

Freedom Village at Wall

Mail this pre-qualifying application to:

Freedom Village at Wall

Pre-Leasing Office: 1 Freedom Blvd,

Lawrenceville, NJ 08648

Attn: Robyn Brown Assistant Property Manager

Pre-Application for:

Freedom Village at Wall

Dear Applicant,

Thank you for your interest in Freedom Village at Wall. Please complete the attached pre-application ensuring that all questions are fully answered for each person who will live in the household. **Please only submit one pre-application per household (do not submit multiple or duplicate applications) and do not submit any supporting income documentation at this time, you will be asked to provide that information during the pre-interview process.**

All pre-applications received prior to the lottery deadline are assigned a lottery number when received and will be a part of the lottery for the creation of the initial waitlist. Our leasing lottery uses a random number generator for waitlist ordering. An applicant who submits on the first day of the open application period (February 6, 2026) and someone who submits on the lottery date (April 23, 2026) prior to the start of the lottery, has an equal chance of selection. Therefore, please take your time and carefully complete all elements of the pre-application.

The qualifications for the site are printed on the application. Per unit size, the household's combined income must meet the minimum income requirements and not exceed the maximum allowed in Region 4 (Monmouth, Ocean, Mercer) (see page 2). If you have an on-going **rental assistance voucher**, the income requirements may be adjusted.

PO box addresses are not acceptable. Applications must include a physical address. Credit, Criminal and Background checks will be done for all adult applicants. A social security number must be provided for each family member.

For this site, there are priorities and preferences that govern the lottery and wait list creation. There are 56 units consisting of one, two, and three bedroom units to be leased via lottery. If you do not qualify for a preference you will be in the Open round and no preference selection is required on this form. The following preferences apply:

1. **Mobility accessible need – supporting documentation required**
2. **Veteran – DD214 or Veteran ID required with pre-application**
3. **Regional Priority – live and/or work within Monmouth, Ocean or Mercer Counties**

A public leasing lottery for this site, will be held on Thursday, April 23, 2026 at the Wall Township Municipal Complex, 2700 Allaire Road, Wall, NJ 07719 starting at 10am. Pre-applicants are not required to attend, and attendance will not affect lottery results. The event will occur in four rounds starting with Mobility, Veterans, Regional, and Open. The lottery results will determine the initial waitlist order.

Any pre-application submitted post-lottery will be added to the waitlist based on date and time received.

This pre-application package includes a **DISCLOSURE FORM** that grants "permission" for the credit and criminal history background check. **Each adult family member (18 or older) must sign one of these forms and return it with the pre-application. The application fee is \$37 for one adult and \$50 per family if more than one, which is due at time of interview (money order only).** The fee is not to be submitted with this initial pre-application form.

When the applicant's name comes up on the Wait List, candidates will be sent a full tenant application, be required to provide financial documentation based on a checklist of requirements and be determined eligible or ineligible at the time of interview. If your contact information changes, please forward your new information to us so your information can be updated. **If we cannot reach you, your application will become inactive.** If you are interested in more than one of our sites, you must apply separately to each. Site-specific pre-applications can be printed at www.projectfreedom.org.

Sincerely,

Virginia Booth - Director of Property Management

Initials/Date: _____

Project Freedom, Inc. is a 501(c)(3) non-profit organization that develops and operates barrier-free housing to enable individuals with disabilities to live independently. This community accommodates both disabled and non-disabled people/families.

Freedom Village at Wall

Beautifully designed
1, 2, and 3 Bedroom
Apartments

Mail this pre-qualifying application to:
Freedom Village at Wall
Pre-Leasing Office: 1 Freedom Blvd, Lawrenceville, NJ 08648
Attn: Robyn Brown Assistant Property Manager
Phone 609-278-0075 / Fax 609-278-1250
Office Hours: Monday –Friday 9-5 PM Summer Hours: 9:00 – 4:30 PM

Applicants must
meet minimum and
maximum income
requirements

Project Location:

