PLEASE DO NOT SEND ANY OF THIS INFORMATION AT THIS TIME. Only a completed Lottery Application is required at this time. This information only needs to be sent once an applicant is called from the waiting list.

Dear Prospective Applicant:

Thank you for your interest in the affordable units at Atlas.

For occupancy of the affordable units at Atlas, we are required to select residents using a lottery. The lottery process will begin with an open marketing period which will end on March 1, 2024. The lottery drawing will function as a means to randomize the order in which applicant households are selected by to submit further information for income eligibility review and program eligibility review. The randomization process is meant to ensure fairness. The resulting randomized list of application numbers derived from the applicant list will serve as the lottery. The ranking of application numbers in the lottery list will determine the order in which applicants are selected for income eligibility review and program eligibility review. Once the lottery is completed, all parties will be notified after March 4, 2024 of their position on the waiting list. In order to be eligible for the lottery, you must complete the attached lottery application for this project. Please complete and submit this application and accompanying information before 5:00PM EST, on March 1, 2024.to:

> Atlas
> 270 Johnston Ave.
> Jersey City, NJ 07304
> Application for Affordable Housing - Attn: Joseph Biafore

Please ensure that the application is filled out in its entirety (including any attachments required) and signed by all family members who are over the age of 18. Incomplete, unsigned applications or applications received after the deadline will be rejected without further notification.

In order to qualify for the affordable units, each applicant family must meet the income restrictions as indicated in the attached published notices. Prospective applicants will meet with the project's compliance group to complete income certification paperwork to determine if they are indeed eligible. Atlas will also require an application fee of $75 to perform criminal and credit background checks.

Thank you for your interest in Atlas. Should you have any questions regarding this process or need assistance with the application, please contact our office at (201) 714-4033, or by email at __atlasmgr@somliving.com__ .

Thank you,

South Oxford Management

SAMPLE OF INFORMATION REQUIRED FOR INCOME VERIFICATION

Once the lottery is completed, your designated manager will begin the process of contacting prospective residents in the order they are on the waiting list. When a prospective resident is called from the list, your manager will send an application with a detailed list of information required to verify income for the household.

Below is a sample of what will be requested at that time. Please note that not all applicants will have all types of income listed. Only those items which you have will be required.

The following documents are required from all income earning members of the household over the age of 18:

- Certified Form 1040 tax return for the prior year, or certified Form 1099 for the prior year, if self-employed.
- Income Statement for the past year including a statement of assets & liabilities and gains from sale or disposition of property (household with less than $5,000 in asset value, may provide a notarized certification instead).
- Copies of six (6) consecutive pay stubs for any employed household member(s);
- Copies of the last six (6) months of bank statements for all bank accounts;
- Documentation of tips for those employed in retail or service industries; and
- Documentation of applicable student financial assistance (grants, scholarships, educational entitlements, work study programs, and financial aid packages).
- Documentation of regular contributions or gifts from persons or organizations not residing in the current residence

If household receives any of the following subsidies, please include three (3) months of the following:

- Alimony payment records;
- Annuity payment records;
- Armed Forces Reserves payment records;
- Child Support payment records;
- Disability insurance payment records;
- Pension payment records;
- Public Assistance payment records;
- Welfare Assistance payment records;
- Worker's Compensation payment records;
- All Social Security and/or SSI payment records; and
- Unemployment payment records.

ATLAS

APPLICATION FOR LOTTERY

Applicant Information: *Each Applicant over the age of 18 must complete their own application form*		
Name:	DOB:	Cell:
E-Mail:	SSN:	Alt Phone:
Driver's License/State ID#		State of Issue:
Current Address:		
City:	State:	Zip Code:
Current Landlord Name:	Current Landlord Phone #:	
Previous Address:		
City:	State:	Zip Code:
Employment Information:		
Current Employer:		
Employer Address:		How Long?
Phone:	E-Mail:	Fax:
City:	State:	Zip Code:
Position:	Hourly Salary:	Annual Income:
Additional Income: Y/N (please circle)	Type:	Annual Amount:
Additional Occupants: *List everyone who will live with you*		
Name	Relationship To	DOB
I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.		
Signature of Applicant:		Date:

ADDITIONAL INFORMATION

This is not an application for housing. This is an application to participate in the Lottery resident selection at Atlas. This Lottery Application is the beginning of this process. All Lottery Applications are due on or before <u>March 1, 2024</u>. Once the lottery is completed, all parties will be notified after <u>March 4, 2024</u> of their position on the waiting list. In order to be eligible for the lottery you must complete this application. Please understand that completing this

application <u>does not</u> guarantee qualification for our community. All applicants will be required to complete a verification process to ensure they meet all required conditions to qualify for housing.

