

**Beecher Walk at Orange  
South Orange Center Road, Orange, Connecticut**

**Housing Opportunity Unit Application**

Dear Interested Applicant:

Attached please find an **Application for Certification as an Eligible Purchaser for Lakeside Village, Housing Opportunity Unit (HOU)**. If you are interested in consideration for an HOU home, you must complete this application to determine eligibility and meet the income guidelines outlined below based on family size.

All information provided will remain in strict confidence. All questions must be answered. Your family income must be within the allowed income range as determined by the affordability plan.

If you have any questions before submitting the application, please feel free to call Mark J. Nolan.

**N P Rentals & Management, LLC  
Attention: Mark J. Nolan  
323 Main Street  
Danbury, Connecticut 06810  
Cell 203-994-6031  
Fax 203-797-8104**

**ALL PAPERWORK MUST BE SUBMITTED BY MAIL OR DELIVERED IN PERSON**



**EQUAL HOUSING  
OPPORTUNITY**

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**Beecher Walk at Orange  
South Orange Center Road  
Orange, Connecticut**

**Housing Opportunity Unit**

**APPLICATION FOR CERTIFICATION  
AS AN ELIGIBLE PURCHASER**

*(Please Print or Type Clearly)*

**Deed Restrictions:** The Project will meet the definition of an “affordable housing development” under Section 8-30g of the Connecticut General Statutes (“Section 8-30g”), and will be a “set-aside development”, as defined in that statute and modified with the Town of Orange. This development has a 40 - year deed restriction from the date of initial occupancy. The completed Affordability Plan is recorded in the Town Clerks office of the Town of Orange: Volume 664 Pages 593 – 619.

This development and the certification of the undersigned applicant(s) is subject to Connecticut General Statute (CGS) Section 8-30g, as amended from time to time, which limits the household annual income. These limits are outlined below and are subject to be updated annually. If your family exceeds the applicable income limits, the application will be denied. The income limits for this development are the lessor of the Area Median Income (AMI) or the State Median Income (SMI). The effective date of the Income Limits for FY 2019 is April 24, 2019. This amount will change annually based on the US Department of Housing and Urban Development guidelines. At this time the Area (Orange) Median Income will prevail.

The Housing Opportunity Units, are all two bedrooms with approximately 1175 square feet, two and half baths and one car garage. This will be a phased development and the units will be constructed over time. These units meet the Set-Aside Requirement of the CGS and it will be for sale or rent to person (s) or families with incomes of less than or equal to sixty to eighty percent (60% - 80%) of the lower of the State of Connecticut or Area Median Income, which will change from year to year.

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**State of Connecticut \$100,400                      Town of Orange                      \$92,800 (New Haven Area)**

<b>HOUSEHOLD SIZE</b>	<b>One Person</b>	<b>Two Person</b>	<b>Three Person</b>	<b>Four Person</b>
Maximum income for 80% units	<b>\$51,968</b>	<b>\$59,392</b>	<b>\$66,816</b>	<b>\$74,240</b>
Maximum income for 60% units	<b>\$38,976</b>	<b>\$44,544</b>	<b>\$50,112</b>	<b>\$55,680</b>

Your household’s combined gross annual income must not exceed the allowable limits. The figures represent the Household 2019 Annual Income Limits. For household size, count the total number of people who will reside in your home. An application fee of \$500.00 will be required to submit an application for consideration to NP Rentals and Management, LLC, which covers administration costs to process the application, review the information requested and discuss any questions the applicant(s) may have. During the initial phase the developer will cover the cost of the certification process.

**STATEMENT OF CONFIDENTIALITY:** The information in this application and any other information required by the Affordable Housing Administrator will be kept in strictest confidence in accordance with

Connecticut State Law. No part of this application will be given to any person, entity, or business, other than the Town of Orange or its Administrator without your written request or consent.

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**Beecher Walk at Orange  
Orange, Connecticut**

**A. NAME AND ADDRESS OF APPLICANT AND ALL CO-APPLICANTS (AGE 18 AND OLDER):**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

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

**B. LIST ALL INDIVIDUALS, INCLUDING YOURSELF, WHO WILL BE LIVING IN THE HOME FOR WHICH YOU ARE APPLYING:**

1.) \_\_\_\_\_  
Name Current Address Age Male/Female

2.) \_\_\_\_\_  
Name Current Address Age Male/Female

3.) \_\_\_\_\_  
Name Current Address Age Male/Female

4.) \_\_\_\_\_  
Name Current Address Age Male/Female

**C. ALL MEMBERS OF THE HOUSEHOLD OVER THE AGE OF 18 MUST ACKNOWLEDGE AND ATTEST TO: APPLICANT AND CO-APPLICANT (S) CERTIFY THAT THEY INTEND TO OCCUPY THE INCOME RESTRICTED HOUSING UNIT ON A FULL-TIME BASIS, EXCEPT DURING REASONABLE PERIODS FOR VACATION AND ILLNESS.**

**SIGNATURE** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**D. HOUSEHOLD INCOME**

“Household Income” means all income from all sources earned or unearned, taxable, non-taxable, and potential income generated from assets, for all persons eighteen (18) years or older who will live in the home.

