

Reasonable Accommodations and Modifications for Persons with a Disability

JSM at Matawan Phase II, LLC (“Landlord”) will grant reasonable accommodations to its housing rules, policies, practices, procedures, or services when such accommodations are necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling and when the accommodation will not cause an undue hardship to Landlord’s operations. Some examples of what may constitute a reasonable accommodation include allowing a third party to co-sign a lease or pay rent on behalf of a tenant with a disability or making a case-by-case exception to a property’s general no-pets policy to accommodate a resident with an emotional support animal. Prior to denying an emotional support animal request, Landlord will engage in an interactive process with any residents, tenants, or apartment applicants who request an accommodation related to their disability. Please note that service or guide animals, unlike emotional support animals, are automatically exempt from any no-pet policy. Service or guide animals are individually trained to perform specific tasks associated with their owner’s disability, such as guiding an individual who is blind or assisting an individual with epilepsy when that individual is having a seizure.

Landlord will also allow reasonable modifications to the physical premises when necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling and when the modification will not cause an undue hardship to Landlord or cause damage to, or otherwise compromise, the structural integrity of its buildings. Such modifications may be made at the requester’s expense, unless otherwise required by applicable law. For purposes of this policy, a “reasonable modification” means a limited and feasible alteration to the interior or exterior of an individual housing unit or common area that is necessary to address the specific functional needs related to the individual’s disability, and that can be completed without materially altering the design, safety, or essential features of the premises.

To request a reasonable accommodation or reasonable modification, individuals may submit a written request to the leasing office. While Landlord will accept and consider accommodation or modification requests made verbally or in any other manner, written requests are preferred because they help ensure clarity and timely processing. To process a request, Landlord is entitled to require supporting documentation from a treating doctor or licensed mental health professional to confirm that the individual has a disability as defined by the New Jersey Law Against Discrimination (“LAD”) and that the requested accommodation or modification is necessary to provide the individual with an equal opportunity to use and enjoy the dwelling. All requests and information related to a request, including medical information, will be kept confidential unless disclosure is required by law. Landlord will make a prompt decision on each request and will provide that decision in writing. If Landlord cannot grant the requested accommodation or modification, Landlord will attempt to reach a compromise that is acceptable to the requesting individual.

Residents, tenants, and applicants cannot and will not be subjected to retaliation or discrimination for requesting an accommodation or modification under this policy or for attempting to exercise rights under this policy or under the LAD.