1427 Wyckoff Road, Wall, NJ 07727

Corner of Megill Road and Wyckoff Road

PLEASE DO NOT VISIT THE SITE IT IS NOT OPEN TO THE PUBLIC

MAXIMUM INCOME LIMITS

Household Size (# of people)	1	2	3	4	5	6	7
Maximum Income 30% AMI (Very Low)	\$28,740	\$32,850	\$36,960	\$41,040	\$44,340	\$47,610	\$50,910
Maximum Income 50% AMI (Low)	\$47,900	\$54,750	\$61,600	\$68,400	\$73,900	\$79,350	\$84,850
Maximum Income 60% AMI (Moderate)	\$57,480	\$65,700	\$73,920	\$82,080	\$88,680	\$95,220	\$101,820

MINIMUM INCOME LIMITS

\$23,000 for one bedroom,
\$25,000 for two bedrooms and
\$27,000 for three bedrooms per household per year.

AVAILABLE FAMILY UNITS

An additional 10 units are reserved for individuals and families with special needs.

# of Bedrooms	SF	Very Low 30% AMI	Low 50% AMI	Moderate 60% AMI	Total
1BR	803	0	2	3	5
2BR	973	2	17	18	37
3BR	1337	2	5	7	14
Total		4	24	28	56

RENTS

# of Bedrooms	SF	Very Low 30% AMI	Low 50% AMI	Moderate 60% AMI
1BR	803	n/a	\$1,138	\$1,395
2BR	973	\$834	\$1,373	\$1,681
3BR	1337	\$965	\$1,587	\$1,943

NOTE: Tenant is responsible for Gas and Electric & Cable/Internet

Incomes and Rents subject to change

Section 8 Housing Choice Vouchers Accepted
 All Units Are Spacious and Wheelchair Accessible

Initials/Date: _____





Project Freedom, Inc.
Pre-Qualifying Application
Freedom Village at Wall

Project Location: 1427 Wyckoff Road, Wall NJ 07727

**YOU MUST HAVE A
MINIMUM TOTAL
HOUSEHOLD INCOME
OF:**

\$23,000 – to qualify for a 1-
bedroom apartment

\$25,000 – to qualify for a 2-
bedroom apartment

\$27,000 – to qualify for a 3-
bedroom apartment

Mail this pre-qualifying application to:
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Pre-Leasing Office: 1 Freedom Blvd, Lawrenceville, NJ 08648

Attn: Robyn Brown Assistant Property Manager

Housing Preferences:

1. Does any household member require the use of a wheelchair, rollator, or other mobility device?
☐ Yes ☐ No If yes, Name: _____
2. Have you or any family member served in the Military (DD 214 required)? ☐ Yes ☐ No
3. Does any household member work or live in Monmouth, Ocean or Mercer County(s)? ☐ Yes ☐ No

All fields are required (select desired bedroom size(s):

☐ 1 Bedroom ☐ 2 Bedroom ☐ 3 Bedroom

ALL FIELDS ARE REQUIRED

Applicant Name: _____ Street Address: _____
City/State _____ Zip: _____ County _____
eMail: _____ Social Sec #: _____ Date of Birth: _____
Contact #: _____ Sex (M/F): _____ Married ☐ Single ☐ Divorced ☐ Widow: ☐

Alternative contact name/# if unable to reach you? _____

Co-Applicant ☐ Yes ☐ No

Co-Applicant Name: _____ Street Address: _____
City/State _____ Zip: _____ County _____
eMail: _____ Social Sec #: _____ Date of Birth: _____
Contact #: _____ Sex (M/F): _____ Married ☐ Single ☐ Divorced ☐ Widow: ☐

Do you have a Rental Assistance Voucher? ☐ Yes ☐ No
If yes, Agency and Case worker name: _____
Contact Phone number _____

Does any household member receive rental assistance from the Division of Developmental Disabilities? ☐ Yes ☐ No

If yes, Case worker name / number: _____

1. Have you, or any members of your household, ever been evicted? ☐ Yes ☐ No
2. Has ever been convicted of drug-related criminal activity related to the manufacture or production of methamphetamine on the premises of federally assisted housing? ☐ Yes ☐ No
3. Is any applicant subject to lifetime registration under a state sex offender registry? ☐ Yes ☐ No

