

**LAFAYETTE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2018-38

RESOLUTION TO SUBORDINATE LIEN HELD BY THE TOWNSHIP

WHEREAS, in March 2016 the Township advanced the sum of \$14,300.00 to Mario Bonito and Caroline Bonito (“Bonito”) to cover certain costs to rehabilitate the Bonito Property pursuant to the Township of Lafayette Municipal Housing Rehabilitation Program;

WHEREAS, a lien in the amount of \$14,300.00 to secure the advance was placed on the Bonito Property, 41 Snover Road, Lafayette, New Jersey 07848, known as Block 27, Lot 5.01 on the Lafayette Township Tax Map (the “Property”); and

WHEREAS, Bonito has advised the Township that they are destitute and require a reverse mortgage loan to be placed on their Property to pay for among other things, municipal taxes; and

WHEREAS, Bonito furnished Lafayette with a written appraisal prepared by MJ Appraisal Associates, LLC indicating the Property has an appraised value of \$375,000.00; and

WHEREAS, their reverse mortgage company, Family First Funding, LLC, 215 Main Street, Suite 2A, Toms River, New Jersey 08753 (the “Lender”), insists that the Township’s lien be subordinated to a first mortgage held by the Lender in the amount of \$562,500.00 and a condition precedent to funding the loan to Bonito; and

WHEREAS, the proposed mortgage of the Lender exceeds the appraised value of the Property, therefore, preventing the subordination of the Township lien under the Townships Housing Rehabilitation Program; and

WHEREAS, the Township has been advised by its attorney and its COAH Planner that it may subordinate its lien pursuant to the Township’s Affordability Assistance Program; and

WHEREAS, the Township approved this resolution by unanimous vote at its regularly scheduled Township Committee meeting of Tuesday, September 4, 2018, and reaffirmed this resolution at its regularly scheduled meeting of October 2, 2018.

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Lafayette, Sussex County, New Jersey hereby authorizes the Township attorney to deliver a subordination instrument to the Lender and to record the forgiveness in COAH(s) tracking and monitoring system as Affordability Assistance.

CERTIFICATION

Certified as a true copy of a Resolution adopted by the Lafayette Township Committee, Sussex County, New Jersey at a meeting held on October 2, 2018.

AnnaRose Fedish, RMC
Municipal Clerk