

Spring Mill Manor

at Springfield

Preliminary Application for Affordable Housing

Affordable Housing Application Information: 609-786-1100

Leasing Office at Spring Mill Manor: 973-258-9455

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. Spring Mill Manor is a development of Spring Mill Manor, L.L.C., Short Hills, New Jersey. Affordable housing certification and monitoring services are provided by Piazza & Associates, Inc., on behalf of the Township of Springfield, 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

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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.
- ◆ Spring Mill Manor is an active adult community (at least one person is 55 or over). Eight of the forty apartments will be part of the affordable housing program. Of these eight, six are one-bedroom apartments and two are two-bedroom apartments. Four of the eight apartments are rented to low-income households and four to moderate-income households.
- ◆ This affordable housing must be the intended primary residence of the applicant.
- ◆ All household members who intend to reside at the affordable homes at Spring Mill Manor must be listed in the Preliminary Application. If changes in household composition occur during the application process, the applicant is required to notify Piazza & Associates, Inc. and the Spring Mill Manor management office in writing, immediately.
- ◆ 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.
- ◆ 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 of Spring Mill Manor 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 Spring Mill Manor, L.L.C., 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.

201 Rockingham Row - Princeton, NJ 08540



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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				\$

D. Current Situation

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 currently:

- Rent?
- Own?
- Other _____

Is it a:

- Private Home?
- Room in Home?
- Apartment?
- Condominium?
- Other? _____

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
			%
			%
			%
			%

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 Spring Mill Manor, L.L.C. 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

Does anyone in the applicant household pay child support and/or alimony to anyone outside of this household? _____

If so, how much is paid annually? \$ _____

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

