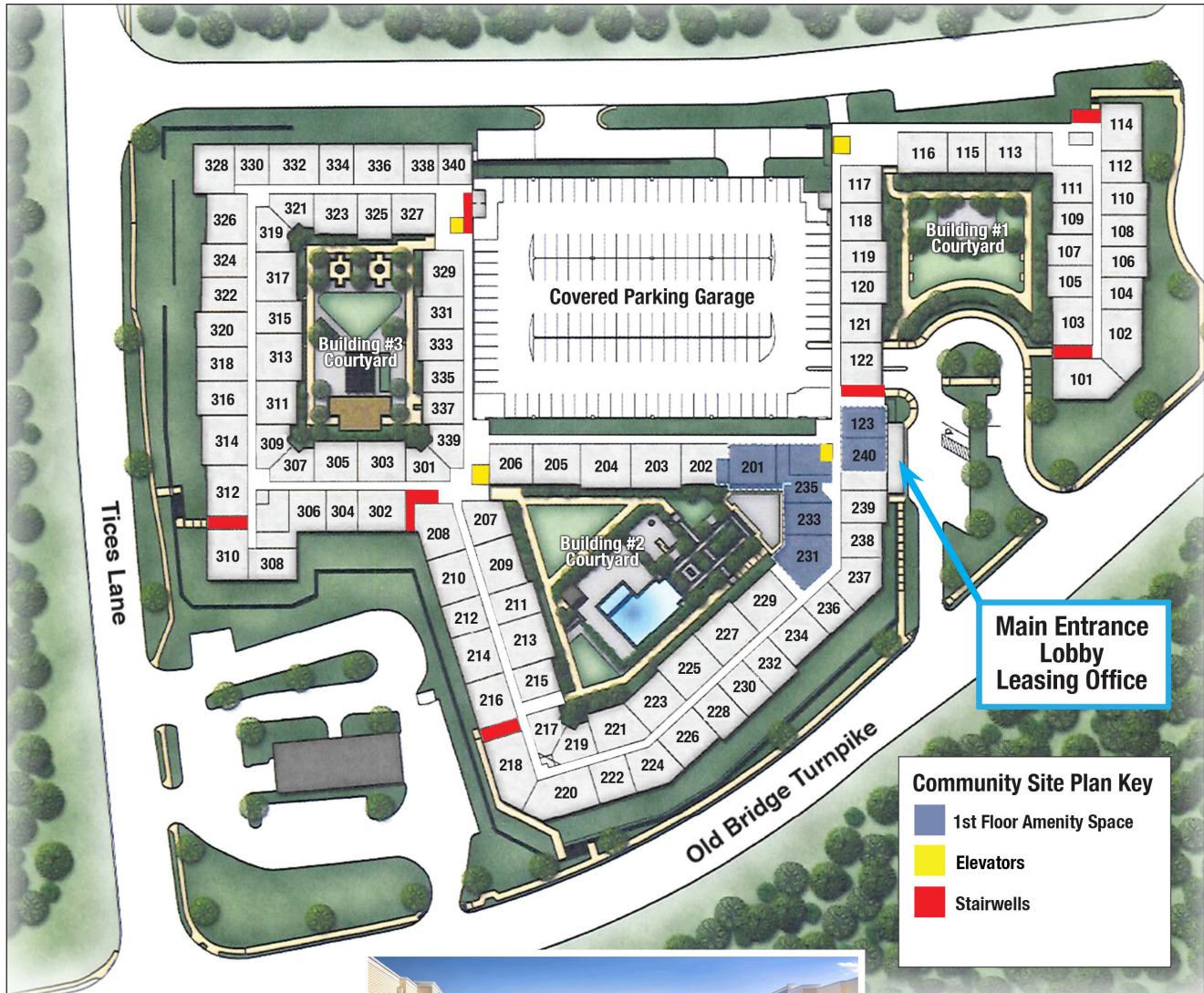
## Your Luxurious Bathroom

- Granite vanity tops
- Tiled showers
- Porcelain tile flooring
- Spacious master baths with dual vanity sinks  
(select units)
- Deluxe custom cabinetry
- Oversized mirror above vanities