Initials/Date: _____

Project Freedom Inc. designs all of its housing units as **100% physically accessible for people with disabilities** (wheelchairs & mobility device users, it is not required for tenancy. **This community accommodates disabled and non-disabled people/families.**

Household Composition and Income: (Must include all members expected to live in the unit)

Name	Relationship to Head of House	Social Security #	Date of Birth	Marital Status	Sex (M/F)	Projected Gross Yearly Income	Full-Time Student? (12 credit/semester)
1.	Head of Hhold					\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.						\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.						\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.						\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.						\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.						\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.						\$	<input type="checkbox"/> Yes <input type="checkbox"/> No

Please list all the sources where household Income comes from:

SOURCES OF INCOME	<u>Applicant's</u> Current Gross Yearly Income	<u>Co-Applicant's</u> Gross Yearly Income	<u>Other Household Member's</u> Gross Yearly Income
Salary / Wages	\$	\$	\$
Social Security	\$	\$	\$
Pension	\$	\$	\$
Child Support/Alimony	\$	\$	\$
Self-Employment	\$	\$	\$
All Other Income	\$	\$	\$
Total Annual Income	\$	\$	\$

*** Add a separate page if additional family members have income.

Release of Information Statement Provided by Applicant

I/We, _____ attest that the information provided in this pre-application is true, and to the best of my/our knowledge is correct and complete. I/We verify that I/we will provide prompt notice to Project Freedom Inc. should there be any change in my/our circumstances.

I/We understand that the applicant(s) have a responsibility to remain in contact with Project Freedom when requested. I/We understand that failure to do so will result in the application becoming inactive. (everyone 18 or older who will live in the unit must sign)

Signed: _____	Date: _____
Signed: _____	Date: _____
Signed: _____	Date: _____

If you pre-qualify, you will be sent an "eligible" letter.
If you do not pre-qualify, you will be notified in writing.



Equal Opportunity Employer – Equal Opportunity Housing

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Attn: Robyn Brown Assistant Property Manager

Initials/Date: _____

NEW JERSEY DIVISION ON CIVIL RIGHTS RENTAL SURVEY

The **New Jersey Law Against Discrimination (LAD)** prohibits discrimination in rental housing based on several protected characteristics, including race, gender, familial status (having a child or children under the age of 18 or being pregnant), and source of lawful income used for rental payments (whether you receive rental assistance). The **New Jersey Division on Civil Rights (DCR)** is the government agency that enforces the LAD. DCR requires landlords who own 25 or more rental units to file a confidential annual report with the agency regarding their applicants and tenants. DCR requires landlords to provide this survey form to all applicants and tenants to collect the information for their reports.

Filling out this form helps DCR learn about and fight housing discrimination.

Completion of this form is voluntary. If you do not wish to answer a question, you can skip it and leave it blank. Tenants and applicants who choose to complete the form should answer the questions for each child and adult living in their unit and return the completed form to their landlord. If you choose not to complete this form, the landlord will complete it for you to the best of their knowledge. Landlords cannot ask you about other characteristics like your religion, national origin (what country you're from), nationality (whether you're a citizen), disability, whether you're married, or whether you identify as LGBTQIA+. Landlords also cannot decide whether or not to rent to you based on your responses to this form.

Housing providers cannot:

- Discriminate against you based on your responses to this form;
- Ask additional questions about your responses to this form;
- Harass or intimidate you based on your responses to this form;
- Retaliate against you based on your responses to this form, including by raising your rent;
- Require you to complete this form; or
- Enter your rental unit without permission or investigate you to collect the information requested by this form.

If you feel you have been denied housing or treated differently for one of the reasons listed above, you may file a complaint at bias.njcivilrights.gov. For additional assistance, e-mail DCR at NJDCR4U@njcivilrights.gov or call 1-833-653-2748.

Visit our website at www.NJCivilRights.gov to learn more about the LAD.

Please complete the form on the next page and return it to the landlord.

Initials/Date: _____

NEW JERSEY DIVISION ON CIVIL RIGHTS RENTAL SURVEY

This form is not intended to be a part of the rental application process and must be kept separate and apart from rental records.

