



Charlestowne Court
11 Franklin Ave.
Montvale, NJ
(973) 788-3360

**MAXIMUM GROSS ANNUAL INCOME
 BY FAMILY SIZE FOR:**

	Low	Moderate
1 Person	\$33,001	n/a
2 Persons	\$38,061	\$60,898
3 Persons	n/a	\$68,510
4 Persons	n/a	\$76,122

RENTAL RATES:

	Low	Moderate
1 Bedroom	\$478 - \$500	n/a
2 Bedrooms	n/a	\$1,052

Gas, electric and water are not included in the rent listed.

Any and all information contained herein, including but not limited to prices, specials and features, are subject to availability and may change without prior notice



Scan for Application

The affordable apartments at Charlestowne Court, are designed to meet the Borough's "fair share" of the growing need for affordable housing in New Jersey. Rental rates may change and are subject to state and local guidelines. Charlestowne Court offers 3 one- and two bedroom affordable apartments to income qualified applicants. Applicants must first qualify on the basis of gross annual income and are subject to a random selection.

Unit Features

- Oak floors throughout except for bathroom
- Shelving – single wire shelf in closets
- Dishwasher
- Countertops- Formica
- Kitchen sink – stainless steel
- Bath floor –tile
- Bathtub/shower
- Heat and water heater– Hot air heating system, 40 gallon gas hot water heater
- Smoke detectors as per code
- Vent fan baths

We will process your application and send you a confirmation within a timely manner. Because this is a new property, a random selection will be held for all preliminary applications received on or before October 1st, 2019. Subsequent to the random selection, applicants will be processed on a "first-come, first served" basis.

Applications available at HousingQuest.com
 or email: Montvale@HousingQuest.com



Piazza & Associates

Piazza & Associates, Inc.
 216 Rockingham Row
 Princeton, NJ 08540

(609) 786-1100 (Press "5" at Prompt)

Monday – Thursday 9:30 – 5:00, Friday 9:30 – 4:00



**Preliminary Application
for
Affordable Housing**

**Charlestowne
Court**

Borough of Montvale
Bergen 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. Charlestowne Court is a development of Charles Baldanza. Affordable Housing application services are provided 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. Household composition, income and current residency requirements will apply.

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: Montvale@HousingQuest.com



Affordable Housing Policies and Requirements

Charlestowne Court

For All Applicants

- ◆ It is unlawful to discriminate against any person making application to 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 the current HUD "Passbook 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 own your current home and 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 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 DOCUMENTATION WITH THIS APPLICATION.
Please mail your application to the address, below, or fax it to us at 609-786-1105.

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing



Charlestowne Court

Borough of Montvale, Bergen County

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 _____				\$ _____

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. Addition 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. Preferences

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

- One?
 Two?

Do you require a handicap-accessible home?: _____

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

I(We) hereby authorize the Borough of Montvale; Charles Baldanza; 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. Void if not signed.

Signed: _____ Date: _____

Signed: _____ Date: _____

Piazza & Associates, Inc.



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

Dear Applicant,

On behalf of the Borough of Montvale, I want to thank you for your interest in our affordable housing program. The owners of Charlestowne Court, located in the Borough of Montvale, Bergen County, New Jersey, have set aside a total of 3 one-, and two-bedroom rental apartments with reduced rents for low- and moderate- income-qualified households.

If you are interested in applying for an affordable rental apartment at Charlestowne Court, 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

MAXIMUM INCOME BY HOUSEHOLD SIZE³

Number of Bedrooms	Income Category	Monthly ¹ Rent	Minimum ² Income	MAXIMUM INCOME BY HOUSEHOLD SIZE ³					
				1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
One	Low	\$478-\$699	\$21,051	\$33,303	\$38,061				
Two	Moderate	\$1,052	\$42,102		\$60,898	\$68,510	\$76,122		

Rental Rate and Income Limits are subject to error and change without notice. ¹Rental rates do not include utilities. ²Minimum income standards generally do not apply to applicants with Section 8 Rental Assistance. ³Household composition, household income and current residency requirements will apply. This is an equal housing opportunity.

(Rev. 7-16-2019)