<div align="center">

Program Eligibility Requirements

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A total of eleven (11) units in the property will be maintained as "Moderate Income" Housing and shall be maintained as affordable for a term as agreed to in the AHA.

Unit Breakdown: 2 Studio / 6 Two Bedroom / 3 Three Bedroom

Income Limits

"Moderate Income" is defined as the total combined gross annual income for all members of a household whose total income is greater than 50% but does not exceed 80% of the area median income for the Jersey City Metro FMR Area, as adjusted for households of the same size, ("Qualified Tenants") as established by the U.S. Department of Housing and Urban Development ("HUD");

For 2023 the Income Limits shall be as follows:

# of Persons	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
50% AMI	$42,600	$48,700	$54,800	$60,850	$65,750	$70,600
80% AMI	$68,160	$77,920	$87,680	$97,360	$105,200	$112,960

Rents

The initial base rents shall be set based on the "Income Limits & Maximum Rents" promulgated by the New Jersey Housing and Mortgage Finance Agency (NJHMFA) in effect at the time of the approval of the Affirmative Marketing Plan by the DOAH.

For 2023 the Rents shall be as follows:

Studio	2 Bedroom	3 Bedroom
80% AMI - $1,704	80% AMI - $2,192	80% AMI - $2,435

Please ensure that the application is filled out in its entirety (including any attachments required) and signed by all family members who are over the age of 18. Incomplete, unsigned applications or applications received after the deadline will be rejected without further notification.

ACKNOWLEDGEMENT AND AGREEMENT

Application represents that all information in the application is accurate and true to the best of the applicant's knowledge and that willfully providing false or misleading statements may constitute grounds from program ineligibility. Applicant authorizes South Oxford Management and/or its agents to verify the information contained herein. Applicant agrees to notify South Oxford Management of any material change in the information provided on this application. South Oxford Management may obtain investigative consumer reports from employers, landlords, law enforcement agencies, credit reporting agencies, or other applicable sources. Applicant(s) represent that there are no duplicate applications submitted by any potential occupants listed and acknowledges that submission of duplicate applications may disqualify all other duplicate applications submitted by the same household. South Oxford Management will provide applicant, if approved with conditions or denied, with information about the nature of such determinations. Applicant may request a copy of any public offering statement, Affordable Housing Agreement, or their equivalent. Applicant acknowledges that all information and material provided as part of the application process and all subsequent eligibility processes shall be kept confidential and shall be used by the Developer, mortgage lenders and/or City agencies and departments only as needed to determine the applicant's eligibility for affordable housing. Said information will not be disclosed to any other parties without the written permission of the applicant and will be maintained in a secure manner.

Please confirm you agree to these terms: ☐ Yes ☐ No

Applicant Signature: _____ Date: _____

NOTICE OF AFFORDABLE HOUSING UNITS AVAILABLE

Address: Atlas, 270 Johnston Ave., Jersey City, NJ 07304
Phone: (201) 714-4033
Email: atlasmgr@somliving.com

NUMBER OF AVAILABLE UNITS BY BEDROOM SIZE

Studio: 2
2-Bedroom: 6
3-Bedroom: 3

Monthly Rent

Studio: $1,704
2-Bedroom: $2,192
3-Bedroom: $2,532

ANNUAL MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE

# of persons	1 Person	2 Person	3 Person	4 Person	5 Person	6 Persons
50% AMI	$42,600	$48,700	$54,800	$60,850	$65,750	$70,600
80% AMI	$68,160	$77,920	$87,680	$97,360	$105,200	$112,960

APPLICANTS WILL BE NOTIFIED OF THE FOLLOWING VIA EMAIL OR USPS FIRST CLASS IF EMAIL IS UNAVAILABLE.

➢ Applicant's placement on lottery list

➢ Applicant's income eligibility status

➢ Applicant's program eligibility status

ESTIMATES OF OTHER COSTS & FEES:

Application Fee: $75.00
Parking: $275 per month
Pet Fees: $20 screening fee $50 per pet, per month (2 Max) plus $500 Non-Refundable Pet Fee

Estimated Initial Occupancy Date:
Applicant must submit an Affordable Housing Application and all required income documentation in order to be added to the lottery list. Applicants will receive a lottery list notice once the lottery process is completed. Notification of a position in the lottery list does not indicate an income eligibility certification, program eligibility or unit placement.

THIS NOTICE IS AVAILABLE IN SPANISH, ARABIC, URDU, GUAJARATI, AND HINDI.