Are you a: ☐ **Current Tenant** ☐ **Applicant** | **Name:** _____

Unit/Complex Address: _____

1. Race/Ethnicity

Please write how many people living in your unit identify their race/ethnicity as:

American Indian or Alaska Native: _____

(Individuals with origins in any of the original peoples of North, Central, and South America, including, for example, Navajo Nation, Blackfeet Tribe of the Blackfeet Indian Reservation of Montana, Native Village of Barrow Inupiat Traditional Government, Nome Eskimo Community, Aztec, and Maya.)

Asian: _____

(Individuals with origins in any of the original peoples of Central or East Asia, Southeast Asia, or South Asia, including, for example, Chinese, Asian Indian, Filipino, Vietnamese, Korean, and Japanese.)

Black or African American: _____

(Individuals with origins in any of the original peoples of Africa including, for example, African American, Jamaican, Haitian, Nigerian, Ethiopian, and Somali.)

Hispanic or Latino/a/x/e: _____

(Includes individuals of Mexican, Puerto Rican, Salvadoran, Cuban, Dominican, Guatemalan, and other Central or South American or Spanish culture or origin.)

Middle Eastern or North African: _____

(Individuals with origins in any of the original peoples of the Middle East or North Africa, including, for example, Lebanese, Iranian, Egyptian, Syrian, Iraqi, and Israeli.)

Native Hawaiian or Pacific Islander: _____

(Individuals with origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands, including, for example, Native Hawaiian, Samoan, Chamorro, Tongan, Fijian, and Marshallese.)

White: _____

(Individuals with origins in any of the original peoples of Europe, including, for example, English, German, Irish, Italian, Polish, and Scottish.)

Multiracial/Multi-Ethnic: _____

(Individuals who identify as two or more of these categories.)

2. Gender

Please write how many people living in your unit identify their gender as:

Woman/Girl: _____ **Man/Boy:** _____ **Non-Binary/Other:** _____

3. Familial Status

Are there children under age 18 in your unit or is anyone pregnant in your unit? ☐ Yes ☐ No

4. Rental Assistance How many people living in your unit receive rental assistance, such as Section 8 housing choice vouchers? If none, write 0 (zero): _____

Date completed: _____

Landlord: Check this box if you completed this form on behalf of your tenant or applicant: ☐

Initials/Date: _____

DISCLOSURE FORM TO OBTAIN CONSUMER REPORTS FOR TENANT PURPOSES

Please Read Carefully Before Signing the Authorization

DISCLOSURE

In considering you for tenancy and, if you are selected, in considering you for continued housing, Project Freedom, Inc. ("the Company") may request and rely upon one or more consumer reports or investigative consumer reports about you that we obtain from a consumer reporting agency.

For explanation purposes:

- A "consumer report" is a written, oral, or other communication of any information by a consumer reporting agency bearing on your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used or collected in whole or in part for the purpose of serving as a factor in making a tenant-related decision about you. Such information may include, for example, credit information, criminal history reports, or driving records; and
- An "investigative consumer report" is a consumer report in which information on your character, general reputation, personal characteristics, or mode of living is obtained through personal interviews with your prior employers, neighbors, friends, or associates, or with others who may have knowledge concerning any such items of information. In the event an investigative consumer report is requested about you, you are entitled to additional disclosures regarding the nature and scope of the investigation requested, as well as a written summary of your rights under the Fair Credit Reporting Act ("FCRA").

Under the FCRA, before the Company can obtain a consumer report or investigative consumer report about you for tenant purposes, we must have your written authorization. Before we take adverse action on the basis, in whole or in part, of information in that report, you will be provided the name, address, and telephone number of the consumer reporting agency, and a summary of your rights under the FCRA.

AUTHORIZATION

I have read and understand the foregoing Disclosure, and authorize Project Freedom, Inc. to obtain and rely upon consumer reports or investigative consumer reports concerning me.

By my signature below, I authorize the Company to obtain any such reports and to share the information received with any person involved in their decision about me. I also consent to have any legally required notices sent electronically.

I ☐ do ☐ do not authorize you to contact my current employer for Employment and Reference Verifications. (Checking "I do" will authorize inquiries to the Human Resources Department and to any listed supervisors.)

