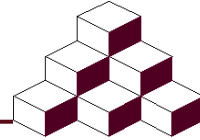


# Piazza & Associates, Inc.



216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540-5758

Dear Applicant,

On behalf of Monroe Township, I want to thank you for your interest in their affordable housing program. Piazza & Associates, Inc. has been engaged to assist you in the affordable housing application process for these homes.

**1) TALL OAKS SALES** consists of 102 sale units in Tall Oaks, a condominium community that includes one-, two- and three- bedroom affordable homes. All of the sales units are built, sold and occupied. From time to time, they come available for resale.

**2) TALL OAKS RENTAL** homes are located in the same Tall Oaks development and consist of 25 rental condominiums, there. All of the rental units are currently occupied.

**3) VILLAGE AT STRATFORD** consists of 102 one- and two- bedroom, age-restricted rental apartments at the Village at Stratford. The leasing office telephone number is 609-655-0384.

**4) STRATFORD MEADOWS** consists of 38 two- and three- bedroom homes for sale at Stratford Meadows. The community is NOT age restricted. All of the sales units are built, sold and occupied. From time to time, they come available for resale.

**5) COURTS AT MONROE** is a condominium community located in Monroe Chase. There are 26 sale units located in Courts at Monroe that include one-, two- and three- bedroom affordable homes. All of the sales units are built, sold and occupied. From time to time, they come available for resale.

Additional offerings are in the planning phase and will be announced as soon as they become available.

Minimum incomes for sales units will be determined by the ability of the purchaser to obtain mortgage financing if necessary. Neither the Township of Monroe nor Piazza & Associates provide financing. The minimum incomes for rental units are set forth below. The maximum sale price and rental rates are governed by this affordable housing program. All other terms and conditions of the purchase and lease are those set forth by the sellers and landlords.

To apply, please complete the Preliminary Application (attached) and fax or mail it directly to us at:

**Piazza & Associates, Inc.**  
**216 Rockingham Row**  
**Princeton, NJ 08540**  
Fax: 609-786-1105.

Within a few weeks, you will receive a letter of determination with regard to your preliminary eligibility.

Sincerely,

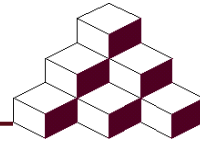
**Frank Piazza**

Piazza & Associates, Inc.

Administrative Agents for Affordable Housing



# Piazza & Associates, Inc.



216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540-5758

## MONTHLY RENTAL RATES<sup>1</sup>

Number of Bedrooms	Income Category	Tall Oaks Rentals		The Village at Stratford <sup>2</sup>	
		Rent	Minimum Income	Rent	Minimum Income
One	Very Low	NA	NA	\$576	\$20,378
One	Low	\$821.44	\$28,807	\$810.65	\$27,409
One	Moderate	\$1,229.22	\$37,302	\$1,063.32	\$33,870
Two	Very Low	NA	NA	\$685.93	\$24,447
Two	Low	\$ 981.02	\$34,569	\$966.56	\$32,866
Two	Moderate	\$1,470.35	\$49,883	\$1,270.81	\$40,650
Three	Low	\$1,128.75	\$40,000	NA	NA
Three	Moderate	\$1,693.74	\$57,999	NA	NA

## MAXIMUM INCOME BY HOUSEHOLD SIZE (2018)<sup>3</sup>

Income Level	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons
Low	\$37,765	\$43,160	\$48,555	\$53,950	\$58,266	\$62,582
Moderate	\$60,424	\$69,056	\$77,688	\$86,320	\$93,226	\$100,131

<sup>1</sup>Rental rates and qualifications are subject to change without notice. <sup>2</sup>The Village at Stratford is available to households in which one person is 55 years of age or older and no person is under 48 years of age at the time of application. <sup>3</sup>The maximum income is based on the total number of persons who will reside in the affordable home. These are adjusted annually and are subject to change without notice.

