

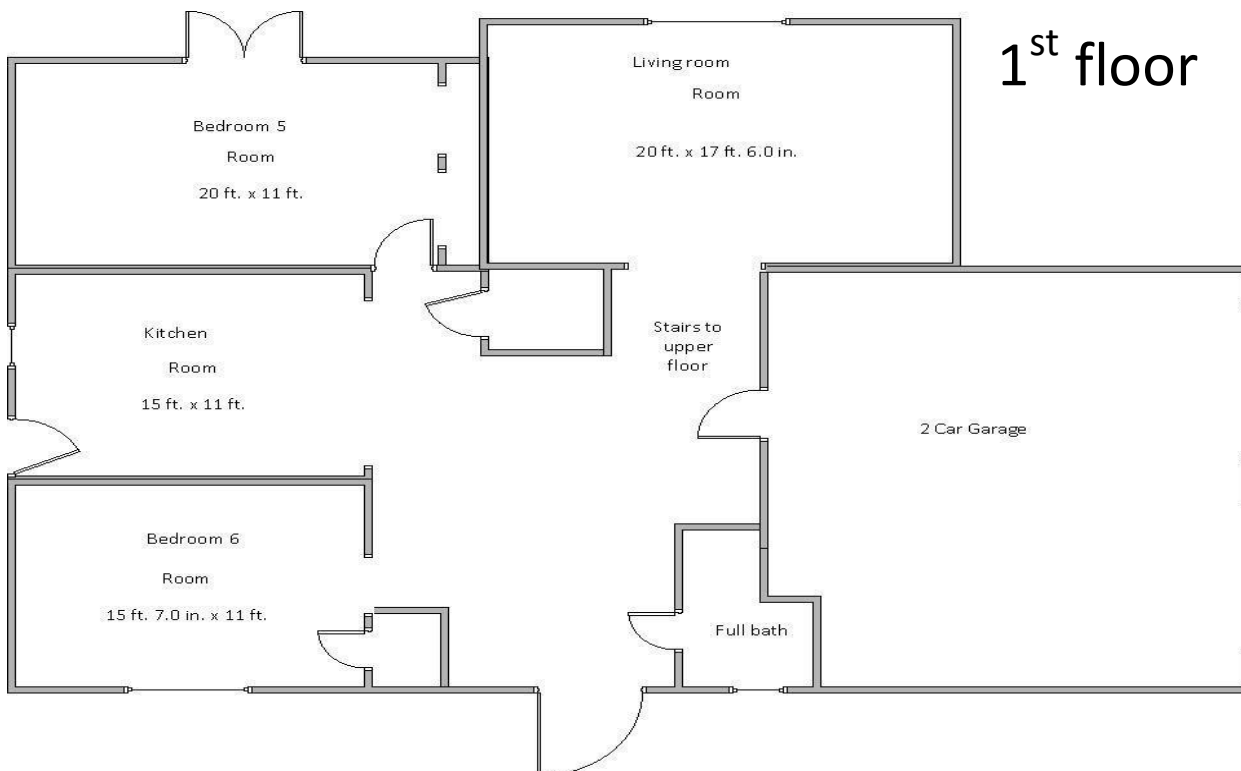
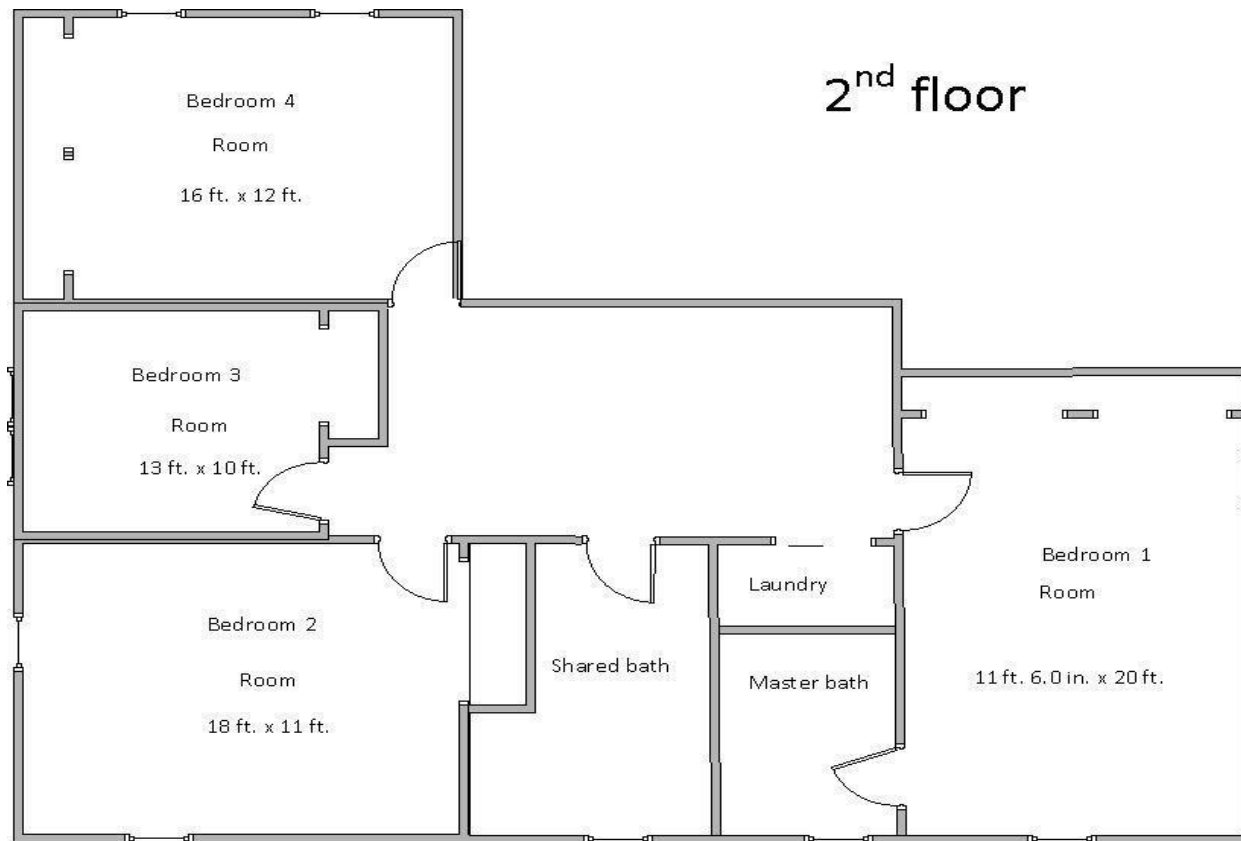