_____ Printed Name	_____ Applicant Signature	_____ Date
_____ Parent or Legal Guardian Printed Name (for searches conducted on minors under the age of 18)	_____ Parent or Legal Guardian Signature	_____ Date

Initials/Date: _____

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_____ Parent or Legal Guardian Printed Name (for searches conducted on minors under the age of 18)	_____ Parent or Legal Guardian Signature	_____ Date

Initials/Date: _____



Fair Chance in Housing Act Disclosure Statement

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), limits a housing provider's ability to consider a person's criminal history in deciding whether to extend an offer or whether to rent a home after extending an offer.

Before making a conditional offer of housing, Project Freedom, Inc. may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program. Project Freedom, Inc. will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, Project Freedom, Inc. intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with the FCHA and its accompanying rules.

Project Freedom, Inc. will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:

- (1) arrests or charges that have not resulted in a criminal conviction;
- (2) expunged convictions;
- (3) convictions erased through executive pardon;
- (4) vacated and otherwise legally nullified convictions;
- (5) juvenile adjudications of delinquency; and
- (6) records that have been sealed.

Project Freedom, Inc. may consider, after the issuance of a conditional offer, a criminal record that:

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24-4(b)(3);
- Resulted in a conviction for any crime that requires lifetime state sex offender registration;
- Is for any 1st degree indictable offense, or release from prison for that offense, within the past 6 years;
- Is for any 2nd or 3rd degree indictable offense, or release from prison for that offense, within the past 4 years; or
- Is for any 4th degree indictable offense, or release from prison for that offense, within the past 1 year.

For more information about how these rules apply, please refer to the resources at <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha/>.



<http://www.njcivilrights.gov>
New Jersey is an Equal Opportunity Employer



Initials/Date: _____

Project Freedom, Inc. may withdraw a conditional offer based on your criminal record only if Project Freedom, Inc. determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfill a substantial, legitimate, and nondiscriminatory interest.

If Project Freedom, Inc. utilizes any vendor or outside person/entity to conduct a criminal record check on their behalf, Project Freedom, Inc. will take reasonable steps to ensure that the vendor or outside person/entity conducts the criminal record check consistent with the requirements of the FCHA and rules. Specifically, if Project Freedom, Inc. receives a criminal history inquiry conducted by a vendor or outside person or entity that is conducted in violation of the FCHA in that it reveals a record that is not permitted to be considered under the FCHA, Project Freedom, Inc. must show that it did not rely on that information in making a determination about your tenancy.

If you are subjected to the withdrawal of a conditional offer of housing due to criminal history, you have the right to request and receive the materials relied upon by Project Freedom, Inc. in making this determination.

You have the right to dispute, within ten (10) days of receiving this statement, the relevance and accuracy of any criminal record, and to offer evidence of any mitigating facts or circumstances, including but not limited to your rehabilitation and good conduct since the criminal offense. You may also provide evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors to Project Freedom, Inc. at any time, including after the ten days.

Any action taken by Project Freedom, Inc. in violation of the process laid out in this statement may constitute a violation of the FCHA. **If you believe that any owner, agent, employee, or designee of Project Freedom, Inc. has violated any of the above requirements, you may contact the New Jersey Division on Civil Rights at www.NJCivilRights.gov 1-866-405-3050.** A complaint must be filed with DCR within 180 days of the allegedly discriminatory conduct. You cannot be subjected to retaliation for filing a complaint or for attempting to exercise your rights under the FCHA.

DCR has several fair housing fact sheets available at <https://www.nj.gov/oag/dcr/housing.html>, or available for pickup in any of DCR's four (4) regional offices.

31 Clinton Street, 3rd Floor
Newark, NJ 07102

1601 Atlantic Avenue, 6th Fl.
Atlantic City, NJ 08401

5 Executive Campus
Suite 107, Bldg. 5
Cherry Hill, NJ 08002

140 East Front Street, 6th
Floor Trenton, NJ 08625

Project Freedom, Inc. Representative Signature

Date

Prospective Tenant Signature

Date