

Sample form, not for offline completion.

Visit <https://njaagardenstate.awardsplatform.com> to enter.



Excellence in Property Management

Nominee name

Nominee Direct Phone Number

Nominee Email Address

Nominee Company

255 Nassau Corporation

385 Ocean Boulevard, LLC

502 Jersey Avenue LLC

5058 Midland LLC

9 Main Street LLC

Absolute Property Management

Adler Residential

Affiliated Management, Inc.

Afton Properties

AHS Investment Corporation

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Please ensure you are selecting the correct company name for the nominee, as that is what will be printed on finalist and winner materials. NJAA will not be held responsible for mistakes on nominations. If you have questions, please email membership@njaa.com

Nominee Property Name

Please type the property name for the nominee in this field. If your nominee is not at a specific property, please type the parent company in this field again.

As mentioned above, please ensure you are entering the correct company/property name for the nominee, as that is what will be printed on finalist and winner materials. NJAA will not be held responsible for mistakes on nominations. If you have questions, please email membership@njaa.com

Nominee Property Address 1

Nominee Property Address 2 (optional)

Nominee Property City

Nominee Property State

Nominee Property Zip Code

County

Atlantic

Bergen

Burlington

Camden

Cape May

Cumberland

Essex

Gloucester

Hudson

Hunterdon

...

Property Website Address

What is the class of the property?

- ☐ Class A
- ☐ Class B
- ☐ Class C
- ☐ Affordable

Class A

- Built 2015 – present
- High end finishes / modern amenities
- Prime location with strong demand and higher rents (leader in the market)
- Minimal maintenance and capital expense required to maintain

Class B:

- Built 1990 – 2014
- Good quality but fewer luxury finishes
- Good quality unit renovations and amenity rehabilitations
- Located in desirable but not premium locations, often attracting middle income residents

Class C:

- Built prior to 1990
- Unrenovated apartments
- Minimal amenities
- Higher maintenance and capital expense investment needed
- Lower income residents

Affordable:

- Provides housing for individuals who qualify for various housing assistance programs such as Section 8, rental assistance programs, etc.
- Vary in age and finishes
- Designed to be accessible to low and moderate-income households

When was the property built?

- ☐ Before 1980
- ☐ Built 1981-1999
- ☐ Built 2000-2009
- ☐ Built After 2010

What type of property is this?

- ☐ Low Rise / Garden (1-3 Stories)
- ☐ Mid Rise (4-6 Stories)
- ☐ High Rise (7+ Stories)

How many units does the property have?

- ☐ Less than 100 Units
- ☐ 101 - 400 Units
- ☐ 401+ Units

Google Review Score

Document what sets you apart from other properties such as resident events, team member engagement and/or additional services provided to the residents

Please describe a philanthropic activity you participated in during the year

Please detail any industry involvement the property team members participated in during the year

Upload the following documents to complete your nomination:

Promotional Video Submission (mandatory)

Please allow time for your video to fully upload before proceeding.

Important: Do not close or navigate away from this page while your file is uploading.



A promotional video pertaining to the nomination. This is your opportunity to stand out in the crowd and show what makes you a winner.

Video Submission Tips:

Provide promotional video which should include the following:

1. Signage - is office/leasing center easily identifiable, is signage in good condition, is landscaping around the sign pleasing, etc.
2. Landscaping
3. Exterior building condition
4. Amenities (ex: pool, dog park, playground, picnic areas, etc)
5. Cleanliness of the property - no trash, clean around dumpsters, no cars abandoned, etc.
6. Condition of the parking lots - striping clear, curbs painted, handicap signage in good condition, potholes repaired, etc.
7. Condition of interior hallways
8. Condition of all amenities
9. Marketing path presentation
10. Condition of vacant unit
11. Condition of leasing office
12. Condition of maintenance shop

Bonus: The most creative or impressive videos may receive special recognition!

Three (3) Positive Review Write-ups (mandatory)



- All nominees must be NJAA members in good standing.
- Nominations must be submitted exclusively through the NJAA Awards Portal. Submissions in any other format will not be accepted.
- All nominations must be completed and submitted by the deadline. Late entries will not be considered.
- Payment must be received within the designated period. Unpaid nominations will not be reviewed.
- Virtual interviews or site visits may be requested during the months of July and August. Please respond promptly to your assigned judge to coordinate scheduling.
- For property nominations, accurate and honest property ratings are required. This information is used internally only—property class designations will not be made public.
- Improperly rated properties may be disqualified from consideration.

☐ **Terms & Conditions
Acknowledgement:**

By submitting this nomination, I acknowledge that I have read and agree to abide by the Terms and Conditions.

☐ **Nomination
Acknowledgement:**

The information I have provided is complete and I am submitting this nomination for review.