## Your Quality Construction

- Energy-efficient insulated glass windows with screens
- Insulated sliding glass doors
- Smoke detectors throughout each unit
- Automatic fire sprinkler system
- Carbon monoxide detectors
- Masonry and vinyl finished construction

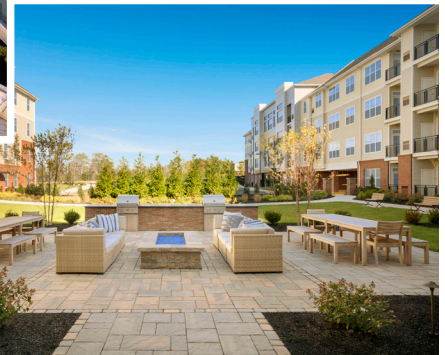
# Community Site Plan



Building 2 Courtyard



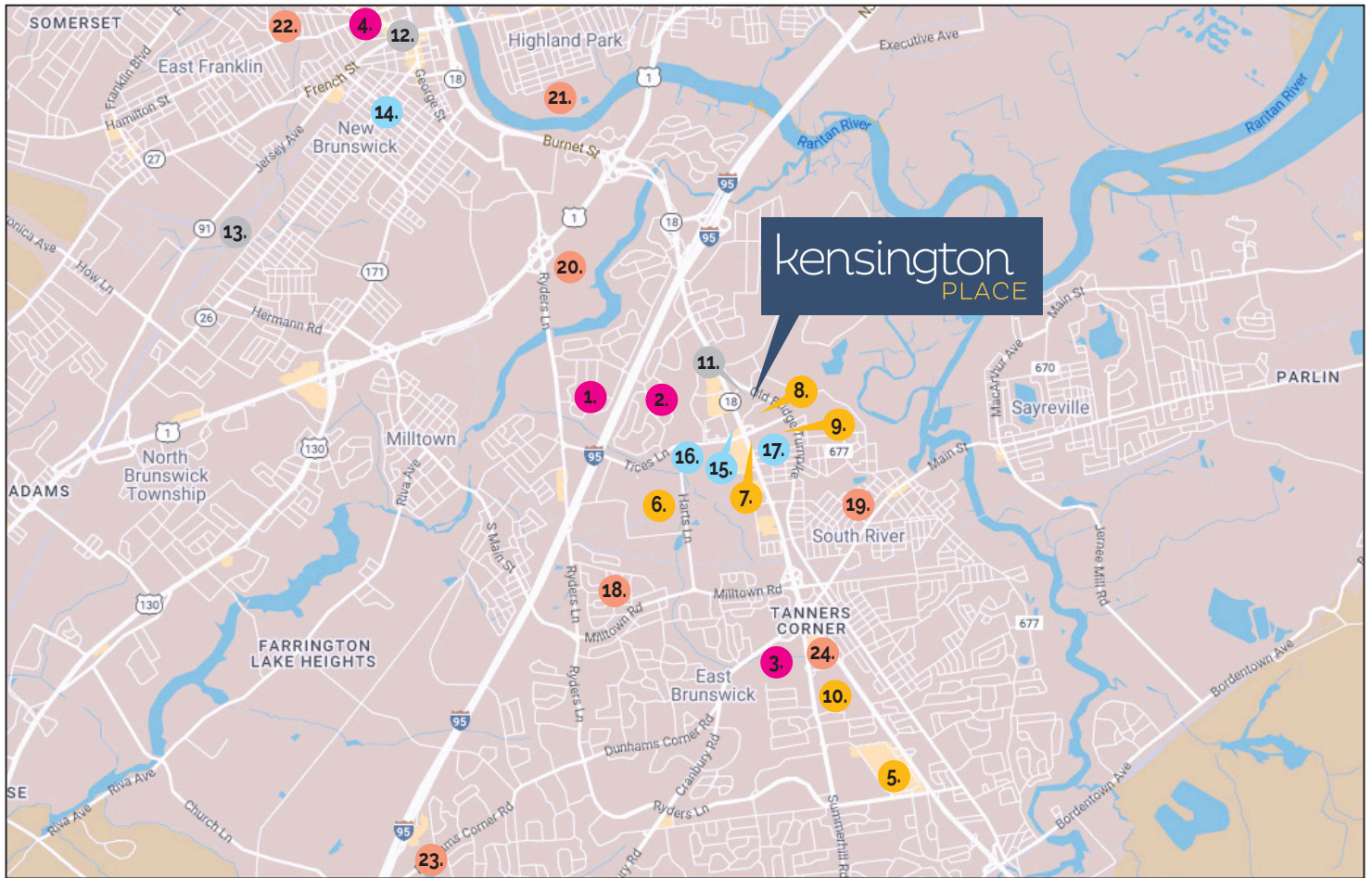
Building 1 Courtyard



Building 3 Courtyard



# Area Map



## Schools/Universities

- 1. Lawrence Brook Elementary School
- 2. Churchill Junior High School
- 3. East Brunswick High School
- 4. Rutgers University

## Shopping

- 5. Brunswick Square Mall
