

CAMPUS TOWN

THIS IS A SAMPLE OF OUR CURRENT PROCESS, WHICH IS ALWAYS SUBJECT TO CHANGE.

Financial Aid is ANY aid you are receiving from the college which includes loans, scholarships, and grants.

FALL 2026 ONLY - Below are details about the Financial Aid Deferment Process. Please read this document slowly and carefully. **TCNJ does not share information with Campus Town and they DO NOT transfer money to us.**

Step 1:

TCNJ will post your Fall 2026 invoice on **Tuesday, July 28th.**

Step 2:

You will need to submit the Financial Aid Request (on the Campus Town Portal) with the TCNJ Invoice before **4PM on Friday, July 31.**

Step 3:

We will reach out to you if you have been **APPROVED** for Rent Deferment or if you have been **DENIED**. If you have been denied, you must make a payment, by established due dates.

Step 4:

Here is how you submit a Financial Aid Deferment Request:

- Use your Campus Town log in credentials via this link:
<https://campustown.starrezhousing.com/StarRezPortalX>
- Once logged in, you can click on "Request" in the blue navigation bar
- Your request will be then reviewed and you will receive an email with a decision
- If someone else is doing this request on your behalf, please make sure you provide them with your Campus Town log-in credentials
- **Please note, that a request does not guarantee that you will be deferred**

Here is an Example of what we are looking for:

If there is a negative balance, that means you are receiving a refund. Please note, that we are looking to see if your refund is covering 100% of the semester rent or a significant amount of the rent (50% or more).



Office of Student Accounts
Green Hall 119
609-771-2172

Green checkmark is for illustration purposes.

Invoice:	FALL20220000958737TCNJ	Due Date:	2022-08-15
Invoice Date:	2022-07-27	Total Amount Due(USD):	N/A
Invoice For: [REDACTED] PAWS ID: [REDACTED] Career: Undergrad School: [REDACTED]			

Invoice Items		Amount (USD)
Item Description		
Engineering Major Fee		150.00
Fall UG Card Service Fee		10.00
Fall UG Gen Serv Fee/Capital		1,617.29
Fall UG Health Insurance Fee		2,450.00
Fall UG Student Activity Fee		159.78
Fall UG Student Center Fee		141.80
Fall UG Tuition In State		7,070.08
Fraternity & Sorority Inv. Fee		47.00
Current Invoice Amount:		11,645.95
Prior Invoice ID: SUM 20220000852714TCNJ		
Prior Invoice Amount:		.00
Anticipated Aid Amount:		-18,873.50
Total Amount Due:		-7,227.55

Anticipated Aid				
Item	Term	Aid Year	Career	Amount (USD)
[REDACTED]	2022 Fall	2023	Undergrad	1,722.50
[REDACTED]	2022 Fall	2023	Undergrad	2,721.00
[REDACTED]	2022 Fall	2023	Undergrad	990.00
[REDACTED]	2022 Fall	2023	Undergrad	1,904.00
[REDACTED]	2022 Fall	2023	Undergrad	1,000.00
[REDACTED]	2022 Fall	2023	Undergrad	1,500.00
[REDACTED]	2022 Fall	2023	Undergrad	9,036.00
Total Term Anticipated Aid:				18,873.50

Term Summary		
Item	Term	Amount(USD)
Charge	2022 Fall	11,645.95
Total Term Summary:		11,645.95

This N/A shows you do not owe TCNJ anything for the semester.

If your invoice does not look like this, DO NOT send it, UNLESS you have the proper documentation that shows you have been approved for a loan.

This is the refund amount you will be receiving. Before you submit this document to Campus Town, double check to see if covers more than 50% of rent. If the refund is only covering 50% of rent, you will need to pay the remaining balance on or before **8/1/2026**. For August, late fees start on **8/4/2026**.

This is the anticipated aid you will be receiving.

Here are a few examples of what we are NOT looking for:



Invoice: [REDACTED]

Due Date: 2022-08-15

Invoice Date: 2022-07-27

Total Amount Due(USD): 7,772.95

Invoice For: [REDACTED]

PAWS ID: [REDACTED]

Career: [REDACTED]

School: [REDACTED]

Invoice Items

Item Description	Amount (USD)
Fall UG Card Service Fee	10.00
Fall UG Gen Serv Fee/Capital	1,617.29
Fall UG Health Insurance Fee	2,400.00
Fall UG Student Activity Fee	150.78
Fall UG Student Center Fee	141.80
Fall UG Tuition In State	7,070.08
Physics Lab Fee	35.00
	Current Invoice Amount: 11,483.95
Prior Invoice ID: [REDACTED]	Prior Invoice Amount: .00
	Anticipated Aid Amount: -3,711.00
	Total Amount Due: 7,772.95

Anticipated Aid

Item	Term	Aid Year	Career	Amount (USD)
Federal Direct Sub Loan	2022 Fall	2023	Undergrad	2,721.00
Federal Direct Unsub Loan	2022 Fall	2023	Undergrad	990.00
		Total Term Anticipated Aid:		3,711.00

Term Summary

Item	Term	Amount(USD)
Charge	2022 Fall	11,483.95
	Total Term Summary:	11,483.95

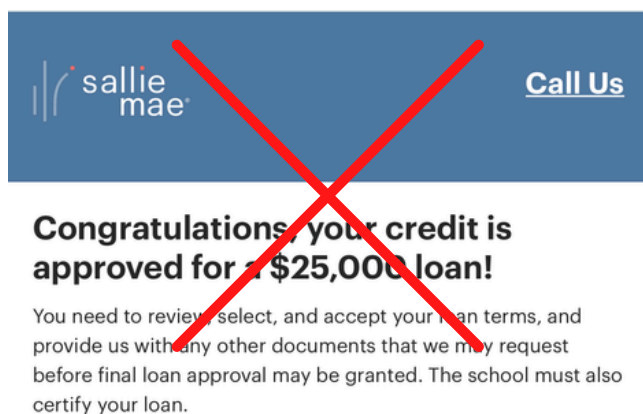
This is the amount that you still owe the college

This is your tuition and fees that the college is billing you for.

