

RESOLUTION

WHEREAS, the Township of West Orange Housing Rehabilitation Program has a mortgage against certain real property owned by Cristian Pena and Belkis Pena (the "Owners") residing at 283 Saint Cloud Avenue, Block 168, Lot 10.02 (the "Property"), in the amount of Fifteen Thousand Dollars (\$15,000.00), which was dated January 11, 2013 and recorded in the Essex County Register's Office on May 24, 2013 in Book 12347, Page 611 (the "WOHRP Mortgage"); and

WHEREAS, there is a first mortgage on the Property from Wells Fargo Home Mortgage Corporation ("Wells Fargo") in the outstanding amount of One Hundred and Ninety-Nine Thousand, One Hundred and Five Dollars and Eight Cents (\$199,105.08) (the "First Mortgage"); and

WHEREAS, the Owners desires to refinance their home and obtain a new mortgage loan from Wells Fargo in an amount not to exceed Two Hundred and Two Thousand, Two Hundred and Eighty-Six Dollars and Thirty-Two Cents (\$202,286.32), and with an interest rate of 4.25% (the "New Mortgage"); and

WHEREAS, the New Mortgage will pay off the First Mortgage; and

WHEREAS, the Owner has requested that the Township of West Orange subordinate the WOHRP Mortgage to the New Mortgage; and

WHEREAS, in connection with the New Mortgage, Wells Fargo has accepted that the fair market value of the Property is approximately Three-Hundred and Eighty-Eight Thousand Dollars (\$388,000.00) based on the ad valorem tax information upon which taxes have been assessed; and

WHEREAS, based on the amount of the New Mortgage and the appraisal accepted by Wells Fargo, the proposed subordination will not change the equity available to satisfy the WOHRP Mortgage;

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE, that the Mayor be and hereby is authorized to execute a Subordination of Mortgage in favor of Wells Fargo with respect to the Property and the Owners; and be it further

RESOLVED, that the Municipal Clerk be and is hereby authorized to attest to the Mayor's signature on the Subordination of Mortgage.

Karen J. Carnevale, Municipal Clerk

Susan McCartney, Council President

Adopted: August 12, 2014