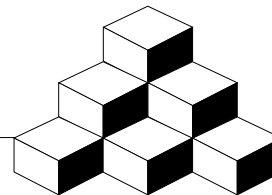


Piazza & Associates

Affordable Housing Services

216 Rockingham Row - Princeton Forrestal Village - Princeton, NJ 08540
 Phone: (609) 786-1100 - Fax: (609) 786-1105 - E-mail: Courtyards@HousingQuest.com



Dear Applicant,

On behalf of the Township of Edgewater Park, I want to thank you for your interest in our affordable program. Sponsored in cooperation with the owners and operators of The Courtyards, 39 one- and two- 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 The Courtyards, please complete the Preliminary Application (also enclosed) as soon as possible and mail it directly to us, at:

Piazza & Associates, Inc.
 216 Rockingham Row
 Princeton Forrestal Village
 Princeton, NJ 08540.

Within two weeks, you will receive a letter of determination regarding your preliminary eligibility for the program. Applications will be placed in the order that they are received.

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, and there is typically a waiting list for most types of affordable apartments.

Sincerely,

Frank Piazza

Number of Bedrooms	Income Category	Monthly * Rent	Minimum ** Income	MAXIMUM INCOME BY HOUSEHOLD SIZE			
				1 Person	2 Persons	3 Persons	4 Persons
One	Low	\$510	\$20,640	\$28,525	\$32,600		
One	Moderate	\$851	\$32,331	\$45,640	\$52,160		
Two	Low	\$611	\$24,926		\$32,600	\$36,675	\$40,750
Two	Moderate	\$1,056	\$40,183		\$52,160	\$58,680	\$65,200

* Does not include utilities. ** Minimum Income standards generally do not apply to applicants with Section 8 Rental Assistance.

ALL RENTS AND RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



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

THE COURTYARDS

Edgewater Park, New Jersey

For All Applicants

- ◆ It is unlawful to discriminate against any person making application to buy or rent a home with regard to age, race, 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 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 from 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. Rental rate increases may occur annually, but are subject to limitations.
- ◆ 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, 216 Rockingham Row, Princeton, NJ 08540.



Preliminary Application for Affordable Housing



THE COURTYARDS

Edgewater Park, New Jersey

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) <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				\$

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 alimony 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.

THE COURTYARDS

Edgewater Park, New Jersey

Additional Information

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

