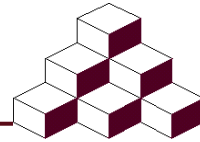


Piazza & Associates, Inc.



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

Dear Applicants,

On behalf of the Borough of Kinnelon, I want to thank you for your interest in our affordable program. Sponsored in cooperation with the owners and operators of Kinnelon Ridge, 38 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 Kinnelon Ridge, 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 a few 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!**

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	\$786	\$30,548	\$31,715	\$36,246				
One	Moderate	\$1,076	\$40,490	\$50,744	\$57,993				
Two	Low	\$965	\$40,490		\$36,246	\$40,777	\$45,307		
Two	Moderate	\$1,300	\$49,028		\$57,993	\$65,242	\$72,492		
Three	Low	\$1,117	\$43,870			\$40,777	\$45,307	\$48,932	\$52,556

* 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.



KINNELON RIDGE

Kinnelon, New Jersey

Preliminary Application for Affordable Housing



Affordable Housing Application Information: 609-786-1100

Leasing Office at Kinnelon Ridge: 973-492-5901

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. Kinnelon Ridge is a development of Kinnelon Ridge Developers, LLC, Short Hills, New Jersey. Affordable housing certification and monitoring services are provided by Piazza & Associates, Inc., on behalf of the Borough of Kinnelon, 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

KINNELON RIDGE

Kinnelon, New Jersey

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.
- ◆ This affordable housing must be the intended primary residence of the applicant.
- ◆ All household members who intend to reside at the affordable homes at Kinnelon Ridge must be listed in the Preliminary Application. If changes in household composition occur during the application process or after occupancy, the applicant or resident is required to notify Piazza & Associates, Inc. and Kinnelon Ridge management office 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.
- ◆ Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process.
- ◆ Management at Kinnelon Ridge will set forth additional requirements, including, but not limited to credit worthiness, income, rental history, identification, occupancy guidelines, a lease agreement and security deposit.
- ◆ Neither Kinnelon Ridge, nor Piazza & Associates, Inc. can guarantee that any low- or moderate- income apartment will be affordable to any specific applicant.
- ◆ Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations set forth by the State of New Jersey.

DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.

Please detach the application form and mail to:

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing

Kinnelon Ridge

Kinnelon, 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) <small>List everyone who will occupy the apartment.</small>	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
			%
			%
			%

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

I(We) hereby authorize Kinnelon Ridge 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:

Rent?

Own?

Other _____

Is it a:

Private Home?

Room in Home?

Apartment?

Condominium?

Other? _____

E. Preferences

No. of Bedrooms (limited by number in household):

- One?
- Two?
- Three?

Do you prefer:

1st Floor?

2nd Floor?

Will accept either 1st or 2nd.