

Certification of Purchaser

Of Compliance with the Age Restriction Requirements of the Housing for Older Persons exception from the Federal Fair Housing Amendments Act of 1988. Pursuant to P.L. 2008 c.71

I (we) by signing as grantees below hereby certify that the property known as «PropertyStreetAddress», «PropertyCity», «PropertyState» commonly described as Block: «PropertyTaxBlockParcel1», Lot: «PropertyTaxLot1» the community known as INSERT will be occupied by a person of an age to ensure compliance with the “housing for older persons” exception from the Fair Housing Amendments Act of 1988”, Pub..L. 100-430 (42 U.S.C. ss.3601 et seq.) as set forth in section 100.301 of Title 24, Code of Federal Regulations.

I (we) hereby certify that this addendum will be recorded in the County of «PROPERTYCOUNTY» as part of the deed for the property described above.

The property as described in this addendum is a resale or a transfer by operation of law. A “resale” is defined for the purposes of this certification as the sale of a dwelling unit within an age restricted community, other than the initial sale of the unit made by the developer.

ALL GRANTEES MUST SIGN AND BE
ACKNOWLEDGED

By:

STATE OF «PROPERTYSTATE»
COUNTY OF «PROPERTYCOUNTY» SS:

BE IT REMEMBERED that on the _____ day of _____ before me, the subscriber, the undersigned authority personally appeared the persons named above as grantees who, being by me duly sworn on his oath certifies and makes proof to my satisfaction that he/she/they are the purchaser of the property described above: that the execution as well as the making of this Certificate has been duly authorized.

By: Notary Public or Attorney at Law

Grantees:

«Buyer1»

«Buyer2»

«Buyer3»

«Buyer4»

For County Clerk Use Only

Date Filed: _____ Page: _____

Date Recoded: _____

The certification on the form below is prescribed by the Commissioner of Community Affairs to comply with the requirements of New Jersey Public Law, 2008 chapter 71 (P.L.2008, c.71)

P.L. 20085, c.71 requires that the purchaser of a dwelling unit in an age-restricted community certify, prior to resale or transfer of the unit, that the unit will be occupied by a person of an age that ensures compliance for that community with the “housing for older persons” exception from the Federal Fair Housing Amendments Act of 1988. The law also applies to a person who is granted title by operation of law such as someone who inherits the property.

P.L. 2008, c.71 specifies that no deed shall be recorded with a county recording office for a property which an age restriction applies unless the certification required accompanies such filing and is recorded as an addendum thereto.

P.L. 2008, c.71 requires the Commissioner of the Department of Community Affairs to prescribe a certification form to comply with the requirements of the Act.

For the purpose of P.L. 2008, c.71, “resale” shall mean any sale of a dwelling unit within an age-restricted community, other than the initial sale of the unit made by the developer to a purchaser.

For information about the age restrictions applicable to the community within which the property is located, the purchaser should consult the homeowners’ association.