

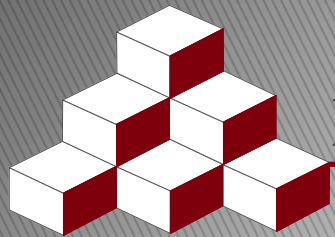
Welcome!

Affordable Housing Random Selection

Bear Brook Homes

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

March 4, 2025

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

Bear Brook Homes



Two Affordable Homes for Sale

Bear Brook Homes

▶ Sales Price

Two Bedrooms	Income Level	Sales Prices
1	Low Income	\$120,000

Bear Brook Homes

▶ Sales Price

Three Bedrooms	Income Level	Sales Prices
1	Moderate Income	\$187,285

Bear Brook Homes

▶ Maximum Incomes – Region 4

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$27,311	\$31,213	\$35,115	\$39,016	\$42,137	\$45,259
Low	\$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

Bear Brook Homes

- ▶ 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

Bear Brook Homes

- ▶ Being number 1 does not guarantee a home
- ▶ Being number 20 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

Bear Brook Homes

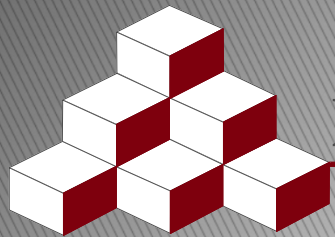


<https://www.piazzanj.com/property/bear-brook-homes/>

Thank you!

www.HousingQuest.com

Email us: Info@HousingQuest.com



Piazza & Associates