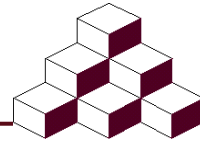


Piazza & Associates, Inc.



216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540-5758

On behalf of the Township of Fairfield, I want to thank you for your interest in our affordable program. Sponsored in cooperation with the owners and operators of Woodcrest at Fairfield, 26 one-, two- and three- bedroom apartments have been set aside with reduced rents for low and moderate income-qualified households.

If you are interested in applying for an affordable rental apartment at Woodcrest at Fairfield, please complete the attached Preliminary Application as soon as possible and mail it directly to us, at:

Piazza & Associates, Inc.
216 Rockingham Row
Princeton, NJ 08540.

Within two weeks, you will receive a letter of determination with regard to your preliminary eligibility for the program. Preliminary Applications are processed on a "first come, first served" basis.

Once an apartment (of the size and type for which you were prequalified) becomes available, you will be notified. At that time, we will send you the final Application for Affordable Housing, which will require you to document your income and other information submitted. Minimum and maximum income, credit standards and other requirements will apply.

Availability is limited! So don't delay! **Return your application today!**

Sincerely,

Frank Piazza

				Maximum income by Household Size					
Number of Bedrooms	Income Category	Monthly Rent*	Minimum Income+	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
One	Low	\$741	\$28,594	\$31,295	\$35,766				
One	Moderate	\$1,017	\$38,057	\$50,072	\$57,225				
Two	Low	\$889	\$34,457		\$35,766	\$40,237	\$44,707		
Two	Moderate	\$1,220	\$45,806		\$57,225	\$64,378	\$71,532		
Three	Low	\$1,023	\$39,874			\$40,237	\$44,707	\$48,284	\$51,860
Three	Moderate	\$1,351	\$51,120			\$64,378	\$71,532	\$77,254	\$82,977

* Does not include utilities.

+ Minimum Income standards generally do not apply to applicants with Section 8 Rental Assistance. Rental Rate and Income Limits are subject to error and change without notice.





Preliminary Application for Affordable Housing



Affordable Housing Application Information: 609-786-1100
Leasing Office at Woodcrest: 973-364-9690

This is a Preliminary Application only. Do not send supporting documentation at this time. You will be notified as to the status of your preliminary eligibility based on the information that you provide in this application. When an affordable apartment becomes available, eligible candidates will be contacted. At that time, we will provide you with a list of documentation that you will need to support and verify the information submitted in this application. We can not and do not guarantee housing based on the approval of this Preliminary Application. Woodcrest at Fairfield is a development of Fairfield Woodcrest, LLC, Short Hills, New Jersey. Affordable housing certification and monitoring services are provided by Piazza & Associates, Inc., on behalf of the Township of Fairfield, New Jersey. This is an Equal Housing Opportunity. This program is subject to municipal and state affordable housing regulations, but no guarantee can be made that these homes are affordable to all applicants. This program is subject to availability.

Rental rates, terms and conditions are subject to change without notice.

Affordable Housing Policies and Requirements



For All Applicants _____

- ◆ This is an equal housing opportunity. It is unlawful to discriminate against any person making application to rent a home with regard to race, color, religion, national origin, sex, handicapped or familial status.
- ◆ Although Woodcrest is primarily an active adult community (at least one person is 55 or over), 10 of the 26 affordable apartments are open to qualified households of any age. These non-age-restricted apartments are a combination of one-, two- and three- bedroom floor plans, whereas the remaining 16 age-restricted apartments are all one-bedroom plans.
- ◆ This affordable housing must be the intended primary residence of the applicant.
- ◆ All household members who intend to reside at the affordable homes must be listed in the Preliminary Application. If changes in household composition occur during the application process, or if there is a change of address, the applicant is required to notify Piazza & Associates, Inc. in writing, immediately.
- ◆ Applications must be truthful, complete and accurate. Any false statement makes the application null and void, and subjects the applicant to penalties imposed by law.
- ◆ Annual Income includes, but is not limited to, salary or wages, alimony, child support, social security benefits, unemployment benefits, pensions, business income, and actual or imputed earnings from assets (which include bank accounts, certificates of deposit, stocks, bonds, or other securities), and real estate.
- ◆ Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process.
- ◆ Please understand that the rental rates for this affordable housing are established and governed by State and / or municipal regulations. Although consideration is made for low- and moderate- categories of household incomes, rental rates do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any home will be affordable to YOU or YOUR household.
- ◆ The owners and managers of affordable apartments will set forth additional requirements, including, but not limited to an application fee, a lease agreement, security deposit and minimum credit standards.
- ◆ If you need assistance completing this application, please contact us at 609-786-1100. For information about the Alexan Riverdale property, contact the leasing office at 973-364-9690.

DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.

Please mail your application to the address, below, or fax it to us at 609-786-1105.

Please detach the application form and mail to:

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing



A. Head of Household Information

Last Name: _____	Soc. Sec. No: _____ - _____ - _____
First Name: _____	Home Phone: () _____
Home Address: _____	Work Phone: () _____
P.O. Box or Apt. No.: _____	County: _____
City: _____	State: _____ ZIP: _____

B. Household Composition and Income (List everyone & all sources of income, including, but not limited to Salary, Dividends, Social Security, Child Support, Alimony & Pensions. DO NOT include income from assets listed in Sec C.)

Full Name (First, Middle & Last) <small>List everyone who will occupy the affordable home.</small>	Relation To	Date of Birth	Sex	Gross Annual Income
#1	Head of Household			\$
#2				\$
#3				\$
#4				\$
#5				\$
#6				\$

Total number of members in this household: _____ Is anyone 55 or older? _____

Do you currently receive Section 8 Rental Assistance?: _____

Do you PAY child support or alimony to anyone outside of your household? _____

If yes, how much child support and/or alimony do you pay per month? \$ _____

C. Assets (Bank Accounts, Cert. of Deposit, Mutual Funds, Real Estate, Etc. If you own the home in which you live, clearly indicate BOTH the market value & your equity in the home Your equity equals the market value less any outstanding mortgage Principal.)

Type of Asset	Current Market Value of Asset	Estimated Annual Income	Interest Rate
			%
			%
			%
			%

. Important Information (Must be signed by everyone 18 years of age and over.)

I(We) hereby authorize Woodcrest at Fairfield and/or Piazza & Associates, Inc., their agents and/or employees to obtain information regarding the status of my(our) credit, and to check the accuracy of any and all statements and representations made in this application. I(We) certify that all information in this application is accurate, complete and true. I(We) understand that if any statements made are willingly false, the application is null and void, and I(we) may be subject to penalties imposed by law. THIS APPLICATION IS VOID IF NOT SIGNED.

Signed: _____ Date: _____

Signed: _____ Date: _____

D. Current Situation

Do you currently own your home?

- Yes
 No

Do you have a mortgage?

- No
 Yes: Please list the Equity in your home in Sect. "C"

E. Preferences

Check all that apply.

No. of Bedrooms (limited by household size):

- One?
 Two?
 Three?

Do you require a handicap accessible apartment?

- Yes
 No

Please use back of application for additional information.

Additional Information



Please use this page to provide us with any additional information about your application.