The anticipated aid you are receiving does not cover the college expenses and would not be able to cover rent at Campus Town.

If there is a positive balance or just the number 0, this means you are not receiving any aid to apply to rent. We would NOT be able to defer. See above example. defined open date period to submit your request.

We are **NOT** able to accept Loan Applications or screen shots of "Congratulations You've been Accepted".



Below is how you access your TCNJ Invoice to submit

- Log onto your TCNJ Paws account for semester invoice.
- Go to Main Menu-Student Self Service
- Then select Campus Finance and View Bill
- We need a PDF version of your TCNJ Invoice
- **YOU MUST** submit your TCNJ invoice that reflects your financial aid/scholarship.

Worksheet for Financial Aid Deferment Request

This document is to assist you with estimating the amount of aid you will need to receive to cover your costs for Campus Town. Campus Town does not know what the possible costs for TCNJ are.

This sheet is for your use only, DO NOT submit this to Campus Town.

TCNJ Semester Costs

- Tuition _____
- Health Insurance _____
 - Do you need the insurance through TCNJ or are you submitting a waiver to remove the cost? Typically on the Fall semester invoice.
- Fees _____

Your Total TCNJ Semester Costs: _____

Tips to Estimate Costs:

- You can look at old TCNJ bills to see the approximate costs from last year.
- We recommend reaching out to the Student Accounts and/or Financial Aid office to get approximate costs so you can apply for any additional loans as soon as possible.
- Some people may estimate the annual increase of TCNJ costs to submit their loan applications well in advance to ensure they receive enough aid to cover their costs for TCNJ & Campus Town.
- If you delay requesting loan amounts and it is not reflected on your first Fall Invoice, this will impact your ability to be approved for rent deferment.

Anticipated Aid (Loans, grants, scholarships, etc.)

- Loans _____
- Grants _____
- Scholarships _____
- Other _____

Your Total Anticipated Aid: _____

Things to Consider:

- Are there any limitations for the various aid you are receiving that may restrict you from using it towards Campus Town rent?
 - If you are unsure, you will want to reach out to the organization that is giving you the aid.

Calculate your potential refund from TCNJ:

\$ Total TCNJ Semester Costs - **\$ Total Anticipated Aid** = **\$ Potential Refund** you may receive during the semester

Is this **potential refund** equal to or greater than your Campus Town semester cost?

Campus Town Semester Cost for 2026/2027:

- 4-bed: \$7,496.00
- 2-bed: \$8,736.00
- 1-bed: \$9,752.00

Three Possible Decisions

Approved for Full Deferment- If your invoice shows you are getting a refund equal to or greater than your Campus Town Semester rent, you may be approved for a full rent deferment. You would then need to pay your full semester rent balance on or before November 1.

Approved for Partial Deferment- If your invoice shows you are getting a refund that will only cover a portion of your Campus Town Semester rent, then you may be approved for a partial rent deferment.

If you are partially deferred:

1. You would pay the difference between your Campus Town Semester rent and your refund amount by the 1st rent payment deadline (Fall - Aug 1 or Spring- Jan 1).
2. The remaining rent blance would then be due by November 1.
3. Example below.
 - Refund amount shown on Invoice: **-\$6,855.00**
 - Semester Rent for 4-Bedroom in Campus Town: **\$7,496.00**
 - Amount to be paid by 1st rent payment deadline: **\$7,496 - \$6,855 = \$641.00**
 - **Remaining Balance due on or before Novmeber 1: \$6,855.00**

Denied- If your invoice shows your refund would cover less than 50% of your Campus Town semester rent, then you would not be eligible for any type of deferment. You would then need to pay the monthly installments for your apartment type out of pocket.

Financial Aid Policy

ONLY submit this request if you are asking for Campus Town to defer your semester rent payment, since you are waiting for your Financial Aid Refund check to cover your rent.

Each semester a resident must submit a new request for Financial Aid Deferment with Campus Town.

Your Financial Aid arrangements are between you and TCNJ. The college does NOT communicate with the Campus Town Leasing Office.

This is a request for Campus Town to review your TCNJ Financial Aid document(s) to see if they cover 100% of your rent or a significant amount of your rent to defer the payment. We will review your request, your supporting document(s)/TCNJ Semester Invoice, and then we will email you with a decision.

PLEASE BE AWARE- your rent payment is deferred until our established due dates (November 1 for Fall and March 15 for Spring). Regardless if you have received your refund check, you must pay RENT in full by the established due dates to avoid LATE FEES and legal action.

Resident is responsible for depositing their Financial Aid/Scholarship refund in their personal bank account and then making a payment directly to Campus Town on any remaining balance within 10 business days of the refund disbursement date or by the established due dates (November 1st for Fall or March 15th for Spring), whichever comes first. **TCNJ DOES NOT SEND ANY MONEY to the Campus Town Leasing Office.**

For your reference below, here are the semester rates per person.

Apt/Room Type	Semester(2)	Monthly(8)	Academic Year Total
4 Bedroom	\$7,496.00	\$1,874.00	\$14,992.00
2 Bedroom	\$8,736.00	\$2,184.00	\$17,472.00
1 Bedroom	\$9,752.00	\$2,438.00	\$19,504.00