THE COURTYARDS

Edgewater Park, New Jersey

Preliminary Application

for

Affordable Housing

Affordable Housing Application Information: 609-786-1100

Leasing Office at The Courtyards: 609-835-2540

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. The Courtyards is a development of Edgewater Park Realty Associates and is managed by First Montgomery Management, Marlton, New Jersey. Affordable housing certification and monitoring services are provided by Piazza & Associates, Inc., on behalf of the Township of Edgewater Park, 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. Prices, terms and conditions are subject to change without notice.

Affordable Housing Policies and Requirements

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Edgewater Park, New Jersey

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 race, color, national origin, religion, sex, familial status, and disability. State law prohibits discrimination on the basis of race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, sex, gender identity or expression, disability, affectional or sexual orientation, family status or source of lawful income or source of lawful rent payment. Piazza & Associates, Inc. complies with all provisions of the New Jersey Law Against Discrimination ("LAD") N.J.S.A. 10:5-1 to -49 as applicable to any real property or for any program related to real property Piazza & Associates, Inc. administers in New Jersey. Any person who believes a violation of the LAD has occurred may contact the New Jersey Division on Civil Rights at 866-405-3050 or 973-648-2700 or online at www.NJCivilRights.gov.

- 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. After the submission of a Final Application, any change to the applicant's sources of income or household size may void the application and require the applicant to reapply to the program.
- 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 current principal of your mortgage, and multiply the balance by 2%. Income from other real estate holdings is determined by the actual income you receive from the asset (less expenses, but not less your mortgage payment).
- If you own your current home and 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 form this affordable housing program.
- Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process.
- Rental rates for this affordable housing are established and governed by State and municipal regulations. Further, rental rates do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any apartment for rent will be affordable to YOU or YOUR household, either at the start or upon lease renewal.
- 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.
- Once leased, rents will NOT be adjusted to accommodate fluctuations in household income.
- If you need assistance completing this application, please contact us at 609-786-1100. Please fax your Preliminary Application to 609-786-1105, or mail it to: Piazza & Associates, 201 Rockingham Row, Princeton, NJ 08540.

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A. Head of Household Information

1. Last Name: _____ Soc. Sec. No: _____--_____--_____
2. First Name: _____ Home Phone: ( ) _____--_____
3. Home Address: _____ Work Phone: ( ) _____--_____
4. P.O. Box or Apt. No.: _____ County: _____
5. 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				$

The total number of members in this household is: _____
Do you require a handicap-accessible apartment?: _____
Do you currently receive Section 8 Rental Assistance?: _____
Do you PAY child support or alimmony to anyone outside of the household? _____
If so, how much do you pay each year? $_____

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	
				%
				%
				%

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?

Do you prefer:
- ❑ 1st Floor?
- ❑ 2nd Floor?
- ❑ Will accept either 1st or 2nd.

F. Important Information (Must be signed by everyone over the age of 18.)

I(We) hereby authorize The Courtyards 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: _____

Please use back of application for additional information.

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Additional Information

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