



PROPERTY DEED

DEED RESTRICTED PROPERTY

DEED RESTRICTED AFFORDABLE HOUSING means a residential unit that has a regulatory agreement or other instrument recorded against the property which limits the sales price or rent of that unit for up to thirty (30+) years, and being affordable to households earning less than 80 percent of the area median income.

- **Deed Restriction:** The property will be subject to a deed restriction as part of the Affordable Housing program for a duration of up to 30 years.
- **Primary Residence Requirement:** Homeowners are obligated to occupy the home as their primary residence, which is defined as the household's occupation of the residence for a minimum of 260 days out of the calendar year.
- **Rental Prohibition:** Renting out the property to anyone, including to family members, or "flipping" it for a quick profit is prohibited.
- **Approval for Major Improvements:** Any significant modifications or improvements to the property, such as adding extra bedrooms, bathrooms, or HVAC systems, require prior approval.
- **Mortgage Loan Approval:** Prior to signing any loan documents, all mortgage loans must receive approval from the Administrative Agent for the municipality. This ensures compliance with regulatory requirements.
- **Loan Amount Limitation:** The total amount of mortgage loans permitted is subject to limitations established by law.
- **Resale Price Determination:** The property may be sold at any time, but the resale price of the property is determined by the NJ Fair Housing Act.
- **Resale Process:** Should the homeowner decide to sell the property, they must initiate the process by requesting Intent to Sell paperwork. This entails collaborating with the municipality's Administrative Agent.
- **Sale Restrictions:** Homeowners are permitted to sell the home exclusively to individuals or families listed on the affordable housing waiting list maintained by the Administrative Agent for the municipality. Prior to the sale, the buyer must obtain written certification from that Administrative Agent. Homeowners are prohibited from favoring preferred buyers, such as friends, family members, or cash buyers, over other potential buyers who require mortgage financing.