- 6. Dick's Sporting Goods
- 7. PetSmart
- 8. Walmart Supercenter
- 9. Shop Rite of East Brunswick
- 10. Stop & Shop

## Transportation

- 11. East Brunswick Transportation Center
- 12. New Brunswick Train Station
- 13. Jersey Avenue Train Station

## Restaurants

- 14. Downtown New Brunswick
- 15. Mancini's Pizza
- 16. Jersey Shore BBQ
- 17. KPOT Korean BBQ

## Parks/Recreation

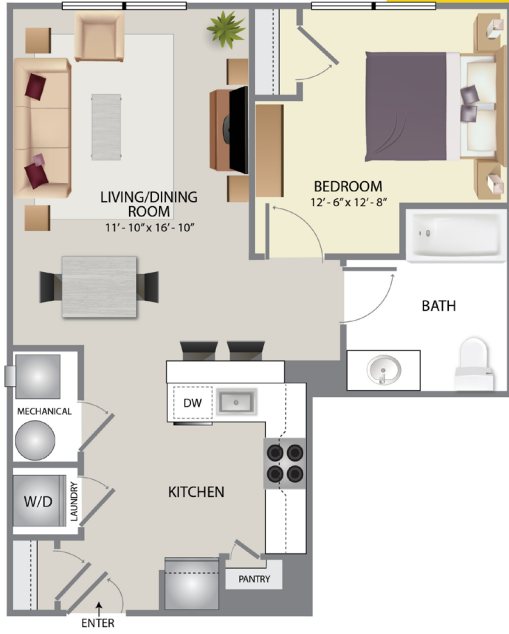
- 18. Country Lane Park Tennis Courts
- 19. Dailey's Pond Recreation Area
- 20. Rutgers Gardens
- 21. Donaldson Park
- 22. Buccleuch Park
- 23. Crystal Springs Family Water Park
- 24. Rock N Air Adventure Park



