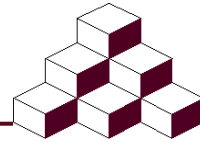


Piazza & Associates, Inc.



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

Dear Applicant,

On behalf of the Township of Hamilton, Mercer County, New Jersey, I want to thank you for your interest in the affordable housing program at Twin Ponds. A total of 18 two-bedroom, age-restricted (55+) apartments are being set aside with reduced rents for very low-, low- and moderate- income-qualified households.

If you are interested in applying for an affordable rental apartment at Twin Ponds, please complete the attached Preliminary Application as soon as possible and mail it directly to us, at: Piazza & Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540.

Within a few weeks, you will receive a letter of determination with regard to your preliminary eligibility for the program. A random selection will be held to determine the priority order of the applications received by the deadline. After that, applications will be processed on a “first-come, first-served” basis. When an apartment (of the size and type for which you were prequalified) becomes available, you will be notified in priority order. At that time, we will send you the final Application for Affordable Housing, which will require you to document your income and household membership. Minimum and maximum income, credit standards and other requirements will apply.

Availability is limited! So don't delay! **Return your application today!**

Sincerely,

Frank Piazza

Number of Bedrooms	Income Category	Monthly * Rent	Minimum+ Income	MAXIMUM INCOME BY HOUSEHOLD SIZE++		
				2 Persons	3 Persons	4 Persons
Two	Very Low	\$648	\$23,430	\$41,237	\$46,392	\$51,546
Two	Low	\$975	\$33,240	\$41,237	\$46,392	\$51,546
Two	Moderate	\$1,244	\$41,310	\$65,979	\$74,226	\$82,474

Twin Ponds has only two-bedroom apartments, so there will be a preference for households with two or more persons. Rental Rates and Income Limits are subject to error and change without notice.* Rental rates do not include gas or electric. +Minimum Income standards generally do not apply to applicants with Section 8 Rental Assistance. ++ Household composition, household income and current residency requirements will apply.

(REV. 1/23/2020)



**Preliminary Application
for
Affordable Housing

Twin Ponds

Hamilton, 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 cannot and do not guarantee housing based on the approval of this Preliminary Application. Twin Ponds is a community developed by Crestwood, LLC. Affordable Housing application services are provided on behalf of the Township of Hamilton by Piazza & Associates, Inc., an affordable housing services corporation. 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

E-mail: Hamilton@HousingQuest.com



Affordable Housing Policies & Requirements



Twin Ponds Hamilton, New Jersey

Important Information:

- ❖ 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.
- ❖ **Twin Ponds is an adult lifestyle community.** As such, at least one person of the applicant household must be 55 or older, and no one may be less than 19 years of age.
- ❖ This affordable housing must be the intended primary residence of the applicant. All household members who intend to reside at the affordable apartment 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.
- ❖ 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 mortgage principal, 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). If you 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, during which no changes will be allowed.
- ❖ Please understand that the rental rates for this affordable housing are established and governed by State and / or municipal regulations. Although consideration is made for very low-, low- and moderate- categories of household incomes, 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.
- ❖ 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. Do not send supporting documents, To ensure prompt processing, submit only the one-page preliminary application form. Fax your application to 609-786-1105, or mail it to:

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application Affordable Housing



Twin Ponds
Hamilton, New Jersey

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) <small>List everyone who will occupy the affordable home.</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: _____
 The number of members in this household who are 55 years or older is: _____
 Do you require a handicap-accessible apartment?: _____ 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	Interest Rate	
				%
				%
				%
				%

D. Current Situation

Do you currently own your home?

Yes
 No

Do you have a mortgage?

No
 Yes: Please list the Equity in your home in Sect. "C"

E. Preferences

Application for Two-Bedroom (55+) Apartments at Twin Ponds Only.

Do you require a handicap-accessible home?: _____

F. Important Information (Must be signed by everyone 18 and older.)

I(We) hereby authorize the Township of Hamilton; Crestwood, LLC; Piazza & Associates, Inc.; the landlords, 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: _____