

APPENDIX J

FORM OF CERTIFICATE FOR APPLICANTS

CERTIFIED TO OWNERSHIP UNIT, REQUIRED

BY N.J.A.C. 5:80-19(d)2

CERTIFICATE FOR APPLICANT

CERTIFIED TO AN OWNERSHIP UNIT SUBJECT TO

AFFORDABLE HOUSING RESTRICTIONS

My name is _____ and I am making this certificate in connection with my certification to purchase

_____ ,

a home provided under the New Jersey Affordable Housing Program.

I am aware, as the purchaser of an Affordable Home, that from this date until _____, 20__ I have to follow the rules and requirements that are listed below: _____.

1. I am allowed to sell my home only to a person or a family who is part of the Affordable Housing Program, and who has been certified, like I have been, in writing by _____.
2. The price for which I can sell my house is limited by law, and may be much less than the sale prices of other homes similar to mine, but which are not part of the Affordable Housing Program.
3. I cannot take out any loans of any kind secured by my house (a “mortgage loan”) unless my plans to get the loan are approved by _____ before I sign any loan papers. The total amount of mortgage loans I am allowed to have is limited by law.
4. I know that I am required to live in my house, and that I cannot rent it out to any other person, not even to members of my family. If I have a temporary need to move away that is not my fault, such as if my employer is temporarily sending me to a work place a great

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distance from my home, or if I am being called up for military service, I should call _____ and ask for a “temporary waiver” of this rule. It is up to _____ whether I get a temporary waiver.

5. If my home is a two-family home, I know that I am allowed to rent the rental apartment in my home only to a person or to a family who is part of the Affordable Housing Program, and who has been certified to rent my rental apartment in writing by _____.
6. Furthermore, I know that the rent I am allowed to charge a tenant is limited by law and is announced each year by _____. I know that it is my responsibility to find out what is the maximum rent I am allowed to charge by calling _____.
7. I know that I am required to send copies of all leases with my tenants to _____.
8. I know that I am not allowed to make any improvements to my home unless they have been approved in writing by _____.
9. Finally, I know that if I break any of these rules I will be breaking the law, and that I will be subject to penalties provided by law, including having to pay fines and possibly losing my home.

BE IT REMEMBERED, that on this the ____ day of _____, 20__ the signer of this Certificate _____ appeared personally before me and who, being duly sworn by me, deposed and made proof to my satisfaction (i) that he/she is the Purchaser of the Affordable Home that is identified as said Purchaser in the foregoing Certificate, and (ii) that he/she has executed said Certificate with respect to the purchase of the property described in the Certificate and for the purposes described and set forth therein.

Sworn to and subscribed before me, _____ on the date set forth above.

NOTARY PUBLIC