



Dear Applicant,

Thank you for your interest in residing at Hartford Village, a new apartment community with 70 rental apartments. Hartford Village consists of all one (1) bedroom apartments. All 70 apartments are for adults 55 years of age and older. Hartford Village will be available for occupancy beginning MAY 2022. Each new apartment has everything that one would need; spacious living area with engineered hardwood floors, central air, laundry facility and free parking. Each apartment also comes equipped with an energy efficient refrigerator, dishwasher and stove with spacious countertops.

This new property is a Tax Credit community, meaning that the applicants who apply must have a minimum income to qualify but must not go over the maximum income allowable. The maximum income limits are based on the amount of people within the household. Listed below are the limits for your reference.

This property has several income/rental tiers that applicants can qualify for based on their income. The affordable rental amounts for these apartments as well as the maximum combined annual gross income for the entire household are as follow:

AFFORDABLE RENTS:	MAXIMUM INCOME:
1BR 20% - \$311.00/ mo.	1 Person: \$14,760 / 2 People: \$16,880
1BR 30% - \$492.00/ mo.	1 Person: \$22,140 / 2 People: \$25,320
1BR 50% - \$809.00/ mo.	1 Person: \$36,900 / 2 People: \$42,200
1BR 60% - \$990.00/ mo.	1 Person: \$44,280 / 2 People: \$50,640

The rental amounts for these apartments vary based on the rental income tiers. Part of our criteria is that we run a credit background check on all adults. If the household passes the background check & does not exceed the maximum income limits then we will process the file.

Pre-Applications will be time and date stamped and will be reviewed in the order in which they are received.

Should you have any questions please feel free to contact us at: 609.714.6200 TTY 711

See next page

PRE-APPLICATION INSTRUCTIONS

1. Please make sure to fill in all spaces and answer all questions. If the answer to a question is \$0 or "not applicable", please make sure to enter that response.
2. All questions must be answered in legible print or writing.
3. Date of Birth and Social Security Numbers must be filled in for each household member.
4. Everyone in the household over 18 years of age must sign the pre-application.
5. **NO HAND DELIVERED PRE-APPLICATIONS WILL BE ACCEPTED. PLEASE SEND VIA EMAIL, FAX OR Paper mail:**

EMAIL: HartfordVillage@TMO.com

FAX: 833-940-0077

MAIL: Hartford Village
 129 Hartford Rd.
 Medford, NJ 08055

6. **If you do not follow the above procedures your pre-application may be delayed or not processed.**

REQUIREMENTS FOR ALL APPLICANTS:

Everyone in the household will be screened for:

- INCOME & ASSET Verification
- CREDIT CHECK
- STUDENT STATUS
- LANDLORD verification

Thank you again for your interest, we look forward to meeting you soon!



FOR MORE INFORMATION CALL: 609-714-6200 TTY 711



NJ-Waiting List Pre-Application for

Hartford Village

(property name)

Mgmt. Place Date/Time Stamp here, required

Address: 129 Hartford Rd. Medford, NJ 08055

Phone: 609.714.6200 TDD 711 FAX: 833.940.0077 Email: HartfordVillage@TMO.com



PLEASE NOTE: You are signing up for a waiting list. This pre-application may be used to run credit checks for all adults 18 years of age and older. Program eligibility will be determined at the time of the screening interview, which will occur when your name comes to the top of the waiting list.



A full application must be completed at the screening interview.

Name: _____ Phone #: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____ Alternate Phone #: _____

Emergency Contact: _____ Phone #: _____

List Full Name, Social Security Number, Age, and Date of Birth of All Household Members: INCLUDING HEAD OF HOUSEHOLD (HOH).

Name	Relationship to HOH	Social Security Number	Age	Date of Birth	Full Time Student?
HOH	SELF				[] YES [] NO
2					[] YES [] NO
3					[] YES [] NO
4					[] YES [] NO
5					[] YES [] NO
6					[] YES [] NO
7					[] YES [] NO
8					[] YES [] NO

Are you or any household member subject to lifetime sex offender registration requirements in any State? [] YES [] NO

Or subject to any other Sex Offender registration requirements, other than lifetime, in any state? [] YES [] NO

List **all** states where you and all household members have resided: _____

Will you or any household member benefit from an accessible unit? (mobility, vision, hearing) [] YES [] NO

If YES, please explain: _____

Are you Homeless? (Yes/No): _____ Are you a VET? (Yes/No): _____ Do you have a Housing Voucher? (Yes/No): _____

How did you hear about this property? _____

MONTHLY INCOME-CHECK ALL THAT APPLY FOR ALL HOUSEHOLD MEMBERS

Employment \$ _____ Social Security \$ _____ SSI \$ _____ Child Support \$ _____ Alimony \$ _____

Public Assistance \$ _____ Pension \$ _____ Disability \$ _____ Unemployment \$ _____

