

Fairfield Township

Preliminary Application

for

Affordable Housing

Affordable Housing Application Information: 609-786-1100

To Develop an Accessory Apartment call the Township: 973-882-2700

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.

Affordable sales units which may become available for resale are located in Tuscany Village, Stonybrook Brownstones, and One61 at Fairfield. The Accessory Apartments are privately owned and operated by individual Landlords, who are solely responsible for the rental offering and lease agreement; as well as the condition and maintenance of the apartment. 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. Sales prices, rental rates, terms and conditions are subject to change without notice.

Affordable Housing Policies and Requirements

Fairfield Township

For All Applicants

This is an equal housing opportunity. Federal law prohibits discrimination against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status. State law prohibits discrimination on the basis of race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, familial status, sex, gender identity or expression, affectional or sexual orientation, disability, source of lawful income or source of lawful rent payment.

- ✓ This affordable housing must be the intended primary residence of the applicant.
- ✓ All household members, including the applicant's spouse, must be listed in the Preliminary Application. If changes in income or 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.
- ✓ If you own a home in which you are currently residing and which you intend to sell prior to living in an affordable home, compute your income from this asset by taking the market value of your home, subtracting the mortgage principal, and multiplying the balance by the current "Passbook Savings Rate" published by HUD. Income from other real estate holdings is determined by the actual income you receive from the asset (less expenses, but not less your mortgage principal payment). If you have no outstanding mortgage debt, the value of your home will be subject to a maximum appraised value limit, which, when exceeded, may disqualify you from this affordable housing program.
- ✓ Specific documentation to verify income and assets, as well as a letter of prequalification for mortgage financing from a licensed lending institution be required at a later date.
- ✓ Please understand that the pricing and rental rates for this affordable housing are established and governed by Federal, State and / or municipal regulations. Although consideration is made for low- and moderate- categories of household incomes, sales prices 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.
- ✓ We do not provide financing to purchase affordable homes. Financing for an affordable home is subject to terms and conditions set forth by the State of New Jersey. Monthly payments, including principal, interest, property taxes, insurance and condominium fees, may not exceed 33% of your income without the applicant receiving home- buyer counseling by an agency approved by HUD or the N. J. Department of Banking and Insurance, which details the advisability of such a mortgage loan. For a list of approved counseling agencies, contact HUD, the N. J. Department of Banking and Insurance or our website: HousingQuest.com.

If you need assistance completing this application, please contact us at 609-786-1100. DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION. Please fax this application to 609-786-1105 or mail to:

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing

Fairfield Township

Essex County, New Jersey



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 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 Section C.)

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

The total number of members in this household is: _____

Do you require a handicap-accessible apartment?: _____

Do you currently receive Section 8 Rental Assistance?: _____

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 | Annual Interest |
|---------------|-------------------------------|-------------------------|-----------------|
| | | | % |
| | | | % |
| | | | % |

D. Current Situation

Do you currently:

- Rent?
- Own?
- Other _____

If you own, what is the value of your home?

\$ _____

What is the principal Balance of your Mortgage?

\$ _____

E. Preferences

Check all that apply.

- Sales
- Rentals
- No. of Bedrooms (limited by number in household):
- One?
- Two?
- Three?

F. Important Information (Must be signed by everyone 18 and older.)

I(We) hereby authorize the Seller, Landlord 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.

Signed: _____ Date: _____

Signed: _____ Date: _____