

DATE _____

FROM

Name: _____

Address and apartment:

TO

Newport Residential Management

20 River Drive South

Jersey City, NJ 07310

Attn: Colleen Abhiram, Associate Director,
Lease Renewals

Re: My income documents for my lease renewal

I am sending the documents requested in your September 2026 letter, by your October 21, 2026 deadline, so that my household stays eligible for the renewal rent it is entitled to.

Your letter asks me to show that I would “continue to income qualify for the Moderate Income Housing Program.” That is the program’s income certification.

N.J.A.C. 5:80-5.10(b)1 keeps that certification in place, together with the program’s rent-increase rules, until the original end date of the mortgage loan.

I do not agree that my apartment has left the New Jersey Housing and Mortgage Finance Agency’s rules on rent increases and income certification, or that it is exempt from Jersey City law. NJHMFA’s own inventory lists this property’s restrictions through _____ (2028 for River Drive South, and 2029 for Newport Parkway).

Please tell me in writing the renewal rent you are offering, how long it will apply, and how it was calculated.

I reserve all of my rights, including under the City’s 1985 Tax Abatement Agreement, Chapter 188 of the Jersey City Code and the New Jersey Anti-Eviction Act. I will not sign any lease rider or addendum stating that my apartment is exempt from rent control or waiving any rights.

ENCLOSED

Sincerely,

SIGNATURE

PRINTED NAME