

APPLICATION FOR A SECONDARY REGISTRATION

In order to apply for a Secondary Registration as provided for under N.J.S.A. 45:15-16.32d of the New Jersey Real Estate Sales Full Disclosure Act, please complete the attached application/affidavit, and submit it along with completed and fully executed New Jersey “Consent to Service of Process” and “Statement of Non Conviction” forms, all required exhibits, and the applicable filing fees (made payable to the “State Treasurer of New Jersey”) to:

**New Jersey Real Estate Commission
Bureau of Subdivided Land Sales Control
20 West State Street
PO Box 328
Trenton, New Jersey 08625-0328**

In order to provide sufficient space for a full response to all applicable items, these forms should be entered into a word processor or you may attach additional pages as needed. **BEFORE COMPLETING AND SUBMITTING THIS APPLICATION, PLEASE FAMILIARIZE YOURSELF WITH THE PROVISIONS OF N.J.S.A. 45:15-16.32d.**

All applications submitted to this office must be bound, referenced and properly indexed. Applications not submitted in this form will be rejected and returned. *To facilitate our review, please provide a cover letter that summarizes the offering.* If you have received an authorization letter from HUD exempting the offering from Federal registration under the Improved Lot provisions, please include that also.

Except as provided for in the Act, no offers for these properties may be made in, or directed into New Jersey until such time as a Notice of Completion is issued by this office.

SECONDARY REGISTRATION APPLICATION/AFFIDAVIT

1. Subdivision Information

a. Please provide the promotional name, a general description of the offering, and the basis on which you believe this offering qualifies for a Secondary Registration:

b. Location of property

Street address _____
City/County/State _____

2. Applicant

a. Name and address:

b. Is applicant the owner, developer or agent? _____

c. If not the applicant, name and address of the related or affiliated entity who will be constructing the residential units;

3: Receipt of Correspondence

To whom (name, phone number, mailing and email address should correspondence be directed?

If different from above, name, phone number, mailing and email address of person preparing this application

4: Governmental Jurisdiction:

a: Identify all governmental entities having jurisdiction over this offering, and list all permits that have been obtained, or need to be obtained in order to complete and convey the interests in this offering:

b: Is this offering subject to any state or federal registration filing requirements?

Yes No

If yes, state the jurisdiction(s):

c: If so, has the filing been rejected, suspended or revoked?

Yes No

If yes, state the jurisdiction(s) and the present status:

5: Title

a: If different from the applicant, name and address of the title holder

b: Describe the manner in which title is conveyed to purchasers?

c: Are there any mortgages, trusts, liens or other encumbrances on or affecting title to the property? Yes No

If yes, give full particulars:

(4)

d. Any release clauses or non-disturbance agreements? Yes No

Explain:

7: Promised Improvements

a. List promised infrastructure and amenity improvements, and the status of their completion:

b. Total number of planned residential units: _____

1: Number of dwelling units that are complete and have been issued a Certificate of Occupancy at the time of filing this application: _____.

2: Number of units incomplete at the time of filing this application: _____.

c: Indicate the financial arrangements that have been provided for the completion of all promised improvements and amenities:

d. Are all improvements and/or amenities promised to purchasers included in the sales contract? Yes No

If not, please explain: _____

8: Taxes, Assessments and Fees

a. Are current real property taxes paid? Yes No

b. Date next payment due: _____

d. Who is to pay taxes until such time as title is conveyed? _____

e. Are there any assessments levied by any governmental authority or special taxing districts? Yes No

If “Yes”, explain:

f. Are there any special fees due from the purchaser at closing? Yes No

1. If yes, describe the purpose of such fee:

9. Terms and Conditions of Sale Agreement

a. Describe the general terms and conditions of sale:

b. Fully describe any financing that will be offered or available through the developer.

1: Does the sales contract disclose the arrangements for financing the purchase between the developer and the purchaser? Yes No

(6)

c: Are there any refund provisions? Yes No

Explain:

10: Escrow

a: Has an escrow account been established to secure purchaser deposit moneys until closing of title and delivery of the residential unit? Yes No

Name and address of the escrow agent:

Name and address of financial institution and account number

b. If not, describe the provisions in place to secure purchaser deposit moneys:

11: Management and Operation of Property

a. Does the instrument governing the offering contain provisions for maintenance repair, and furnishing of units and/or common elements? Yes No

If yes, describe fully:

b. Does the instrument provide for a developer control period? Yes No

If yes, describe fully:

(7)

c. Will the developer be subsidizing the budgets? Yes No

Explain fully:

12: Litigation Orders and Judgments

a. Has the developer or any of its officers, directors, or agents ever been convicted of a crime involving land disposition, the sale of timeshare interests, or any aspect of the real estate business in this state or any other state or foreign country? Yes No

If yes, please explain:

b. Has the developer or any of its officers, directors, or agents ever been subject to an injunction or administrative order (including consent order) regarding false or misleading promotional programs involving land disposition, the sale of timeshare estates and/or uses, or any aspect of the real estate business? Yes No

If yes, please explain:

c. List all pending litigation, consent orders, judgments or decrees which materially affect the sale or development of the offering or financial stability of the developer:

(8)

d. Has there been any filing for or adjudication of bankruptcy during the last five (5) years by or with regard to the applicant, its predecessor, parent or subsidiary company, directors, officers and/or any principal owning more than 10 percent interest in the subdivision at the time of this filing? Yes No

13: Sales and Marketing

a. Please describe the general plan of marketing (including the use of gifts or free offerings to induce prospective purchasers) to be conducted in, or directed into New Jersey.

15: Additional Information

a. Is there any other information not covered by this application that the applicant feels should be made part of this record? Yes No

(9)

AFFIRMATION

I _____ being of full age, and being duly sworn according to law
(Print name) upon my oath deposes and says:

- 1: That I am the person authorized to make this application; and
- 2: That the applicant can convey, or cause to be conveyed, title to the interests being offered herein; and
- 3: That the deposit moneys of New Jersey purchasers will be held in escrow until closing of title and completion and delivery of the dwelling unit, unless alternative arrangements acceptable to the Commission have been made; and
- 4: That the offering is in compliance with all applicable governmental agencies having jurisdiction over the offering; and
- 5: That I make this application with the knowledge that the New Jersey Real Estate Commission will rely upon its contents; and
- 6: That all of the statements made in the application, along with any attachments hereto are true and correct. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

By: _____
Signature

Title

Sworn and subscribed before me this

_____ **Day of** _____, **20**_____

(Name and title of person administering oath)

(Secondary Registration Application)