# 1 Bedroom Floorplans

1A

- 679 Sq. Ft.
- 1 Bedroom
- 1 Bath



1C

- 776 Sq. Ft.
- 1 Bedroom
- 1 Bath



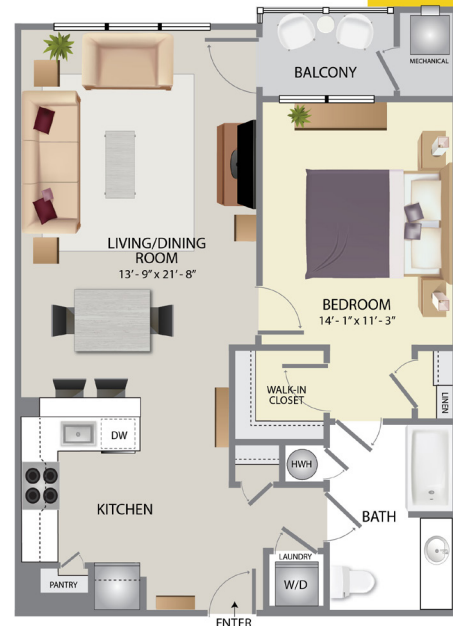
1D

- 817 Sq. Ft.
- 1 Bedroom
- 1 Bath



1J

- 921 Sq. Ft.
- 1 Bedroom
- 1 Bath





# 2 & 3 Bedroom Floorplans

2B

- 1,072 Sq. Ft.
- 2 Bedrooms
- 2 Baths



2-DEN

- 1,330 Sq. Ft.
- 2 Bedrooms
- 2 Baths
- Den



2Q

- 1,392 Sq. Ft.
- 2 Bedrooms
- 2 Baths



3A

- 1,468 Sq. Ft.
- 3 Bedrooms
- 2 Baths





# Requirement Sheet

## APPLICATION AND MOVE-IN INFORMATION

- **Application Fee:** \$75 per applicant age 18+ (non-refundable)
- **Administrative Fee:** \$150
- **Holding Fee:** \$300 (The Holding Fee is required to hold your apartment off the market). If approved, the Holding Fee is applied towards your first month's rent. If we are unable to approve the application, the Holding Fee will be refunded in full. If the application is cancelled by the applicant(s), for any reason, after 24 hours the Holding Fee will not be refunded and will be retained as liquidated damages for withdrawing the apartment from the market.
- **Amenity Fee:** \$45/month
- **Certificate of Occupancy Fee/Fire Cert. Fee:** \$25/\$75/\$125 (to be paid at lease signing) Your leasing agent will advise on fee.
- **Pet Fee:** \$500/pet (one time, non-refundable)
- **Pet Rent:** \$100/pet/month (breed restrictions apply. See leasing agent for details)
- **Garage:** First vehicle included. \$75/month/additional vehicle
- **Optional Storage:** \$100-\$150/month based on storage unit size
- **Trash Fee:** \$10/month
- Completed and signed rental application form is required for all applicants 18 years of age or older.
- Upload a copy of your Government-issued Photo ID & Social Security Card (or Passport) to the online leasing portal.
- Upload proof of income for the last two months to the online leasing portal for each applicant. Please refer to the Qualification Standards for what types of proof of income are acceptable.

**Note:** Please make all checks out to **The Edge at East Brunswick Residential Urban Renewal, LLC**

### After your application is approved, the following items are required when signing your lease:

- Confirmation of utility account numbers for both electric & gas. Contact PSE&G to establish using your move-in date as your start date.
- Proof of Renter's Liability Insurance with a minimum of \$100,000 in liability.
- A photo ID, such as a driver's license must be present at lease signing.
- Certified check or money order for applicable deposits and fees. Please see your Leasing Consultant for these amounts.
- Certificate of insurance from your moving company.

### Helpful Information

The following information will be helpful when setting up services in your new home:

- PSE&G (electric) (800) 436-7734
- NES Water & Sewer submeter.com 1-800-499-1748 / submeter.com
- Xfinity Cable and Internet (800) 934-6489
- East Brunswick Police Department (732) 390-6977
- East Brunswick Board of Education (732) 613-6602



# Qualification Standards

## FOR PROSPECTIVE RESIDENTS

### Fair Housing

Edgewood Properties complies with the Federal Fair Housing Act. Edgewood Properties does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

### Applications

Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease.

The following MUST accompany ALL applications:

1. Two most recent original pay stubs or signed offer letter on company letterhead (start date within 60 days of application).
2. A valid driver's license, age of majority card, military ID or state issued Photo ID card.
3. All applicants in the United States on a visa must list the visa number and expiration date on the application.

### Credit History

1. Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application.

### Rent/Mortgage Payment History

1. Legal proceedings such as judgments, evictions, skips, etc. may result in a declined application
2. Outstanding rental balances at any Community may result in a declined application

### Income Requirements

1. Gross monthly household income must equal three times the monthly rent. Please see leasing agent for co-signer requirements if necessary.

### Conviction Information

1. Eligibility criteria includes the review and consideration of criminal history.
2. Applicant may provide evidence demonstrating inaccuracies with the applicant's criminal record or evidence of rehabilitation or other mitigating factors.

### Occupancy Guidelines

1. Occupancy standards are governed by state, city, and local ordinances. Guidelines will be a maximum of two (2) residents per bedroom - (Lofts and Dens are not considered bedrooms)

Please see your leasing agent for complete details