

# CRESTWOOD VILLAGE CO-OP FOUR, INC.

15 E MOCCASIN DRIVE

WHITING, NJ 08759

PHONE (732) 350-0230 - FAX (732) 350-6930

## APPLICATION FOR PURCHASE

NAME: \_\_\_\_\_  
\_\_\_\_\_

**MINIMUM CREDIT SCORE: 740**

### CRESTWOOD VILLAGE FOUR MINIMUM INCOME REQUIREMENTS FOR PROSPECTIVE BUYERS

2026

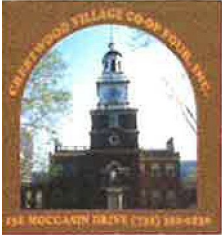
MODEL STYLE	MONTHLY MAINTENANCE FEE	MONTHLY INCOME REQUIRED
MADISON	\$217	\$986
ESSEX	\$248	\$1,127
DEVON	\$258	\$1,173
WINDSOR	\$266	\$1,209
HAMPSHIRE	\$287	\$1,305
GEORGETOWNE	\$340	\$1,545
OXFORD I	\$315	\$1,432
OXFORD II	\$344	\$1,564
STRATFORD	\$360	\$1,636
CAMBRIDGE I & II	\$422	\$1,918
LEXINGTON	\$443	\$2,014
YARDLEY	\$463	\$2,105
YORKTOWNE	\$463	\$2,105

**Please be advised that the Buyer is responsible for a one-time Working Capital Contribution in the amount of \$1000.00 payable to Crestwood Village Four at the time of closing effective May 1<sup>st</sup>.**

**MONTHLY CARRYING CHARGES - DELINQUENCIES** – *Effective immediately*, please note, your monthly carrying charges are considered late if they are paid after the 15<sup>th</sup> of every month - after which you will receive a \$25.00 late fee. Below is a breakdown of the steps Crestwood Village Co-Op Four, Inc. takes for each delinquency:

- 30 days past due: If payment has not been received by the 15<sup>th</sup> of the month, you will receive a notice stating your account is past due, that your account has been charged a \$25 late fee, and you must bring your account current immediately.
- 60 days past due: If payment has not been received by the 15<sup>th</sup> of the following month, you will receive a notice stating the amount past due, your account will be charged a \$25 late fee **and** a \$50 fine.
- 90 days past due: If payment has not been received by the 15<sup>th</sup> of the following month, you will receive a notice stating the amount past due, your account will be charged a \$25 late fee, a \$100 fine **and** be sent to our attorney for collection and/or revocation.

	Name	I agree to all the above terms (circle)	Applicant Signature	Date
Prospective Purchaser 1		YES      NO		
Prospective Purchaser 2		YES      NO		



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15 E MOCCASIN DRIVE

WHITING, NJ 08759

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## APPLICATION FOR PURCHASE/OCCUPANCY FORM

BY SIGNING THIS APPLICATION, EACH PROSPECTIVE PURCHASER CONSENTS AND ACKNOWLEDGES THAT CRESTWOOD VILLAGE CO-OP FOUR, INC. HAS THE RIGHT TO OBTAIN A CREDIT AND BACKGROUND REPORT FOR EACH PROSPECTIVE PURCHASER FROM A CREDIT REPORTING AGENCY ACCEPTABLE TO CRESTWOOD VILLAGE CO-OP FOUR, INC., AT THE EXPENSE OF THE PURCHASER(S).

**PLEASE SUBMIT A \$150.00 NON-REFUNDABLE FEE PAYABLE BY MONEY ORDER OR CERTIFIED CHECK ONLY, ALONG WITH A LEGIBLE COPY OF THE FRONT & BACK OF EACH DRIVER'S LICENSE, PLUS PROOF OF MONTHLY INCOME.**

### INSTRUCTIONS

Submit this completed application to the Crestwood Village Co-op Four, Inc. Clubhouse located at 15 E Moccasin Drive, Whiting, New Jersey 08759. Please respond to all questions and fill in all blanks. If a question is not applicable indicate "N/ A" on the corresponding blank. If a question is not answered or left blank, this application may be returned, not processed and/or not approved.

If this application is not legible or is not completely and accurately filled out, Crestwood Village Co-op Four, Inc., and/or its assigned agent will not be liable or responsible for any inaccurate information in the investigation and related report caused by such omissions or illegibility. Each prospective purchaser and/or all prospective occupants of a particular dwelling unit must complete one consolidated Application for Purchase/Occupancy Form.

**PLEASE NOTE THAT ONLY THREE (3) PERSONS ARE ALLOWED TO OCCUPY A DWELLING UNIT. THE CERTIFICATE HOLDER MUST BE AT LEAST 55 YEARS OF AGE. NO ONE UNDER 19 IS PERMITTED.**

Once the application is deemed complete by Crestwood Village Co-op Four, Inc., a credit and background report will be obtained for each Prospective Purchaser. If the board of trustees approve or deny the Application, the Applicant will be informed via, phone, mail and e-mail.

