

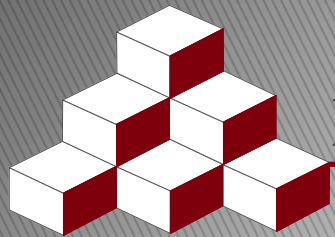
Welcome!

Affordable Housing Random Selection

Townes at West Windsor

In the Township of West Windsor, Mercer County, NJ

Your mics & cameras have been muted.
We will begin at 11:00 a.m. EST.



Piazza & Associates

August 22, 2024

Piazza & Associates, Inc.

- ❖ Dedicated to helping households find affordable housing in New Jersey since 1994
- ❖ We are not the owner, developer or salespersons
- ❖ Administrative Agents for Affordable Housing
- ❖ Agents for the municipality
 - ❖ Affirmative Marketing & Application Services
 - ❖ Wait List Administration
 - ❖ Process Final Application & Certify Eligible Applicants

— TOWNES AT — WEST WINDSOR



- ▶ 60 One-, Two- and Three- Bedroom Affordable Homes for Sale

Townes at West Windsor

▶ *Sales Prices

One Bedroom	Income Level	Sales Prices
6	Low Income	\$92,520 \$97,803
6	Moderate Income	\$123,916 \$131,750 \$138,584

Townes at West Windsor

▶ *Sales Prices

Two Bedroom	Income Level	Sales Prices
18	Low Income	\$117,126 \$123,394
18	Moderate Income	\$154,720 \$164,130 \$173,531

Townes at West Windsor

▶ *Sales Prices

Three Bedroom	Income Level	Sales Prices
6	Low Income	\$140,036 \$147,278
6	Moderate Income	\$183,488 \$194,351 \$205,215

Townes at West Windsor

▶ Maximum Incomes – Region 4

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Low Inc	\$45,519	\$52,022	\$58,524	\$65,027	\$70,229	\$75,431
Moderate	\$72,830	\$83,234	\$93,639	\$104,043	\$112,367	\$120,690

April, 2024

Townes at West Windsor

- ▶ For those who receive a Final Application...
- ▶ 7 Days to call the sales office to schedule a visit
- ▶ 14 Days to submit a Final Application for Affordable Housing to Piazza & Obtain a Mortgage pre-approval letter from a qualified financial org.
- ▶ Applicants must meet deadlines to keep priority
- ▶ Final Applicants are subject to:
 - Terms of their Purchase Agreement with the Seller
 - Mortgage Requirements of their Lender
 - Affordable Housing Criteria per Piazza

Townes at West Windsor

- ▶ Being number 1 does not guarantee a home
- ▶ Being number 500 does not exclude you
- ▶ The household applying **MUST** be the same as the household residing
- ▶ Affordable home **MUST** be the principal residence
- ▶ Buyer must abide by restrictions
- ▶ Resale process and the maximum re-sales prices are governed by law

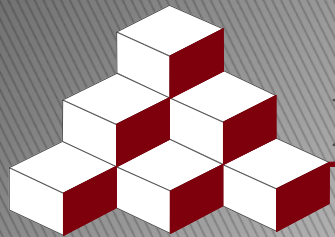
— TOWNES AT — WEST WINDSOR



<https://www.piazzanj.com/property/townes-at-west-windsor/>

Thank you!

www.HousingQuest.com
Email us: Info@HousingQuest.com



Piazza & Associates