(REV. 10/15/2018)



**Preliminary Application**  
**for**  
**Affordable Housing**  
**in**  
**Township of Monroe**  
Middlesex County, New Jersey

**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 home becomes available, eligible candidates will be contacted. At that time, we will provide you with a list of documentation required 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 affordable housing at Tall Oaks at Monroe Manor is being developed, marketed and sold/rented by Monroe Manor, Inc. The affordable housing at Stratford at Monroe is being developed, marketed and sold/rented by Stratford at Monroe, LLC. Courts at Monroe is being developed by Toll Bros., Inc. Application services are provided by Piazza & Associates, Inc., an affordable housing services corporation and Administrative Agent for the Township of Monroe. 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.**

**Piazza & Associates, Inc. ♦ Affordable Housing Services**

216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540

Telephone: 609-786-1100 ♦ Facsimile: 609-786-1105 ♦ [Monroe@HousingQuest.com](mailto:Monroe@HousingQuest.com)



# Affordable Housing Policies and Requirements

Township of Monroe  
Middlesex County, New Jersey

## For All Applicants

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This is an equal housing opportunity. Federal law prohibits discrimination against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status. State law prohibits discrimination on the basis of race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, familial status, sex, gender identity or expression, affectional or sexual orientation, disability, source of lawful income or source of lawful rent payment.

- ✓ This affordable housing must be the intended primary residence of the applicant.
- ✓ All household members, including the applicant's spouse, must be listed in the Preliminary Application. If changes in income or 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.
- ✓ 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 multiplying the balance by the current HUD Passbook Savings Rate. 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).
- ✓ Specific documentation to verify income and assets, as well as a letter of prequalification for mortgage financing from a licensed lending institution be required at a later date.
- ✓ Please understand that the pricing and rental rates for this affordable housing are established and governed by Federal, State and / or municipal regulations. Although consideration is made for low- and moderate- categories of household incomes, sales prices do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any home will be affordable to YOU or YOUR household.
- ✓ We do not provide financing to purchase affordable homes. Financing for an affordable home is subject to terms and conditions set forth by the State of New Jersey. Monthly payments, including principal, interest, property taxes, insurance and condominium fees, may not exceed 33% of your income without the applicant receiving home- buyer counseling by an agency approved by HUD or the N. J. Department of Banking and Insurance, which details the advisability of such a mortgage loan. For a list of approved counseling agencies, contact HUD, the N. J. Department of Banking and Insurance or our website: [HousingQuest.com](http://HousingQuest.com).

If you need assistance completing this application, please contact us at 609-786-1100.  
**DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.**  
Please mail your application to the address, below, or fax it to us at 609-786-1105.

## Piazza & Associates, Inc.

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216 Rockingham Row - Princeton, NJ 08540



# Preliminary Application for Affordable Housing



Township of Monroe  
Middlesex County, 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				\$
#5				\$
#6				\$

Do you PAY child support and/or alimony to anyone outside of your household? \_\_\_\_  
 If so, enter monthly \$\_\_\_\_\_ Do you require a handicap-accessible home?: \_\_\_\_  
 Do you currently receive Section 8 Rental Assistance?: \_\_\_\_\_

## 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	Annual Interest	
				%
				%
				%
				%

## D. Current Situation

Do you currently own your home?  
 Yes  
 No

Do you have a mortgage?  
 No  
 Yes: Indicate the Equity in your home in "C"

## E. Preferences

Do you want to (check all that apply):

Buy at Tall Oaks or Stratford Meadows  
 Buy at Courts at Monroe  
 Rent at Tall Oaks  
 Rent at Stratford (seniors 55+)

No. of Bedrooms (limited by household):  
 One?  
 Two?  
 Three?

## F. Important Information (Must be signed by everyone over the age of 17.)

I(We) hereby authorize the Monroe Manor, Inc., Stratford at Monroe, LLC, Toll Bros., Inc., the Township of Monroe, 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. Void if not signed.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_