

New Street FAQ

New Residents

How do I arrange to see an apartment? *Call Linda at 732-841-0224.*

How do I apply? *Fill out and pay for a lease application, a credit report application and background report application at home.cozy.co.*

How do I execute my lease? *Sign, scan and e-mail the executed lease to eberger@usrealestateacq.com or take a photo of the signed signature page and e-mail to eberger@usrealestateacq.com.*

How much do I need to pay upon lease execution? *The security deposit, first month's rent and a half month's broker fee.*

How do I pay my security deposit, first month's rent and broker fee? *Register and pay through home.cozy.co.*

Do I need to purchase renter's insurance? *Yes, as it protects you in case of a casualty and can be purchased inexpensively through home.cozy.co.*

How do I switch utilities into my name? *Call Elizabethtown Gas for gas (800-242-5830), PSE&G for electric (800-436-7734) and Middlesex Water for water (732-634-1500).*

Current Residents

Who pays for utilities? *You pay for utilities which get switched into your name. Call Elizabethtown Gas for gas (800-242-5830), PSE&G for electric (800-436-7734) and Middlesex Water for water (732-634-1500).*

How do I make monthly payments of rent? *Schedule payments through home.cozy.co or place a check in the "Nassau" mailbox in the lobby of 401 Main Street or drop off a check at our office at 402 Main Street, Suite 204, Metuchen, NJ.*

What happens if my rent is late? *There is a \$150 late fee plus you may be evicted from the apartment.*

Whom do I contact if I have a maintenance issue? *Dennis Herlihy at 973-641-0773 or 732-603-9100 (if you are unable to reach Dennis, e-mail the office at eberger@usrealestateacq.com).*

Where do I put my garbage and recycling? *In the correct dumpsters behind the building.*

May I end my lease early? *The lease is a legal agreement and, as such, you have no right to make unilateral changes. However, if you or landlord is able to find a replacement tenant acceptable to landlord who will pay at least as much rent, then you will be charged an administration fee and will be released from further liability.*

What if my roommate leaves? *If your roommate wants to move out, you will each still be responsible for the entirety of the rent due under the lease. If you would like to add a new roommate to fill in for your departing roommate, we will need him/her to fill out an application. We will review the application, and either accept or deny the applicant. If accepted, we will have him/her sign a short one page document, which will formally add him/her to the lease.*

May I paint the walls of the apartment? *You may paint the walls of the apartment as long as you either receive landlord's written permission to leave the new color when you move out or you restore the color to be the same as when you moved in. Otherwise, landlord will charge you for the cost to restore the color.*

What if I lock myself out of my apartment? *You need to call and pay a locksmith to let you back in.*

Can I park behind the building? *You may not park behind the building. If you do, you may be ticketed or towed. You may purchase a parking sticker for the municipal lot and landlord frequently has stickers available for purchase. Parking stickers must be returned to landlord upon move-out.*

May I change the locks? *No – You may not change the locks. If you change the locks for any reason, we will charge you to correct what has been changed.*

Move Out

Can I apply my security deposit to my last month's rent? *Your security deposit is in place to compensate for any damage to your apartment outside of typical wear and tear. Because of that, the security deposit must still be in place when the lease ends, meaning you may not apply it to your last month's rent.*

When should I move out? *You must move out by Noon on the last day of the lease term.*

How do I return my keys and parking passes? *You may leave your keys and parking passes on the apartment kitchen counter and lock the doorknob lock behind you when you leave.*

When do I get my security deposit back? *The balance of your security deposit will be returned within 30 days after you vacate the apartment. Please make sure to e-mail your new address to Robin in the office at rlevine@usrealestateacq.com*

May I use you as a reference for my next apartment? *Yes, although we will be honest so do not use us if you were not a good tenant.*