

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



**PARK
LANE**
AT GARDEN STATE PARK



Good
THINGS HAPPEN
to THOSE
Who
~~wait~~
Rent



Outstanding Features

Your Prestigious Community

- Walking distance to 800,000 square feet of fabulous upscale stores and shops
- Outstanding accessibility to Philadelphia, Princeton and the Jersey Shore
- Minutes away from the NJ Transit Atlantic City Rail Line and Cherry Hill NJ Transit rail station
- Luxurious clubhouse
- Outdoor resort style swimming pool
- Tennis and pickleball court
- Barbecue area
- Fully equipped fitness center
- Media and game room
- Wall Street business center

Your Luxurious Interior

- Studio, one and two bedroom apartments
- Private patios and balconies (select homes)
- Central air conditioning
- Large walk-in closet with custom shelving
- Luxury plank flooring, porcelain tile and plush carpets
- Pre-wired for cable and telephone Cat 5
- Full size front loading washer and dryer
- Recessed lighting throughout

Your Utilities

- Public water and sewer
- Underground utilities

Your Gourmet Kitchen

- Quartz or granite countertops
- Stainless steel sink and appliances
- Multi-cycle dishwasher
- Deluxe kitchen cabinetry
- Tile backsplashes
- Ceramic tile or vinyl plank flooring
- Energy efficient self cleaning gas range/oven
- Over-the-range microwave (vented outside)
- Single lever Moen faucet

Your Luxurious Bathroom

- Quartz or granite vanity tops
- Oversized showers with glass doors
- Porcelain tile flooring
- Spacious en-suite baths with dual vanity sinks
- Deluxe custom cabinetry
- Single lever Moen faucets
- Oversized designer mirror above vanities

Your Quality Construction

- Frame construction and sheathing
- Energy efficient insulated glass windows with screens
- Insulated glass patio doors
- 100 AMP electric service
- Underground utilities
- Smoke detectors throughout each bedroom
- Automatic fire sprinkler system
- Carbon monoxide detectors



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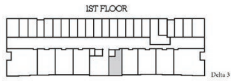
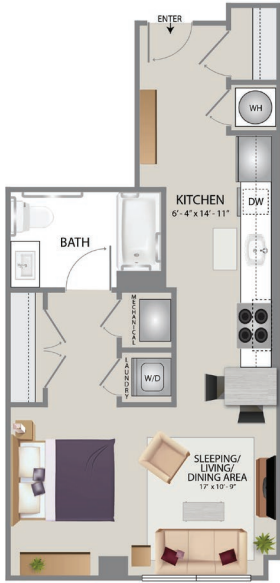


**1 Park Lane Boulevard
Cherry Hill, NJ 08002
856-662-1600
parklane@gsp.com**

Studio Floorplans

Reserve A1

- 527 Sq. Ft.
- Studio
- 1 Bath



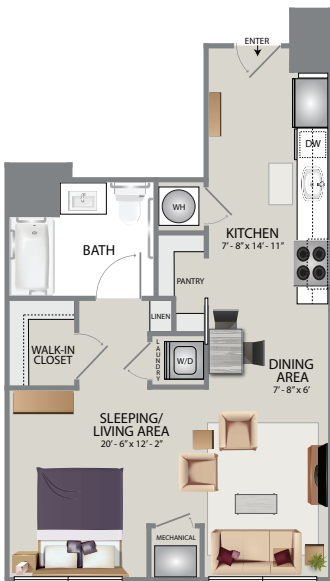
Reserve A2

- 588 Sq. Ft.
- Studio
- 1 Bath



Reserve A3

- 600 Sq. Ft.
- Studio
- 1 Bath



Reserve A4

- 707 Sq. Ft.
- Studio
- 1 Bath



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1 Bedroom Floorplans

Reserve B1

- 790 Sq. Ft.
- 1 Bedroom
- 1 Bath
- Balcony



2ND - 5TH FLOOR

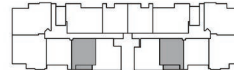


Classic B2

- 847 Sq. Feet
- Balcony 97 sq. ft.
- 1 Bedroom
- 1 Bath



2ND-5TH FLOOR

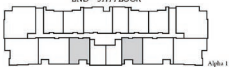


Reserve B2

- 864 - 881 Sq. Ft.
- 1 Bedroom
- 1 Bath
- Den
- Balcony



2ND - 5TH FLOOR



Classic B5

- 1,000 Sq. Feet
- 1 Bedroom
- 1 Bath



2ND FLOOR



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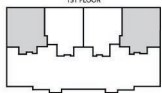
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2 Bedroom Floorplans

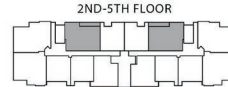
Premier C3

- 1,230 Sq. Feet
- 2 Bedroom
- 2 Bath



Classic C3

- 1,293 Sq. Feet
- Balcony 126 sq. ft.
- 2 Bedroom
- 2 Bath



Reserve C2

- 1,340 Sq. Ft.
- 2 Bedroom
- 2 Bath
- Den
- Balcony



Reserve C5

- 1574 - 1604 Sq. Ft.
- 2 Bedroom
- 2 Bath
- Den
- Balcony



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Requirement Sheet

APPLICATION AND MOVE-IN INFORMATION

- **Application Fee:** \$75 per applicant age 18+ (non-refundable)
- **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.
- **Pet Fee:** \$500 (non-refundable) one time per pet fee and \$50/month per pet (restrictions apply)
- **C/O Fire Certification:** \$65
- **Administrative Fee:** \$150
- **Amenity Fee:** \$45/month
- **Garage:** \$300/month
- **Storage:** \$50 - \$100/month
- Completed and signed rental application form is required for all applicants 18 years of age or older.
- Upload a copy of your Driver's License & 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 "Cherry Hill Partners at Village Place".

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. PSE&G 1-800-436-7734
- Proof of Renter's Liability Insurance with a minimum of \$100,000 in liability and Cherry Hill Partners at Village Place listed as "Additional Interest."
- 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 figures.
- Certificate of insurance from your moving company.



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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



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Pet Policies

The following rules are to be observed by pet owners residing in the Community:

Permitted Pets: Only dogs and cats are permitted at the Community with our permission.

Certain breeds of dogs are not allowed. Such include:

Pit Bulls, Tosa Inus, German Shepherds, Rottweilers, Bres Canarios, Fila Brasileiros, Argentine Dogos, Akilas, Chow Chows, Shar Peis, Dalmatians and Doberman Pinschers.

Monthly Pet Fee: \$50.00

Non -Refundable Pet Deposit Fee: \$500.00

Age Limit: Dogs under the age of seven (7) months are prohibited.

Weight Limit: A pet may not exceed 40 lbs. in weight.

Vaccinations & Licenses: All pets must hold current rabies vaccination and city license # for Cherry Hill, New Jersey.

Number of Pets: No more than 2 pets per apartment home.

Thank you for your cooperation.

The Park Lane Management Team



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