

Preliminary Application
for
Affordable Housing

Village Center at Hawk Pointe

Washington Township
Warren County, New Jersey

This application is solely preliminary; therefore, please refrain from submitting supporting documentation at this stage. The status of your preliminary eligibility will be communicated based on the information provided in this application. Eligible candidates will be notified when an affordable home becomes available. Subsequently, a list of required documentation to support and verify the information submitted will be provided.

Approval of this Preliminary Application does not guarantee housing. Village Center at Hawk Pointe is a development by Asbury Farms Urban Renewals, LLC. Affordable Housing application services are facilitated by Asbury Farms Urban Renewals, LLC. This initiative adheres to Equal Housing Opportunity principles and complies with municipal and state affordable housing regulations; however, no assurance can be given that these homes are affordable to all applicants. The program is subject to availability, and prices, terms, and conditions are subject to change without notice.

Asbury Farms Urban Renewal, LLC.

1 Hawk Pointe Boulevard, Unit B

Washington, NJ 07882

Telephone: 908-689-1500 ext 105

e-mail: apps@asburyfarms.com





For All Applicants

- This housing opportunity ensures equal treatment. Federal law prohibits discrimination in the application process for buying or renting a home based on race, color, national origin, religion, sex, familial status, and disability. Additionally, state law forbids discrimination on grounds such as race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, sex, gender identity or expression, disability, affectional or sexual orientation, family status, or source of lawful income or rent payment. Asbury Farms Urban Renewal aligns with all provisions of the New Jersey Law Against Discrimination (“LAD”) N.J.S.A. 10:5-1 to -49, applicable to any real property or programs related to real property administered by Asbury Farms Urban Renewal in New Jersey. If anyone believes a violation of the LAD has occurred, they can contact the New Jersey Division on Civil Rights at 973-648-2700, or visit www.NJCivilRights.gov
- This affordable housing is intended to be the primary residence of the applicant. All household members planning to live in the affordable apartment must be identified in the Preliminary Application. If there are changes in the household composition during the application process or if there is a change of address, the applicant must promptly inform Asbury Farms Urban Renewal in writing. Immediate notification is necessary to ensure accurate and up-to-date information throughout the application process.
- Applications must be truthful, complete, and accurate. Any false statement renders the application null and void, and the applicant may be subject to penalties imposed by law.
- Annual Income comprises a range of sources, including but not limited to, salary or wages, alimony, child support, social security benefits, unemployment benefits, pensions, business income, and actual or imputed earnings from assets. These assets encompass bank accounts, certificates of deposit, stocks, bonds, or other securities, as well as real estate.
- If you currently own a home in which you reside and plan to sell before moving into an affordable home, calculate your income from this asset by deducting the mortgage principal from the market value and multiplying the remaining balance by the current “Passbook Savings Rate” published by HUD. Income from other real estate holdings is determined by the actual income received from the asset, excluding expenses but not mortgage principal payments. If there is no outstanding mortgage debt, the value of your home is subject to a maximum appraised value limit. Exceeding this limit may disqualify you from participating in this affordable housing program.
- Specific documentation to confirm income and assets will be necessary at a later stage, during the final phase of the application process. Please note that no changes will be permitted during this stage.
- The rental rates are set and regulated by state and/or municipal guidelines. We cannot guarantee that any apartment for rent will be affordable for you or your household. The maximum income for the very low rents will be determined by the minimum of the low-income rents.
- Owners and managers of affordable apartments may establish additional requirements, including but not limited to an application fee, a lease agreement, security deposit, minimum credit standards, and a criminal background check. Once leased, rents will not be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but they are subject to limitations.
- If you need assistance completing this application, please contact us at 908-689-1500 ext 105.
DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION
- Please submit your application via mail to:
Asbury Farms Urban Renewal, LLC., 1 Hawk Pointe Boulevard, Unit B, Washington, NJ 07882 or email to apps@asburyfarms.com

Affordable Housing Policies and Requirements



Village Center at Hawk Pointe Washington Township

A. Head of Household Information

1. Last Name: _____	Soc. Sec. No.: _____
2. First Name: _____	Home Phone: _____
3. Home Address: _____	Work Phone: _____
4. PO Box or Appt 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				\$

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. Additional Information

Do you receive Section 8 Rental Assistance that will apply to the affordable apt?: _____

Do you PAY alimony and/or child support to someone outside the household? _____

If you do, how much do you pay per month?
\$ _____

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

I (We) hereby authorize Washington Township and/or Asbury Farms Urban Renewal, LLC., along with their agents and/or employees, to obtain information regarding the status of my (our) credit and to verify 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 are willfully false, the application is null and void, and I (We) may be subject to penalties imposed by law.

This application is considered void if not signed.

Signed: _____ Date: _____

Signed: _____ Date: _____

E. Preferences

No. of Bedrooms (limited by number in household):

- One
- Two
- Three

Do you require a handicap accessible home? _____