

Ridge Oak Senior Housing FAQ's - Frequently Asked Questions

APPLYING

- I am turning 62 in six months. Can I apply?
No. You must wait until you are 62 to apply. You must be age eligible at the time we receive your application.
- How do you know that I'm eligible?
Initially from the information you provide on your application. When your name comes up on the wait list, you will be required to provide current documentation on all assets and income to verify income eligibility as well as verification of age and social security number.
- Can I stop by for a tour?
You are welcome to drive and walk through the community at your convenience but we do not have vacant apartments available to see and do not provide tours.
- If I filled out an application for a one-bedroom apartment located at 35 Lindbergh Lane, Basking Ridge, NJ (Ridge Oak II) will the application be used to also put my name on the wait list at Ridge Oak I/150 Manchester Drive, Basking Ridge and/or Ridge Oak III/Manchester Drive?
No. Because each facility has its own unique federal rent subsidy we must maintain separate wait lists for each. Therefore, separate applications are required and are only accepted if the respective wait list is open.
- If I have filled out an application for a studio apartment located at 150 Manchester Drive, Basking Ridge, NJ will the application be used to also put my name on the wait list for a one-bedroom apartment at Ridge Oak, 150 Manchester Drive, Basking Ridge and/or Ridge Oak III/Manchester Drive?
No. Separate applications are required and are only accepted if the respective wait list is open.
- Is the wait list open for the two-bedroom garden-style apartments at 150 Manchester Drive, Basking Ridge, NJ?
No. The two-bedroom wait list is currently closed.
- Can I be on the wait list for Ridge Oak, Ridge Oak II and Ridge Oak III?
Yes. If that the wait list is open AND you have submitted a respective application AND you are age and income eligible you can be on more than one list at the same time.
- If my house has not sold or rented, can I still move in to Ridge Oak?
Yes, provided that you meet the eligibility requirements. Ridge Oak must be your primary residence and you must move into your apartment within 60 days of signing the lease. As per the lease, you are only allowed to be away/overnight from your apartment for 60 days in a calendar year.
- Is the money I receive from the sale of my house considered income? What if I rent out my house?
Sale proceeds are considered an asset. Rental income is considered income. Either must be reported to us as soon as the property/residence is sold or rented.

WAIT LIST

- What happens after I mail my application to Ridge Oak?
Applications are date and time stamped when received from the Post Office. We will attempt to reach the applicant by phone to let you know that the application is in the office. The application will then be reviewed for completeness and eligibility. A follow-up letter regarding eligibility will be mailed to the applicant usually within 10 days. If eligible, the applicant will be placed on the wait list in the order in which the applications are received.
- How long will I have to wait for an apartment?
It is impossible for us to anticipate how long you must wait for an apartment. There are many variables including:
 - *Your placement on the wait list*
 - *# of applicants ahead of you on the wait list*
 - *# of apartments that turn over*
- Will I have a choice of apartments?
No.
- What will happen if I do not accept the apartment offered?
Your name will be taken off the wait list.
- Can I apply again?
Yes. You can reapply if the wait list is open.
- How much notice am I given to sign a lease?
It depends on how quickly apartments vacate and are ready for occupancy. From the time of your initial financial interview, it can be as short as 1-2 weeks to lease signing. Our goal is to fill/occupy apartments in the shortest time possible.
- I already live in a HUD assisted apartment. Can I still apply?
Yes.
- Is Ridge Oak Senior Housing considered assisted living or a nursing home?
No.
- Will I get to tour the actual apartment I'm offered before I sign the lease?
Yes. The apartment may still contain belongings from the former resident and it may or may not have been renovated. Renovations are done prior to you moving in.

RENTING

- Is the rent more for a different apartment?
No. The formula is the same. All tenants pay 30% of their adjusted gross household income for rent. Federal rent subsidy makes up the difference.
- How much rent will I pay?
Rent is based on 30% of your adjusted household income.
Examples of income:

- *Gross annual Social Security Income*
 - *Gross Supplemental Security Income*
 - *Gross annual pension income & disability income*
 - *Gross Employment Income*
 - *Unemployment*
 - *Periodic distributions from investment accounts and retirement accounts (IRA, annuity, 401K)*
 - *Income from assets, savings, checking, money market, CD's, stocks, bonds, etc.*
- Does the rent change?
Yes. Your rent will be recalculated annually – 4 months prior to the month you signed the lease.
 - What is included in the rent?
Heat, water, sewer, communal garbage pick-up, parking space (if available).
 - What is NOT included in the rent?
Electricity, cable/internet, and telephone.
 - Are there grab bars in the bathroom?
Yes. Grab bars are mounted in the shower.
 - Are air conditioners provided?
No. In the garden-style apartments the air conditioners belong to the tenant. If the prior tenant leaves an air conditioner it becomes the property of the new tenant. Repair and replacement expense are the responsibility of the current tenant.
 - Am I required to pay a security deposit?
Yes. You are required to pay 1 month's security at the time you sign the lease.
 - Can I have a pet?
Yes. You will be allowed ONE pet (weight limit is 30 lbs and height limit is 18") per household and a pet deposit applies.
 - Am I required to pay a pet security deposit at the lease signing?
Yes. You are required to pay a \$300 pet security deposit. You can pay the \$300 in full at the lease signing or pay \$50 at the lease signing and \$10 each month until the \$300 is paid.
 - Do I have to register my pet?
Yes. You are required to register your one pet with the Ridge Oak office prior to moving into a Ridge Oak apartment. If you get a pet after you move in you must register it at that time.
 - Do I need to show proof of inoculations & license?
Yes. Proof of inoculations and a Bernard's Township pet license for a dog or cat will be required annually in accordance with state and local laws.
 - If my pet causes damage to Ridge Oak property (inside or out) am I responsible for the damages?
Yes. All costs for damages to the apartment or property caused by pets will be charged to the pet owner.

- Can I smoke in my apartment?
No. Ridge Oak is a smoke-free facility. No tenant, family member, visitor or guest is permitted to smoke in any apartment or within 25 feet of any Ridge Oak building, porch or patio.
- Can I visit my family and be away from my apartment for a few months?
No. Apartments must be the tenant's sole place of residence. Extended absences (longer than 60 days in a calendar year) are not permitted and are grounds for termination of tenancy.
- Can my family visit and stay overnight?
Yes. You may have overnight guests for up to 14 days in a calendar year.
- Is there additional on-site storage space available to tenants?
No.
- Is there a washer/dryer and dishwasher in the apartment?
No. There are coin operated washers and dryers in the laundry room. There are no dishwashers.
- Can I install a washer/dryer or dishwasher in my apartment?
No.
- Can I paint my apartment a different color or add wall paper?
No. You are not allowed to alter the apartment with paint, wall paper and/or wall paper borders.
- Can I have a car?
Yes. You must provide a copy of your valid driver's license and current car registration.
- Will I be assigned a parking space?
You will be assigned a parking space if there is an available space. If there is no space available, your name will be placed on a wait list.

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