Date of application: \_\_\_\_\_ Email Address: \_\_\_\_\_

**PROSPECTIVE PURCHASER(S): \*PLEASE BE SURE TO INCLUDE A CLEAR COPY OF EACH DRIVER'S LICENSE - BACK & FRONT**

Name(s) of ALL Prospective Purchaser(s) to be listed on certificate (maximum 3):

NAME	PHONE NUMBER	SOCIAL SECURITY#	DATE OF BIRTH
1.			
2.			
3.			

Address of Unit (if applicable) : \_\_\_\_\_

Realtor: \_\_\_\_\_ Phone Number/Email: \_\_\_\_\_

**OCCUPANT(S) ONLY**

	FULL NAME	PHONE NUMBER	SOCIAL SECURITY#	DATE OF BIRTH
Occupant 1				
Occupant 2				

**BACKGROUND:**

	Prospective Purchaser 1		Prospective Purchaser 2		Prospective Purchaser 3	
NAME						
Have you ever filed for Bankruptcy?	YES	NO	YES	NO	YES	NO
Have you ever been charged with or convicted of an indictable criminal offense?	YES	NO	YES	NO	YES	NO
Does you have an outstanding civil judgment pending against them?	YES	NO	YES	NO	YES	NO
Do you currently have an outstanding warrant for your arrest.?	YES	NO	YES	NO	YES	NO
Do you currently have any Civil claims pending against you?	YES	NO	YES	NO	YES	NO

\*If any of the above questions are answered "Yes", please explain the applicable circumstances and details on a separate piece of paper.

**RESIDENTIAL HISTORY:**

	Prospective Purchaser 1	Prospective Purchaser 2	Prospective Purchaser 3
NAME			
Current Address			
Years at current address			
Own or Rent			
Monthly Payment			
Current landlord's name & phone (if applicable)			
Will you be selling your home in order to move?			

<b>Previous Address</b>			
Years at previous address			
Own or Rent			
Previous landlord's name & phone (if applicable)			

**EMPLOYMENT HISTORY:**

	<b>Prospective Purchaser 1</b>	<b>Prospective Purchaser 2</b>	<b>Prospective Purchaser 3</b>
<b>NAME</b>			
<b>Current Employer</b>			
Address			
Phone			
Position			
Length of Employment	Years Months	Years Months	Years Months
Annual Income (attach documentation)	\$	\$	\$
<b>Previous Employer</b>			
Address			
Phone			
Position			
Length of Employment	Years Months	Years Months	Years Months
Annual Income (attach documentation)	\$	\$	\$

**PETS:**

If any of the Prospective Purchaser (s), or Prospective Occupant (s) plan to have a pet at the dwelling unit situated in Crestwood Village Co-Op Four, Inc. please indicate the following:

Type of proposed Pet: \_\_\_\_\_ Name of Pet: \_\_\_\_\_ Age of Pet: \_\_\_\_\_

Type of proposed Pet: \_\_\_\_\_ Name of Pet: \_\_\_\_\_ Age of Pet: \_\_\_\_\_

**(Please Note that Two (2) Pets are permitted In Each Dwelling Unit)**

**MONTHLY INCOME:**

Current Sources of **Monthly** Income: *(If not completed, processing will not continue)*

**\*Must include backup for each amount listed and must match amount listed. Bank statements are not accepted for proof of income**

	Prospective Purchaser 1	Prospective Purchaser 2	Prospective Purchaser 3
<b>NAME</b>			
<u>Employment</u> <i>(attach W-2 or 2 month's paystubs)</i>	\$	\$	\$
<u>Social Security</u> after monthly deductions <i>(attach award letter from SS - available from ssa.gov)</i>	\$	\$	\$
<u>Disability</u> <i>(attach letter verifying amount)</i>	\$	\$	\$
<u>Pension</u> <i>(attach proof from company of monthly distribution amount)</i>	\$	\$	\$
*Other <i>(attach documentation &amp; describe below)</i>	\$	\$	\$
*Other Description:			

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **ADDITIONAL INFORMATION**

In your own words explain the difference between a co-operative and a deeded home. ie: type/s of documents issued, rules & regulations, governing documents, etc.


Explain what positives you would bring to our community as a resident of Crestwood Village Co-Op Four:


**AUTHORIZATION AND CERTIFICATION FOR APPLICATION  
FOR PURCHASE / OCCUPANCY**

By signing this Application for Purchase/Occupancy Form I/we recognize that Crestwood Village Co-Op Four, Inc. and/or its agents or representatives may investigate the information supplied by me/us and I/we hereby authorize all persons to give full disclosure of pertinent facts to Crestwood Village Co-Op Four, and/or its assigned agents or representatives. I/we hereby consent to an investigation being made of me/us relative to my/our character, general disposition, personal characteristics, and mode of living as applicable. I/we hereby understand that it is the intent of Crestwood Village Co-Op Four, Inc to evaluate my/our character and financial standing for the purpose of purchasing and/or occupying a dwelling unit situated in and subject to a Proprietary Lease and the governing documents of Crestwood Village Co-Op Four, Inc.

