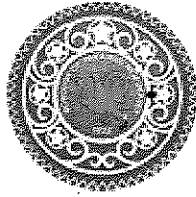


# Paramus Affordable Housing Corporation



## Preliminary Application for Affordable Housing at Soldier Hill Commons

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 that you will need 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. Affordable housing certification and monitoring services are provided by Paramus Affordable Housing Corporation (PAHC). Neither PAHC nor the Borough of Paramus provides legal, real estate, or financial services. 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. Rental rates, terms and conditions are subject to change without notice. This is an Equal Housing Opportunity.

### Paramus Affordable Housing Corporation

105 North Farview Avenue

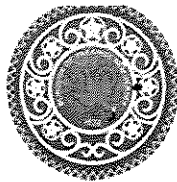
PARAMUS, NJ 07652

(201) 265-2100 EXT.2220 / Fax (201) 649-0740

Email: [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org)

Website: <https://www.paramusborough.org/214/Affordable-Housing>





# Preliminary Application Soldier Hill Commons

Borough of Paramus

## Paramus Affordable Housing Corporation

105 North Farview Avenue, Paramus, NJ 07652

### A. Head of Household Information

1. Last Name: _____	Soc. Sec. No: _____
2. First Name: _____	Home Phone: _____
3. Home Address: _____	Work Phone: _____
4. City: _____	Email Address: _____
5. State: _____ Zip: _____	County: _____

### 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) List everyone who will occupy the apartment	Relation To	Date of Birth	Sex	Gross Annual Income
#1	Head of Household			\$
#2				\$
#3				\$
#4				\$
#5				\$
#6				\$

Do you **PAY** child support or alimony to someone outside of the household? **Yes or No** How much per year \$ \_\_\_\_\_

Do you receive Section 8 Rental Assistance that will apply to the affordable apartment? **Yes or No**

Do you own a home? **Yes or No**

### C. Assets (Bank Accounts, Cert. of Deposit, Mutual Funds, Real Estate, Etc.)

Type of Asset	Current Market Value of Asset	Estimated Annual Income	Annual Interest
			%
			%
			%
			%

### D. Preferences

No. of Bedrooms  
(Limited by Household):

One?

Two?

Three?

Do you require a handi-  
cap accessible home?

Yes or No

**E. Important Information (Must be signed by everyone over the age of 17.)** I (We) hereby authorize the Borough of Paramus and/or Paramus Affordable Housing Corporation, 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: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_





# **Paramus Affordable Housing Corporation**

**1,3,5 Soldier Hill Commons  
Paramus, NJ 07652**

## **Policies and Requirements**

### **For All Applicants**

- This is an equal housing opportunity. Federal law prohibits discrimination against any person making application to rent a home with regard to age, religion, national origin, sex, handicapped, or familiar status. State law prohibits discrimination on the basis of race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, familiar 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 for the intended primary residence of the applicant. All household members that 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 our office 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 you living in an affordable home (2 year look back period), 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 for 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 appraisal 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.
- 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.
- If you need assistance completing this application, please contact us 201-265-2100 Ext 2220 and make an appointment to come in and sit down with one of our associates.

**105 North Farview Avenue, Paramus, NJ 07652  
(201) 265-2100 EXT.2220 / Fax (201) 649-0740**

# Soldier Hill Commons



**1, 3, 5 Soldier Hill Road  
Paramus, NJ 07652**

## MAXIMUM ANNUAL INCOME BY FAMILY SIZE FOR:

	Very Low	Low	Moderate
<b>1 Person</b>	\$24,286	\$40,477	\$64,764
<b>2 Persons</b>	\$27,756	\$46,260	\$74,016
<b>3 Persons</b>	\$31,225	\$52,042	\$83,267
<b>4 Persons</b>	\$34,695	\$57,825	\$92,519
<b>5 Persons</b>	\$37,470	\$62,451	\$99,921
<b>6 Persons</b>	\$40,246	\$67,077	\$107,323

## RENT RANGES FROM:

	Very Low	Low	Moderate
<b>1 Bedroom</b>	\$515	\$1125	\$1165
<b>2 Bedrooms</b>	\$605	\$1285	\$1385
<b>3 Bedrooms</b>	n/a	n/a	\$1586

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. Utilities may not be included. Amenity fees may apply.

