

FAQ's - Frequently Asked Questions

APPLYING

- 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 of the wait list.
- Can I apply again?
Yes, provided that the wait list is open.
- Can I own a house and still move in?
Yes, provided that you meet the eligibility requirements, and Ridge Oak is your primary residence. You must move into your Ridge Oak apartment within 60 days of signing the lease.
- Is the money I receive from the sale of my house considered income?
No - it is considered an asset.
- Can I stop by for a tour?
No, we do not provide tours. You are welcome to drive and walk through the community at your convenience.
- 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 eligibility as well as verification of age and social security number.*
- 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.
- I am a single person, but I would really like a two-bedroom apartment? Is that possible?
No. A single person can live in either a studio apartment or a one-bedroom apartment. Two or more persons must live in a two-bedroom apartment.
- Can I move into a studio apartment and then transfer to a one-bedroom apartment?
Transfers to larger units based upon personal preference will not be considered.

WAIT LIST

- What does my wait list number mean?
It is your place on the wait list. You will only be called for an interview when a studio unit becomes available and your # comes up on the list.
- How long will I have to wait for an apartment?
It is impossible for us to anticipate how long you will have 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*
- 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 3-4 weeks to lease signing. Our goal is to fill/occupy apartments in the shortest time period possible.

RENTING

- How much rent will I pay?
30% of your adjusted 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.*
- Is the rent more for a larger 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.
- What is included in the rent?
Heat and water
- What is NOT included in the rent?
Electricity, Cable, Telephone
- Are air conditioners provided?
Air conditioners are provided at our building on 35 Lindbergh Lane - Village 12
Air conditioners are NOT provided in apartments at 150 Manchester Drive- Villages 1-11

- Can I smoke in my apartment?
No, Ridge Oak is a smoke-free facility. No tenant (who signed a lease agreement after 12/1/04), family member, visitor or guest is permitted to smoke in any apartment or within 25 feet of any Ride Oak building, porch or patio.
- Is there additional on-site storage space available to tenants?
No.
- 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.
- Can I have a pet?
Yes. You will be allowed ONE pet (weight limit is 30 lbs and height limit is 18") per household.
- Am I required to pay a pet security deposit at the lease signing?
Yes, are required to pay a \$300 pet security deposit at lease signing. You can pay the \$300 in full or pay \$50 at 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.
- 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 any Ridge Oak property, 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.
- 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.