



Mt. Olive Manor FAQ's – Frequently Asked Questions

APPLYING

- I am turning 62 in six (6) months. Can I apply?
 - No. You must wait until you are 62 to apply. You must be eligible at the time we receive your application.
- How do you know if I am eligible?
 - From the information you provide to us on your application. At the time your name comes up on our waitlist 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 drop by for a tour?
 - No, you must make an appointment. We do not have model apartments to show. We need to make arrangements with a current resident to show an apartment.
- If my home has not sold or been rented, can I still move in to Mt. Olive Manor I or II?
 - Yes, provided that you meet the eligibility requirements, and Mt. Olive Manor be your primary residence. You must move into your apartment within 60 days of signing the lease.
- Is the money I receive from the sale of my house considered income? What if I rent out my home?
 - Sale proceeds are considered an asset. Rental income is considered income. Both must be reported to us as soon as the property is sold or rented.

WAITLIST

- How long will I have to wait for an apartment?
 - It is impossible for us to anticipate how long you will have to wait for an apartment. There are many variables including:
 - Your placement on the list;
 - Number of applicants ahead of you on the waitlist;
 - Number of apartments that turn over.
- Will I have a choice of apartments?
 - No.
- If I fill out an application for an apartment at Mt. Olive Manor, can I also be on the Waitlist for Mt. Olive Manor II?

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- No, each facility has its own unique federal rent subsidy, therefore, we must maintain separate wait lists for each property. Separate applications are required.
- Can I be on the wait list for both Mt. Olive Manor and Mt. Olive Manor II?
 - Yes, provided you have submitted an application for both properties, you are of age and income eligible.
- Can I be on the wait list for Mt. Olive Manor for both a one bedroom and a studio apartment?
 - Yes, you can be on both lists, provided you have completed the application, are of age and income eligible, and you would be the sole occupant of a studio unit. You must indicate on the application that you are interested in both a studio and a one bedroom apartment.
- Can I move into a studio apartment and transfer to a one bedroom apartment in Mt. Olive Manor?
 - Yes, you can transfer to a one bedroom, and will be put at the head of the one bedroom wait list, as indicated in our tenant selection plan.
- Can I transfer from a studio apartment in Mt. Olive Manor to a one bedroom apartment in Mt. Olive Manor II?
 - No, because we maintain separate wait lists. You must be on the wait list for Mt. Olive Manor II and a one bedroom unit will not be offered until you are next on the wait list.
- What happens if I do not accept the apartment offered?
 - Your name will remain on the wait list until a third turn down. At that point you will be removed from the list.
- Can I apply again?
 - Yes.
- 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 to 4 weeks to lease signing. Our goal is to fill and occupy apartments in the shortest time period possible.

RENTING & LIFE AT MT. OLIVE MANOR I AND II

- How much rent will I pay?
 - 30% of your adjusted income. Examples of income are:
 - Gross annual Social Security Income;
 - Gross annual Supplemental Security Income;
 - Gross annual Pension Income & Disability Income;
 - Gross annual Employment Income;
 - Unemployment;

- Income from assets, savings, checking, money market, CD's, stocks, bonds, IRA's & Annuities.
- Is the adjusted income the same as what is listed on my Federal Tax Return?
 - No, it is not. The Federal Tax Return is used to identify and match ALL sources of income.
- Is there a minimum amount of income I need to qualify for an apartment?
 - No, but we do conduct a “zero income verification” to ferret out ALL sources of income. This includes money given to applications for food, clothing, etc.
- Is the rent more for a different or 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 is not included and tenants must arrange for their own utility account upon lease signing.
- What about Cable TV, Internet, and Phone?
 - Mt. Olive Manor and Mt. Olive Manor II have a bulk account for basic TV Cable service. You will pay this fee to Mt. Olive Manor and Mt. Olive Manor II with your rent. Any additional cable services, internet, or phone are arranged by and paid for by the tenant.
- Does the apartment have Wi-Fi?
 - No. The small community room in Mt. Olive Manor, which is available for use by residents of either building, has computers for residents to use. This room has Wi-Fi where residents or guests can use their own devices.
- Are there any other services, like housekeeping or meals, included in the rent?
 - No.
- Are air conditioners provided?
 - Yes.
- Can I install my own air conditioner?
 - If a tenant installs their own air conditioner, it must fit properly so no condensation drips inside the sleeve or into the apartment.
- Can I smoke in my apartment?
 - No. Mt Olive Manor I and II are smoke free facilities. No tenant, family member, visitor or guest is permitted to smoke in any apartment, in any common area, or within 25 feet of the building. There is one designated, sheltered smoking area that residents can use.
- 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 (long 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. They can stay 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 card operated washers and dryers in the laundry rooms. 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 boarders.
- Can I have a car?
 - Yes. However you must register the car with the office and a parking permit sticker will be issued.
- Will I be assigned a parking space?
 - No.
- Am I required to pay a security deposit?
 - Yes. You are required to pay one (1) months security at the time you sign the lease.
- Can I have a pet?
 - Yes. You are allowed ONE pet per household. The weight limit is 25 lbs. or under.
- Am I required to pay a pet security deposit at the lease signing?
 - Yes. A \$300.00 pet security is due the day of the lease signing. If you cannot afford the \$300.00 upfront, you can pay \$10.00 each month until the \$300.00 is satisfied.
- Do I have to register my pet?
 - Yes. You are required to register your pet with the Mt. Olive office prior to moving in. If you get a pet after you move in, you must register it at that time.
- Do I need to show proof of inoculations and license?
 - Yes. Proof of inoculations and a Mt. Olive 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 Mt. Olive property (inside or out), am I responsible for the damages?
 - Yes. All costs for the damages to the apartment of property caused by pets will be charged to the pet owner.

- Is transportation available at Mt. Olive Manor I and II?
 - No. There is no transportation provided by us. However, the Township of Mt. Olive provides bus transportation once a week to the area supermarkets and senior meetings, and three times a week to the Senior Center for nutrition. In addition, there are occasional trips to area malls and the International Trade Center. Medical appointment transportation for non-emergency appointments are also provided within the Township.
- Does Mt. Olive I and II offer Assisted Living or Nursing Home services?
 - Mt. Olive is not a health care facility. We have a full-time social service coordinator to help residents and families arrange for in-home support services for residents to remain self-sufficient and safe. Mt. Olive staff are on site during normal business hours.