

# **Exhibit “A”**

AFTER RECORDING MAIL TO:  
1100 VIRGINIA DRIVE SUITE 130  
FORT WASHINGTON, PA 19034

Assessor's Parcel Number: BLOCK 153.08 LOT 54

## **SUBORDINATION AGREEMENT**

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

This Subordination Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 2023\_ by **TOWNSHIP OF WEST ORANGE** (hereinafter referred to as Beneficiary), present owner and holder of the Mortgage and note first hereafter described, and **NEW REZ, LLC** (hereinafter referred to as "Lender");

### **WITNESSETH**

THAT WHEREAS, **CHRISTOPHER YOUNG** (hereinafter referred to as "Owner") did execute a Mortgage, to **TOWNSHIP OF WEST ORANGE** covering that certain real property described as follows:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

AND more commonly known as: 17 BLACKBURNE TERRACE, WEST ORANGE, NJ 07052

to secure a note in the sum of \$14,649.00 in favor of **TOWNSHIP OF WEST ORANGE** which Mortgage was dated 8/9/2002 and recorded on 1/22/2003, as Book 8658, Page 331, in Official Records of said county, and

WHEREAS, Owner has executed, or is about to execute, a Mortgage and note not to exceed the sum of \$249,287.00 dated \_\_\_\_\_, in favor of Lender, payable with interest and upon the terms and conditions described therein, which Mortgage is to be recorded concurrently herewith; and

WHEREAS, It is a condition precedent to obtaining said loan that said Mortgage last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Mortgage first mentioned, Owner has requested Beneficiary to subordinate Beneficiary's lien to the lien about to be taken by the Lender; and

WHEREAS, Lender is willing to make said loan provided the Mortgage securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Mortgage first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Mortgage first above mentioned to the lien or charge of the Mortgage in favor of the Lender; and

WHEREAS, It is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Mortgage securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Mortgage first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed to as follows:

- (1) That said Mortgage securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Mortgage first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Mortgage first above mentioned to the lien or charge of the Mortgage in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the mortgages hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any contained in the Mortgage first above mentioned, which provide for the subordination of the lien or charge thereof to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that:

- (a) It consents to and approves (i) all provisions of the note and Mortgage in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan.
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part.
- (c) It intentionally waives, relinquishes and subordinates the lien or charge of the Mortgage first above mentioned in favor of the lien or charge upon said land of the Mortgage in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) An endorsement has been placed upon the note secured by the Mortgage first above-mentioned that said Mortgage has by this instrument been subordinated to the lien or charge of the Mortgage in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF LAND.

IN WITNESS whereof, THE PARTY (IES) hereunto sets his hand this \_\_\_\_ day of \_\_\_\_\_ 2023.

**TOWNSHIP OF WEST ORANGE**

BY: \_\_\_\_\_

Printed Name & Title: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Witness Name (Print): \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Witness Name (Print): \_\_\_\_\_

STATE OF

**SS.**

COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of officer or agent) as \_\_\_\_\_, (title of officer or agent) of **TOWNSHIP OF WEST ORANGE**.

NOTARYSTAMP/SEAL

\_\_\_\_\_

Notary public

\_\_\_\_\_

My Commission Expires:

**IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.**

**Prepared by:**

Viridiana Adame, an employee of BC LAW FIRM, P.A.  
1803 S KANNER HWY  
STUART, FL 34994

**EXHIBIT "A" –  
LEGAL DESCRIPTION**

**THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF BLACKBURNE TERRACE DISTANT THEREIN 498.67 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE OF BLACKBURNE TERRACE WITH THE SOUTHWESTERLY LINE OF EAGLE ROCK AVENUE AND RUNNING;**

**1. ALONG THE SAID NORTHWESTERLY LINE OF BLACKBURNE TERRACE SOUTH 36 DEGREES 09 MINUTES 50 SECONDS WEST 75.00 FEET TO A POINT;**

**2. NORTH 53 DEGREES 50 MINUTES 10 SECONDS WEST 210.28 FEET TO A POINT;**

**3. NORTH 26 DEGREES 49 MINUTES 50 SECONDS EAST 33.65 FEET TO A POINT;**

**4. NORTH 75 DEGREES 19 MINUTES 50 SECONDS EAST 53.91 FEET TO A POINT;**

**5. SOUTH 53 DEGREES 50 MINUTES 10 SECONDS EAST 181.70 FEET TO THE POINT AND PLACE OF BEGINNING.**

**PARCEL ID: Block 153.08 Lot 54**