1391 River Rd. Piscataway

Amenities:

- Fully renovated 6 bedroom, 3 full bathroom house (for past 9 years med students have enjoyed living here)
- All large private bedrooms have hardwood floors and plenty of closet space
- The master room includes private bathroom
- This house is located on quite section of River Road opposite Johnson Park.
- Centrally located within 10 minutes' drive to Medical school and 2 major hospitals
- Large washer and dryer onsite
- Kitchen includes granite counter tops, dishwasher, stove, microwave and large fridge
- Eat-in kitchen with dining area with seating for 6
- Newer 2 zone natural gas Heating and Central air conditioning
- Two garage with additional fridge and 6-8 car onsite parking available
- Large wooden deck is located side of kitchen for bbq's
- Secluded backyard for relaxing
- Enjoy biking, running, tennis, and more just by walking across the street to Johnson Park.
- **Tenants responsible for rent and utilities (Gas/Electric, water and Internet)**
- **Landlord pays for Snow Plowing, Sewer, yard maintenance, and garbage collection**
- 1.5 months Security Deposit required.
- No pets; No smoking.

Room 1 (2nd floor Master with private bath)	\$1050
Room2 (2 nd floor front)	\$870
Room3 (2 nd floor middle)	\$820
Room4 (2 nd floor rear)	\$870
Room5 (1 st floor rear)	\$870
Room6 (1 st floor front)	\$850



Common Q/A

0. 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.

1. How much is the rent and the security deposit?

See page 1 for the price of the room that you select.

Security deposit is one and a half times month's rent.

Rent can be sent via Zelle or Venmo.

Security deposit can be sent via Zelle or personal check.

2. What is included and not included in the rent?

Rent includes sewer, lawn maintenance, snow plow and trash pickup.

You would split monthly cleaning service, Internet, (gas/electric) with other housemates.

It is roughly \$120 month per person

3. What are the living arrangements at the house?

The 1st floor has 2 rooms sharing a bathroom.

The 2nd floor has 3 rooms sharing a bathroom and Master room with private bathroom.

The Kitchen has 2 large fridges and ample kitchen cabinets, so plenty of space to store your food and related items.

4. What are housemates like?

Based on past, everyone at the house will be in med school, in their mid-20s, very friendly, quite, clean, and very busy with work/studies.

5. What is the parking like?

There are plenty of parking spaces between the driveway and garage.

Garage accommodates 2 cars.

Driveway accommodates 4-6 cars.

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

This house is located on River Rd in Piscataway just across from Johnson Park.

It is on a quiet side of River Rd in a very safe family oriented neighborhood.

7. Can I walk to Busch/RWJMS campus or the college bus stop?

No, you would need a car to commute.

8. What chores will I be responsible for?

Keep the kitchen clean after each time you use it.

Rotation for taking the garbage 2xweek and recycling 2xmonth to the street, split amongst all members of the house.

Everyone will need to help clean the path to the front entrance after snow.

Snow Plow will clean up the driveway if it snow over 2-3 inches.

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 on the 2nd floor.

Please don't use them during odd hours as it will disturb the person living on the first floor

If you find laundry is full then just text your housemates and someone will respond quickly when they are done.

12. Is furniture included?

We have sofas and kitchen table/chairs provided.

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

13. Is there a lock on the bedroom door?

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

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

Yes.

15. Are pets allowed?

Sorry. No pets are allowed