Regular Cash Contributions \$ _____ Self Employment \$ _____ Other \$ _____

TOTAL GROSS of all above annual household income: \$ _____

ASSETS-CHECK ALL THAT APPLY FOR ALL HOUSEHOLD MEMBERS

Checking/Savings Account Direct Express Debit/Benefit Card Life Insurance

CD, Money Market, Mutual Funds, IRA, Pension, Stocks/Bonds Other

Have you or any household member disposed of (given away) any asset(s) for LESS than Fair Market Value in the past 2 years? YES NO

FOR STATISTICAL PURPOSES ONLY:

Ethnicity of Head of Household: Hispanic or Latino Not Hispanic or Latino Choose not to answer

Race of Head of Household: American Indian/Alaska Native Asian Black or African American
 Native Hawaiian or Other Pacific Islander White Other Choose not to answer

Disability Status of Head of Household: Disabled Not Disabled Choose not to answer

Signature Clause: I / we represent and acknowledge that the landlord considers all information to be material in nature and understand that if selected for occupancy any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. I/we understand that the above information is being collected to determine my/our eligibility. I/we certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief. I/we understand that false statements or information are punishable under Federal law. I / we authorize Michaels Management-Affordable, LLC, as the agent for the owner of this property, to complete the following as part of the screening process in accordance with the Resident Selection Plan: Credit Checks

All household member 18 and over must sign below:

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____



Disclosure Statement

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), limits a housing provider's ability to consider a person's criminal history in deciding whether to extend an offer or whether to rent a home after extending an offer.

Before making a conditional offer of housing, ___Hartford Village_____ may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program. ___Hartford Village_____ will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, ___Hartford Village_____ intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with the FCHA and its accompanying rules.

___Hartford Village_____ will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:

- (1) arrests or charges that have not resulted in a criminal conviction;
- (2) expunged convictions;
- (3) convictions erased through executive pardon;
- (4) vacated and otherwise legally nullified convictions;
- (5) juvenile adjudications of delinquency; and
- (6) records that have been sealed.

___Hartford Village_____ may consider, after the issuance of a conditional offer, a criminal record that:

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24- 4(b)(3);
- Resulted in a conviction for any crime that requires lifetime state sex offender registration;
- Is for any 1st degree indictable offense, or release from prison for that offense, within the past 6 years;
- Is for any 2nd or 3rd degree indictable offense, or release from prison for that offense, within the past 4 years; or
- Is for any 4th degree indictable offense, or release from prison for that offense, within the past 1 year.

For more information about how these rules apply, please refer to the resources at <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha/>.

__Hartford Village__ may withdraw a conditional offer based on your criminal record only if __Hartford Village__ determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfill a substantial, legitimate, and nondiscriminatory interest.

If __Hartford Village__ utilizes any vendor or outside person/entity to conduct a criminal record check on their behalf, __Hartford Village__ will take reasonable steps to ensure that the vendor or outside person/entity conducts the criminal record check consistent with the requirements of the FCHA and rules. Specifically, if __Hartford Village__ receives a criminal history inquiry conducted by a vendor or outside person or entity that is conducted in violation of the FCHA in that it reveals a record that is not permitted to be considered under the FCHA, __Hartford Village__ must show that it did not rely on that information in making a determination about your tenancy.

If you are subjected to the withdrawal of a conditional offer of housing due to criminal history, you have the right to request and receive the materials relied upon by __Hartford Village__ in making this determination.

You have the right to dispute, within ten (10) days of receiving this statement, the relevance and accuracy of any criminal record, and to offer evidence of any mitigating facts or circumstances, including but not limited to your rehabilitation and good conduct since the criminal offense. You may also provide evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors to __Hartford Village__ at any time, including after the ten days.

Any action taken by __Hartford Village__ in violation of the process laid out in this statement may constitute a violation of the FCHA. **If you believe that any owner, agent, employee, or designee of __Hartford Village__ has violated any of the**

above requirements, you may contact the New Jersey Division on Civil Rights at www.NJCivilRights.gov 1-866-405-3050). A complaint must be filed with DCR within 180 days of the allegedly discriminatory conduct. You cannot be subjected to retaliation for filing a complaint or for attempting to exercise your rights under the FCHA.

DCR has several fair housing fact sheets available at <https://www.nj.gov/oag/dcr/housing.html>, or available for pickup in any of DCR's four (4) regional offices.

31 Clinton Street, 3rd Floor
Newark, NJ 07102

1601 Atlantic Avenue, 6th Fl.
Atlantic City, NJ 08401

5 Executive Campus
Suite 107, Bldg. 5
Cherry Hill, NJ 08002

140 East Front Street, 6th Floor
Trenton, NJ 08625

Community Manager Signature

Date

Prospective Applicant Signature

Date