



22 Franklin Blvd., Somerset, NJ 08873

- Totally renovated single family, with 6 large bedrooms and 2 full bath on 1st and 2nd floor.
- Basement suite has private bedroom, bathroom and kitchenette
- Home is situated in Somerset, just off Easton Ave, in a quiet and safe neighborhood.
- Short walking distance to St. Peters Hospital and about 20 mins walk to College Ave. campus
- Many restaurants, shopping, fitness center, downtown New Brunswick within few miles.
- Main kitchen has granite counter tops, dishwasher, stove, microwave and 2 large fridges and freezer.
- Multi zone natural gas heating and central air conditioning
- Two car garage and plenty parking available on driveway and street
- Washer and dryer located in basement
- Fenced backyard for relaxing
- Plenty of parking is available on driveway and side streets.
- Tenants responsible for rent and utilities (Gas/Electric)
- Landlord pays FIOS internet, water, sewer, yard maintenance, and garbage collection
- 1.5 months Security Deposit required.
- No pets; No smoking.

Contact: menginee3@gmail.com or 646-210-6529

Check <https://m3housing.com/22-franklin/> for more info

Room1 (2 nd floor) size 21x14	\$825
Room2 (2 nd floor) size 16x13	\$750
Room3 (2 nd floor) size 14x13	\$725
Room4 (2 nd floor) size 25x13	\$825
Room5 (1 st floor) size 14x14	\$725
Room6 (1 st floor) size 14x10	\$725
Room7 (basement suite) size 24x14 (available)	\$960

Common Q/A

1. What is the lease term, move in date and move out date?

The Lease is for 1 year. Move in is July 1st and move out would be June 30th, with option to renew for another lease term.

2. How much is the rent? How much is the security deposit? What is included and not included in the rent?

Rent is based on the room you choose, see page 1 for pricing. Security deposit is one and a half months' rent.

Rent includes Internet, water, sewer, lawn maintenance and trash pickup.

You would split utils (gas/electric) with other housemates roughly \$40-\$70 month

Rent can be sent via Zelle or Venmo.

Security deposit can be sent via Zelle or personal check.

3. What are the living arrangements at the house?

The available basement suite has private bedroom, kitchenette and bathroom.

The 1st floor has a man and a female sharing bathroom.

The 2nd floor has 4 males sharing a bathroom.

The Kitchen has 2 large fridges and a separate freezer, so plenty of space to store your food.

4. What are housemates like?

Everyone at the house is in their mid 20s, very friendly, quite, clean, and very busy with work/studies.

They are pursuing higher degree in Master/PhD/Medical and/or working fulltime.

5. What is the parking like?

There is no parking permit required in Somerset NJ.

There are plenty of parking spaces on the streets.

Driveway accommodates 2 cars, it is on a first come first serve basis.

If we have more than a few inches of snow then cars will have to be moved off the street and into the garage/driveway, so streets can be plowed safely.

6. What is the area like where the house is located like?

This house is located on the border of New Brunswick, in a safe family oriented neighborhood.

You get the benefits of being close to the city, without the headache of parking and being in a large crowded area.

All fast food, restaurants, groceries store, and gym are less than 10mins drive

7. Can I walk to College Ave or the college bus stop?

It is about 20mins walk. It may be better to have a car or bike.

8. What chores will I be responsible for?

Keep the kitchen clean after each time you use it.

Rotation for bathroom cleaning with the person you share the bathroom with.

Rotation for taking the garbage to the street, split amongst all members of the house.

Everyone will need to help clean the driveway and path to the rear entrance after snow.

9. What will I need to qualify as a tenant?

Cosigner or proof of income which is 3x the rent.

10. Who do I call if there is an issue at the house?

There is no management company to worry about.

You just call or text the landlord.

11. Is there laundry in the house?

Yes, the washer and dryer are located in the basement.

Please don't use them during odd hours as it will disturb the person who stays there.

If you find laundry is being used or full of clothes then just text your housemates and someone will respond quickly.

12. Is furniture included?

We have provided sofas, kitchen table/chairs, and dining table/chairs on the 1st floor.

For room 5 we have provided 2 large wardrobes for clothes.

You will most likely need to bring a bed, dresser, and desk/chair.

13. Is there a lock on the bedroom door?

There is lock similar to one you would have in the bathroom, meaning you can lock it once you are in inside the room

14. Can we use the garage to park the car?

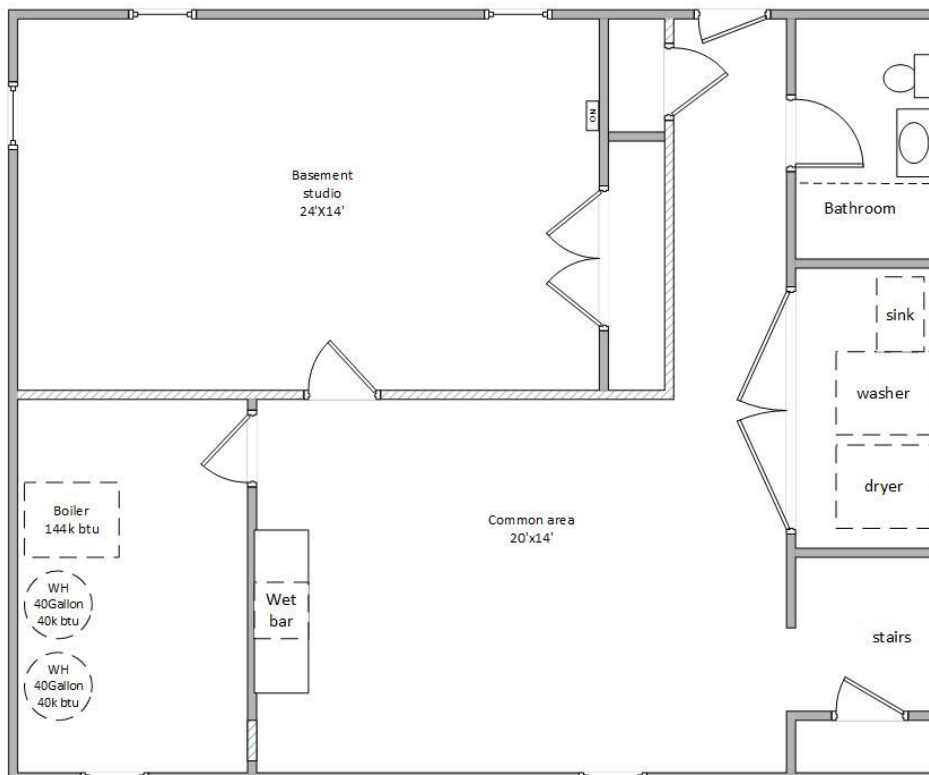
Based on past experience, a garage is only used to park cars when there will be snow on the ground and all the cars have to be moved off the street.

If you choose to park your car in the garage, then you will need to coordinate with the person who has parked their car on the driveway.

15. Are pets allowed?

Sorry. No pets are allowed

Basement



1st floor



Front

2nd floor

