



# CAMELOT

## AT TOMS RIVER

### Camelot at Toms River Affordable Rental Housing Preliminary Application Letter

Dear Affordable Housing Applicant:

Thank you for inquiring about affordable housing in the rental community Camelot at Toms River. Kaplan Companies is working with the program Administrative Agent to qualify and assist renters through the application process. Please be advised that we receive a greater number of applications than there are units available, so placement in a unit is often not immediate.

In order to be eligible for an affordable housing unit in Camelot at Toms River, you must meet certain income limits as determined by the New Jersey Department of Community Affairs. Income limits are listed below:

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

Number of Persons in Household	Maximum Annual Income Very Low- Income Units	Maximum Annual Income Low- Income Units	Maximum Annual Income Moderate- Income Units
1	\$25,749	\$42,915	\$68,665
2	\$29,428	\$49,046	\$78,474
3	\$33,106	\$55,177	\$88,283
4	\$36,785	\$61,308	\$98,092
5	\$39,727	\$66,212	\$105,940
6	\$42,670	\$71,117	\$113,787

#### **MINIMUM INCOME:**

Bedroom Size	Very Low	Low	Moderate
1 Bedroom	\$23,623	\$39,394	\$47,280
2 Bedrooms	\$28,354	\$47,280	\$56,743
3 Bedrooms	\$32,777	\$54,561	\$65,554



**Annual Income includes the following: wages, salary, tips, commissions, Social Security, unemployment, pensions, rental income, alimony, disability, interest income.**

**MONTHLY RENTAL RATES:**

Bedroom Size	Very Low	Low	Moderate
1 Bedroom	\$501	\$961	\$1,191
2 Bedrooms	\$599	\$1,151	\$1,427
3 Bedrooms	\$686	\$1,324	\$1,642

**Tenant is responsible to pay for all monthly utilities. Monthly rent and income limits subject to change at any time, without notice.**

If you believe you fall below these income limits, fill out and submit this Preliminary Application to our office. **All completed Preliminary Applications must be received by 5:00pm on August 5, 2022:**

**Gerry Lastella-Raneri  
Merriewold at Highland Park  
433 River Road Unit 5000  
Highland Park, NJ 08904**

Completed Pre-Applications can also be e-mailed to [GerryR@thinkkaplan.com](mailto:GerryR@thinkkaplan.com).

Applicants selected will be required to submit income documentation; and pass a background/credit check in order to qualify. There is a \$100.00 charge for first applicant, and \$45.00 for each additional applicant for the background/credit check. A security deposit equal to one and a half month's rent, is due at lease signing and residents are required to maintain renter's insurance.

Assets not earning a verifiable income shall have an annual imputed interest income using a current average annual savings interest rate. Assets not earning income include present real estate equity. Applicants owning real estate must produce documentation of a market value-appraisal and outstanding mortgage debt. The difference shall be treated as the monetary value of the asset and the imputed interest added to income. If the applicant household owns a primary residence with no mortgage on the property, valued at or above the regional asset limit, as published annually by AHPNJ, a certificate of eligibility shall be denied by the administrative agent, unless the applicant's existing monthly housing costs (including principal, interest, taxes, homeowner and private mortgage insurance, and condominium and homeowner association fees as applicable) exceed 38 percent of the household's eligible monthly income.

Please remember that all applications and documents are held in the strictest confidence. If you have any further questions, please contact the leasing office at Camelot at Toms River, **(732)253-8575**, or via e-mail to [GerryR@thinkkaplan.com](mailto:GerryR@thinkkaplan.com).



**CAMELOT AT TOMS RIVER**

**PRELIMINARY APPLICATION FOR AFFORDABLE HOUSING**

**Section I – HEAD OF HOUSEHOLD INFORMATION**

**Please Print Clearly**

Name: \_\_\_\_\_

Current Address:

\_\_\_\_\_ City State Zip Code

Mailing Address, if different from above:

\_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Do you require a handicap accessible unit? Yes \_\_\_ No \_\_\_

Do you currently receive rental assistance? Yes \_\_\_ No \_\_\_ If yes, how much per month? \$ \_\_\_\_\_

**Section II - HOUSEHOLD COMPOSITION AND INCOME**

**List ALL members of your household who will live in the apartment.** List ALL sources of income, including, but not limited to salary, dividends, social security, child support, alimony and pensions, for everyone who will occupy the unit.

<u>Full Name (First Middle &amp; Last)</u>	<u>Relationship</u>	<u>Date of Birth</u>	<u>Sex</u>	<u>Annual (YEARLY) Income</u>
1. _____	<u>Head of Household</u>	_____	_____	\$ _____
2. _____	_____	_____	_____	\$ _____
3. _____	_____	_____	_____	\$ _____
4. _____	_____	_____	_____	\$ _____
5. _____	_____	_____	_____	\$ _____



**TOTAL**

\$ \_\_\_\_\_

**Section III - ASSETS**

Please list all 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

<u>Type of Asset</u>	Current Market Value	Estimated Annual Income	Annual Interest
1. _____	_____	_____	_____ %
2. _____	_____	_____	_____ %
3. _____	_____	_____	_____ %
4. _____	_____	_____	_____ %

I certify that the information provided herein is true and complete to the best of my knowledge and belief and that any misrepresentation of income or household size herein shall be cause for program disqualification. I also understand that this information is to be used only for determining my eligibility for referral to an affordable housing unit and does not obligate me in any way.

\_\_\_\_\_  
Signature of Head of Household

\_\_\_\_\_  
Date

