Piazza & Associates, Inc.
201 Rockingham Row
Princeton Forrestal Village
Princeton, NJ 08540

April 28, 2025

Dear Applicant,

Some time ago, you submitted a preliminary application to purchase an affordable home in the Township of Pequannock, New Jersey. I am writing at this time to inform you there is a three-bedroom, low-income condominium, at 101 Chatfield Drive, for the maximum sales price of $124,629. The maximum gross annual income for a household of three persons is $58,237; for four persons, it is $64,708; for five persons, it is $69,885; and for six persons, it is $75,061. If you are interested in pursuing this affordable home, please contact, **Adam Brewer, at (973) 835-5700,** to make an appointment.

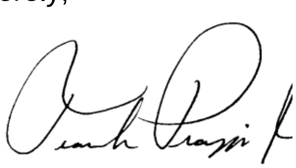
Once you have had the opportunity to view this home, please obtain the QR code, granting access to our online application, directly from the seller. **Please also attach a letter from a bank, mortgage broker or other financial institution which prequalifies you to purchase a home for the sales price indicated above or some other proof of funds.**

Please remember that we cannot guarantee that these sales opportunities are affordable to every applicant. To purchase, applicants must obtain their own mortgage financing, have funds for whatever down payment is required by the lender, and pay all closing costs. You must include a letter from a bank, licensed mortgage broker or other qualified financial institution that prequalifies you to purchase a home for the maximum sales price indicated above. If the estimated monthly housing cost for the home (including principal, interest, taxes, homeowner and private mortgage insurance and homeowner association fees) exceeds 33 percent of your household income, you will have to have received certification from a non-profit counselor approved by HUD or the New Jersey Department of Banking and Insurance, that you have received counseling on the advisability of the loan.

You will have no more than 14 days to view the home and submit your Preliminary Application and mortgage prequalification (as described above). At that time, our office will determine the priority order of the applications received on the basis of a random selection process. Final approval will be based on the completion and review of a FINAL Application for Affordable Housing, which will require applicants to document their income and ability to obtain mortgage financing in a timely manner.

If you have any questions, are in need of further information, or are no longer interested in purchasing an affordable home in Pequannock, please contact us at 609-786-1100, ext. 300, or by e-mail, at Pequannock@HousingQuest.com.

Sincerely,



Frank Piazza

EQUAL HOUSING OPPORTUNITY

The owner of the home at 69 Canterbury Court has informed us that, due to an ongoing issue with the HOA, lenders have not been able to provide a mortgage commitment for this home. Because of that, we may only be able to consider cash buyers at this time. For additional information, please contact the owner.

IMPORTANT INFORMATION FOR ALL PURCHASERS OF AFFORDABLE HOMES

(*Please provide this information to your lender*)

For Sale Units:

> **IMPORTANT NOTE ABOUT FINANCING:** When purchasing an affordable home, the Regulations now require that, if the estimated monthly housing cost for the unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees as applicable) exceeds 33 percent of the Borrower's eligible monthly income, the Borrower must receive counseling on the advisability of the loan transaction by a non-profit counselor, approved by HUD or the New Jersey Department of Banking and Insurance. A list of HUD approved counselors can be obtained on our website, HousingQuest.com on the Links page.

An Outline of Affordable Housing Covenants

A. The property may be conveyed only to a household who has been approved in advance and in writing by the administrative agent appointed under the Regulations (hereinafter, the "Administrative Agent").

B. No sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price", or "MRP") as determined by the Administrative Agent.

C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.

D. The owner of the Property shall at all times maintain the Property as his or her principal place of residence.

E. At no time shall the owner of the Property lease or rent the Property to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.

F. No improvements may be made to the Property that would affect its bedroom configuration, and in any event, no improvement made to the Property will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.

G. The Owner may be responsible to pay all costs associated with the services provided by the Administrative Agent at the time of sale, said costs being regulated by the municipality and/or state.

***H. When purchasing a unit, a written pre-approval from a financial organization is required that states the amount they are willing to lend you. The letter MUST say Pre-Approved. Please make sure you tell your lender you are applying for a deed-restricted, affordable housing unit. Make sure they are aware there are liens that go with these affordable properties. The lender must understand that they would be in 1st position and that there are other legal instruments that would be recorded in 2nd position at closing. In addition, we have not seen purchasers of these types of affordable homes be successful in obtaining an FHA loan. Please discuss these issues with your lender.**

This Outline is provided as a quick reference for your convenience only and does not represent the full terms and conditions or replace the actual documentation and required deed restrictions.