



Preliminary Application For Affordable Housing Policies and Procedures

Lynwood Community
Hamilton, NJ

- 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** 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 Homes by TLC, 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 "Passbook Savings Rate" published by HUD. Income from other real estate holdings is determined by the actual income you receive from the asset (less expenses, but not less your mortgage principal 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.
- The rental rates are established and governed by State and / or municipal regulations. We cannot and do not guarantee that any apartment for rent will be affordable to YOU or YOUR household. The maximum income for the very low rents will be determined by the minimum of the low income rents. ***Please note that housing expenses for an affordable unit cannot exceed 35% of your monthly income.***
- 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, minimum credit standards and criminal background check. Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations.

DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.

Please mail your application to **1880 Princeton Ave, Lawrenceville NJ 08648**, fax it to us at 609-989-9423 or email Lynwood@homefrontnj.org Deadline to submit applications is July 6.



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This is a Preliminary Application only. Please **do not** send supporting documentation at this time. You will be notified as to the status of your preliminary application based on the information that you provide in this application. You must list all occupants to be considered. When an affordable rental 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. 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. To be eligible to rent a unit you must meet income criteria, please note that housing expenses for an affordable unit cannot exceed 35% of your monthly income. This program is subject to availability. Prices, terms and conditions are subject to change without notice.

Deadline to submit application is July 6.

Lottery Drawing will be held July 13 5:30PM at 1880 Princeton Ave.,
Lawrenceville, NJ 08648