I/we hereby further authorize Crestwood Village Co-Op Four, Inc. and/or its assigned agents or representatives to contact present and previous landlords, credit agencies, mortgage companies, banks, employers, references, or other persons to evaluate my/our character, financial standing and suitability to purchase and/or occupy a dwelling unit situate in the Crestwood Village Co-Op Four, Inc. community.

I/we hereby certify and agree that if I/we are authorized to purchase and/or occupy any dwelling unit in Crestwood Village Co-Op Four, Inc. I/we shall be subject to the terms and conditions of the Crestwood Village Co-Op Four, Inc. Amended Certificate of Incorporation Bylaws, applicable Proprietary Lease, and Rules and Regulations.

I/we hereby certify that all of the statements made in the above Application For Purchase/Occupancy Form are true and accurate to the best of my/our knowledge and if they are ultimately determined to be willfully false I/we may be subject to punishment, including but not limited to voiding my/our Membership Certificate issued by and Proprietary Lease with Crestwood Village Co-Op Four, Inc. and/or otherwise revoke the right to occupy any dwelling unit subject to same.

**PURCHASER DISCLOSURE AND AUTHORIZATION**

I/we hereby authorize all persons or companies to release without liability information regarding employment, income, credit history, rental history and criminal history for the purpose of verifying information on this application for purchase/occupancy.

**INFORMATION COVERED:**

I/we understand that previous or current information may be needed. Verifications and inquiries that may be requested, but are not limited to: personal identity, employment, income, credit history, criminal history and rental history. I understand that this authorization cannot be used to obtain any information that is not pertinent to eligibility for and continue participation as a qualified purchaser(s).

**CONDITIONS:**

I/we agree that a photocopy of this authorization may be used for the purposes stated above. The original of this Authorization is on file and will stay in effect for six (6) months from the date signed. I/we understand that I/we have a right to review this file and correct/offer explanation of any information that is contained.

	Name	I agree to all the above terms (circle)	Applicant Signature	Date
Prospective Purchaser 1		YES      NO		
Prospective Purchaser 2		YES      NO		
Prospective Purchaser 3		YES      NO		
Prospective Occupant (only)		YES      NO		
Prospective Occupant (only)		YES      NO		

## **A Summary of Your Rights under the Fair Credit Reporting Act**

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records).

Here is a summary of your major rights under the FCRA. For more information, including information about additional rights, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, D.C. 20552.

- You must be told if information in your file has been used against you. Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment - or to take another adverse action against you - must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- You have the right to know what is in your file. You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free.
- You are entitled to a free file disclosure if:
  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies.

See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for additional information.

- You have the right to ask for a credit score. Credit scores are numerical summaries of your creditworthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- You have the right to dispute incomplete or inaccurate information. If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for an explanation of dispute procedures.
- Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information. Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- Consumer reporting agencies may not report outdated negative information. In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- Access to your file is limited. A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- You must give your consent for reports to be provided to employers. A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).
- You may limit "prescreened" offers of credit and insurance you get based on information in your credit report. Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1 888 SOPTOUT (1 888 567 8688).
- You may seek damages from violators. If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- Identity theft victims and active-duty military personnel have additional rights. For more Information, visit [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General.

Federal enforcers are:

**Consumer reporting agencies, creditors and others not listed below:**

Federal Trade Commission, Consumer Response Center - FRCA, Washington, DC 20580 877-382-4357

**National banks, federal branches/agencies of foreign banks (word "National" or initials "N.A." appear in or after bank's name):**

Office of the Comptroller of the Currency, Compliance Management, Mail Stop 6-6, Washington, DC 20219 800-613-6743

**Federal Reserve System member banks (except national banks, and federal branches/agencies of foreign banks):**

Federal Reserve Board, Division of Consumer & Community Affairs, Washington, DC 20551. 202-452-3693

**Savings associations and federally chartered savings banks (word "Federal" or initials "F.S.B." appear in federal institutions name):** Office of Thrift Supervision, Consumer Complaints, Washington, DC 20552. 800-842-6929.

**Federal credit unions (words "Federal Credit Union" appear in institution's name):**

National Credit Union Administration, 1775 Duke Street, Alexandria, VA 22314. 703-519-4600.

**State-chartered banks that are not members of the Federal Reserve System Federal Deposit Insurance Corporation:**

Consumer Response Center, 2345 Grand Avenue, Suite 100, Kansas City, Missouri 64108-2638. 877-275-3342.

**Air, surface, or rail common carriers regulated by former Civil Aeronautics Board or Interstate Commerce Commission:** Department of Transportation, Office of Financial Management, Washington, DC 20590 202-366-1306.

**Activities subject to the Packers and Stockyards Act, 1921 Department of Agriculture:** Office of Deputy Administrator - GIPSA, Washington, DC 20250 202-720-7051.