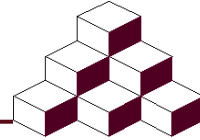


Piazza & Associates, Inc.



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

Dear Applicants,

I am please to provide you with information regarding the affordable housing program at Whitehall Gardens Apartments in Franklin Township. Piazza & Associates has been engaged by the owners and operators of Whitehall Gardens to assist you in the application process for these one- and two- bedroom apartments, set aside with reduced rents for low and moderate income-qualified households.

If you are interested in applying for an affordable rental apartment at Whitehall Gardens, 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 two weeks, you will receive a letter of determination with regard to your preliminary eligibility for the program. Preliminary Applications are processed on a "first come, first served" basis, but may be subject to random selection to determine their priority order.

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! So don't delay! **Return your application today!**

Sincerely,

Frank Piazza

				Maximum income by Household Size			
Number of Bedrooms	Income Category	Monthly Rent*	Minimum Income+	1 Person	2 Persons	3 Persons	4 Persons
One	Low	\$888	\$33,634	\$36,260	\$41,440		
One	Moderate	\$949	\$35,726	\$58,016	\$66,304		
Two	Low	\$1,065	\$40,491		\$41,440	\$46,620	\$51,800
Two	Moderate	\$1,148	\$43,337		\$66,304	\$74,592	\$82,880

* Does not include utilities.

+ Minimum Income standards generally do not apply to applicants with Section 8 Rental Assistance.
Rental Rate and Income Limits are subject to error and change without notice.





Preliminary Application for Affordable Housing

Affordable Housing Application Information: 609-786-1100

Leasing Office at Whitehall Gardens: 732-398-0800

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. Whitehall Gardens is a development of Whitehall Gardens, L.L.C. Affordable housing certification and monitoring services are provided by Piazza & Associates, Inc. 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. Rental rates, terms and conditions are subject to change without notice.



Affordable Housing Policies and Requirements



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 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 any applicable broker fees AND 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).
- ◆ Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process.
- ◆ 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 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 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. For information about the property, contact the leasing office at 732-398-0800.
- ◆ PLEASE DO NOT SEND SUPPORTING DOCUMENTATION AT THIS TIME.

MAIL THIS FORM TO:

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing



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 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?: _____

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:

- 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 Whitehall Gardens, L.L.C. 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.



Additional Information

Does anyone in the applicant household pay child support and/or alimony to anyone outside of this household? _____

If so, how much is paid annually? \$_____

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