Income from Social Security, Pension and/or Employment: **Copies of 8 pay periods, clearly outlining income, overtime, and any other benefits paid by the employer or employee contributions**

1.) Name of Wage/Income Earner \_\_\_\_\_

Gross Pay: \$ \_\_\_\_\_ Paid: Hourly \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly \_\_\_\_\_ Overtime \_\_\_\_\_

Name of Employer or source of income \_\_\_\_\_

Please identify the hourly wage, if applicant is entitled to overtime, bonus pay, or any other income:

\_\_\_\_\_

2.) Name of Wage/Income Earner \_\_\_\_\_

Gross Pay: \$ \_\_\_\_\_ Paid: Hourly \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly \_\_\_\_\_ Overtime \_\_\_\_\_

Name of Employer or source of income: \_\_\_\_\_

Please identify the hourly wage, if applicant is entitled to overtime, bonus pay, or any other income:

\_\_\_\_\_

3.) Name of Wage/ Income Earner \_\_\_\_\_

Gross Pay: \$ \_\_\_\_\_ Paid: Hourly \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly \_\_\_\_\_ Overtime \_\_\_\_\_

Name of Employer or source of income: \_\_\_\_\_

Please identify the hourly wage, if applicant is entitled to overtime, bonus pay, or any other income:

\_\_\_\_\_

4.) Name of Wage/Income Earner \_\_\_\_\_

Gross Pay: \$ \_\_\_\_\_ Paid: Hourly \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly \_\_\_\_\_ Overtime \_\_\_\_\_

Name of Employer or source of income: \_\_\_\_\_

Please identify the hourly wage, if applicant is entitled to overtime, bonus pay, or any other income:

**E. ASSETS and INCOME FROM INTEREST (all assets including stocks, bonds IRA's, and securities must be listed and the last three months of statements must be provided with all pages attached).**

	Name of Depository (Bank)	Type of Account (Checking, Savings, etc.)	Current Balance	Interest Rate	Interest Earned Year- to-date (for current year)
1.					
2.					
3.					
4.					
5.					
6.					
7.					

**B. INCOME FROM DIVIDENDS – Stocks, bonds, retirement accounts, copy of accounts and statements need to be submitted**

1.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

2.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

3.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

4.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

**C. INCOME FROM DIVIDENDS – Stocks, bonds, retirement accounts, copy of accounts and statements need to be submitted**

1.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

2.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

3.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

4.) Source: \_\_\_\_\_

Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

**D. INCOME FROM DIVIDENDS – Stocks, bonds, retirement accounts, copy of accounts and statements need to be submitted**

- 1.) Source: \_\_\_\_\_  
Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_
- 2.) Source: \_\_\_\_\_  
Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_
- 3.) Source: \_\_\_\_\_  
Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_
- 4.) Source: \_\_\_\_\_  
Dividends Earned Year-to-date (for current year) \$ \_\_\_\_\_

**E. INCOME FROM OTHER SOURCES**

- 1.) Alimony \$ \_\_\_\_\_ per month (must show payments received and include copy of divorce decree)
- 2.) Child Support \$ \_\_\_\_\_ per month (must show payments received and copy of agreement)
- 3.) Other \_\_\_\_\_ \$ \_\_\_\_\_ Supply backup information
- 4.) Other \_\_\_\_\_ \$ \_\_\_\_\_

**F. OTHER ASSETS. NOTE: If you have a 401k plan or a retirement plan, the money in these assets must be listed. Three (3) Statements must be submitted for verifications purposes. LIST THE VALUE OF ANY PERSONAL AND REAL PROPERTY ASSETS that exceed \$5000.00 (i.e.; car, jewelry, antiques, etc.)**

401K: \$ \_\_\_\_\_ Other Retirement Plan: \$ \_\_\_\_\_

Statements of Accounts must be provided

IRA: \$ \_\_\_\_\_ Other: \$ \_\_\_\_\_

Statements of Accounts must be provided

Automobile 1: \$ \_\_\_\_\_ Automobile 2: \$ \_\_\_\_\_

Other Assets greater than \$5000.00 \_\_\_\_\_

**I. SALE OF REAL ESTATE**

- 1.) If you own your own home and you will be selling it before you Purchase / rental of this home, please answer the following:  
Address: \_\_\_\_\_  
Current Market Value of home: \$ \_\_\_\_\_  
Balance owed on mortgage and other liens (statements required) \$ \_\_\_\_\_