Welcome to Soldier Hill Commons in Paramus, where (2) one- (9)two- and (3)three-bedroom rental apartments have been set aside to help Paramus meet its "fair share" of the growing need for affordable housing in New Jersey. Rental rates listed are approximate and subject to state and federal guidelines. Applicants must qualify on the basis of income.

## Apartment Amenities and Features Include:

- Stainless steel kitchen appliances
- Quartz stone countertops
- Washer-dryer in each unit

## Community Amenities:

- Outdoor Heated Pool, Wading Pool, Jacuzzi
- Outdoor Fire Pits
- Outdoor Kitchens with sink and refrigerator
- Clubhouse

Applications available at [www.ParamusBorough.org](http://www.ParamusBorough.org)  
or email: [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org)



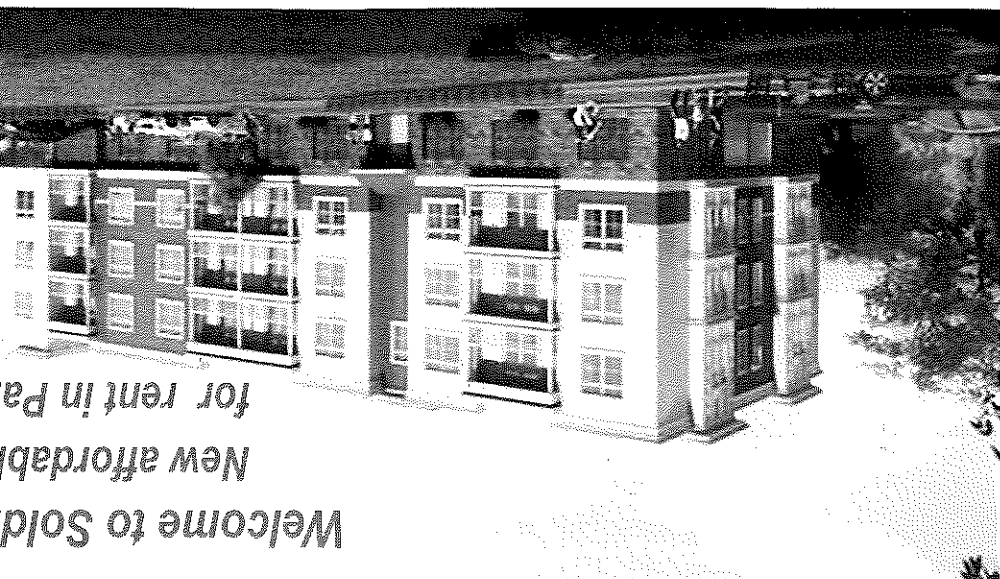
## Paramus Affordable Housing Corporation

105 North Farview Avenue  
Paramus, NJ 07652  
201-265-2100 ext. 2220

**Monday – Friday  
8:30am – 4:30pm**

Within a few weeks, you will receive a letter of determination regarding your eligibility. Because this is a new property, a random selection will be held for all preliminary applications received on or before May 15, 2023. Subsequent to the deadline, applications will be processed on a "first-come, first-served" basis.





# fordable Housing Corporation

7 Avenue  
sey 07652

NEOPOST

FIRST-CLASS MAIL

00.60<sup>0</sup>



ZIP 07652  
0411/11461390

Secaucus Housing Authority  
700 County Avenue  
Secaucus, NJ 07094

g Corporation:

with your employees as you deem appropriate. This flyer is being provided  
with the hope that you will make this information readily accessible to all