**If it is listed with a real estate agency, please provide copy of listing agreement**

- 2.) If you sold a home within the past 24 months, please answer the following and provide a copy of the closing statement: Sales price: \$ \_\_\_\_\_  
Balance remaining after paying off mortgage and/or other liens: \$ \_\_\_\_\_  
Is this balance reflected in the interest-bearing accounts listed in Section E? \_\_\_\_Yes \_\_\_\_No

**J. YOUR PRESENT HOUSING**

Do you currently rent? \_\_\_Yes \_\_\_No What is your current rent? \$ \_\_\_\_\_ per month

Do you currently own? \_\_\_Yes \_\_\_ No

How many persons currently reside in your home? \_\_\_\_\_

How many are under eighteen (18) years of age? \_\_\_\_\_

**K. ARE THERE ANY INDIVIDUALS IN YOUR HOUSEHOLD WHO HAVE TRANSFERRED TITLE OR HAVE GIVEN CASH OR PROPERTY IN EXCESS OF \$2,500 AS A GIFT TO ANY PERSON WITHIN THE LAST TWO (2) YEARS? IF SO, PLEASE DESCRIBE THE TRANSACTION(S).**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**L. IF YOU ARE CERTIFIED AS AN ELIGIBLE PURCHASER, WHERE WILL YOU OBTAIN THE FUNDS FOR DOWN PAYMENT AND CLOSING COSTS (i.e.; sale of stock, savings, gift, etc.)?**

\_\_\_\_\_  
\_\_\_\_\_

**PURCHASER CERTIFICATION AND DECLARATION**

I hereby certify that the statements and information made in this application are accurate, true and complete to the best of my knowledge. Furthermore, I am aware that willfully false or misleading information or statements made in this application may subject me to sanctions as permitted by law, and may disqualify me from purchasing an Affordable Housing Unit / Set Aside Unit Home at Lakeside Village, Orange, Connecticut. The Affordable Housing Administrator is not responsible for information that is provided via electronically and becomes compromised. The undersigned should BLACK OUT all but last four digits of any account information, social security numbers and privileged information. The information should be delivered in person, or by mail. Electronic submissions are not suggested

\_\_\_\_\_  
Applicant (Print Name) Applicant Signature Date

\_\_\_\_\_  
Applicant (Print Name) Applicant Signature Date

\_\_\_\_\_  
Applicant (Print Name) Applicant Signature Date

\_\_\_\_\_  
Applicant (Print Name) Applicant Signature Date

**PLEASE ATTACH THE FOLLOWING DOCUMENTATION, IF RELEVANT. TO ASSURE A SPEEDIER PROCESSING TIME, LABEL EACH ITEM WITH TITLE OF DOCUMENT AND YOUR NAME. BLACK OUT ALL BUT LAST FOUR DIGITS OF YOUR SOCIAL SECURITY NUMBERS.**

- 1.) Prior 2 years' tax returns (with all attachments), if filed. If not yet filed, please explain.
- 2.) If salaried, 8 most recent pay stubs.
- 3.) If self-employed, documentation as to current years' earnings.
- 4.) If receiving Social Security, provide a copy of check. You may also provide a letter from the social Security Administration or (if direct deposit) a letter from bank stating amount.
- 5.) If receiving pension, see "4" above.
- 6.) If divorced, copies of the divorce decree stating alimony and/or child support payments.
- 7.) Statements from all depositories (banks) in which you have accounts stating current balance, interest rate, and interest (if any) received year-to-date. Last three months with all pages included.
- 8.) If you sold property this year, provide a) copy of settlement statement; b) statement as to actual or anticipated disposition of equity.
- 9.) If you currently own your home and will be selling it prior to the purchase of this home, provide: a) statement from realtor as to fair market value of your home, or a copy of your current listing; b) copy of your current monthly mortgage bill or statement from lender.
- 10.) If you own income-producing property, provide a statement as to net income. If income/assets have changed this year, or over the last three (3) years, please explain. All income information should be consistent.

Before returning this application, please verify that it has been completed in its entirety. Your application will not be accepted for consideration unless all areas are completed!

If you should have any questions, you may contact the Housing Opportunity Administrator. Otherwise, mail the above referenced items with your completed application to:

**CONDITIONS:**

I agree that a photocopy of this authorization may be used for the purpose stated above. The original of this authorization is on file with NP Rentals & Management, LLC and will stay in effect for a year and a month from the date signed. All adult members of my household who reside with me (age 18 and older, including full-time students) have signed this release waiver.