



Affordable Cooperatives for Sale

211 West 147th Street II HDFC is pleased to announce that applications are now being accepted for **10** newly renovated cooperatives at **211 West 147th Street New York NY, 10039 in the Central Harlem section of Manhattan**

Amenities: Renovated and in move-in condition, new kitchen with energy efficient appliance package, washing machine, new electrical, new heating and plumbing system. Property will have a 40 year Article XI Real Estate Tax Exemption. Some units are duplex.

Transit: Trains: 3, A, B, C, and D; Buses: M1, M2, M3, M7, M10, M102, Bx6, and Bx19

No application fee • No broker's fee • Owner Occupancy Required • For more information: www.WHGAINC.org

This building is being renovated through the Affordable Neighborhood Cooperative Program (ANCP) of the New York City Department of Housing Preservation and Development.

Who Should Apply?

Individuals or households who meet the income requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria. General preference will be given to New York City residents

A percentage of units are set aside for people with disabilities:

- Mobility (5%)
- Vision/hearing (2%)

Eligible buyers must have at least 3% of the purchase price available for down payment.

Please note that the quoted sales prices, maximum household income, asset limit, etc., are estimated and are subject to change.

EACH BUYER MUST OCCUPY THE COOPERATIVE APARTMENT AS THEIR PRIMARY RESIDENCE.

ANY PROSPECTIVE APPLICANT WHO CURRENTLY OWNS OR PREVIOUSLY HAS PURCHASED A RESIDENTIAL PROPERTY IS INELIGIBLE.

The estimated sales prices, unit sizes, and income requirements are as follows:

| Bedrooms | 100% AREA MEDIAN INCOME (AMI) UNITS | Units Available | Household Size* | Total Annual Income Range Minimum - Maximum** | Asset Limit*** (\$182,525 + required down payment amount) | Estimated Monthly Carrying Costs | Estimated Sales Price |
|-----------|-------------------------------------|-----------------|-----------------|---|--|----------------------------------|-----------------------|
| 1 bedroom | | 2 | 1 person | \$ 48,650 - \$ 73,100 | \$184,881 | \$1,338 | \$78,532 |
| | | | 2 people | \$ 48,650 - \$ 83,500 | | | |
| 2 bedroom | | 7 | 2 people | \$ 58,390 - \$ 83,500 | \$185,307 | \$1,606 | \$92,718 |
| | | | 3 people | \$ 58,390 - \$ 93,900 | | | |
| | | | 4 people | \$ 58,390 - \$ 104,300 | | | |
| 3 bedroom | | 1 | 3 people | \$67,470 - \$93,900 | \$185,776 | \$1,855 | \$108,381 |
| | | | 4 people | \$ 67,470 - \$ 104,300 | | | |
| | | | 5 people | \$ 67,470 - \$ 112,700 | | | |
| | | | 6 people | \$ 67,470 - \$ 121,000 | | | |

* Subject to occupancy Criteria

** Income guidelines subject to change; larger down payments may allow for lower minimum incomes.

*** Asset limit subject to change

**** Monthly Carrying Costs includes Maintenance, Mortgage Principle and Interest, Real Estate Taxes, and Insurance

How Do You Apply?

DOWNLOAD ONLINE: www.whginc.org/

To request an application **by mail, send a self-addressed envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031.** Only send one application per development. Do not submit duplicate applications. Applicants who submit more than one application may be disqualified.

Completed applications must be returned by regular mail only (no priority, certified, registered, express, oversized, or overnight mail will be accepted) to an address that will be listed on the application.

An informational session will be held on: Wednesday, September 5, 2018 at 6:00-7:00pm at Oberia Dempsey Multi Service Center, 127 West 127th Street NYC 10027. Seminar attendance is not mandatory to purchase a Cooperative.

When is the Deadline?

Applications must be postmarked **September 25, 2018**

What Happens After You Submit an Application?

Applications are processed in the order that they are received.

If yours is selected and you appear to qualify, you will be invited to an appointment to continue the process of determining your eligibility. Appointments are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.

THE COMPLETE TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO.C 170008. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan, as filed with the New York State Department of Law is provided to an eligible applicant.

Sponsor: **211 West 147th Street II HDFC, c/o West Harlem Group Assistance, 1652 Amsterdam Avenue New York, NY 10031.**

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| Español | To request an application of this advertisement in "SPANISH" by mail, send a self-addressed stamped envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031. On the back of the envelope, write in English the word "SPANISH." To download an application online: www.WHGAINC.org . Applications must be postmarked before 25 de septiembre 2018. |
| 简体中文 | To request an application of this advertisement in "CHINESE" by mail, send a self-addressed stamped envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031. On the back of the envelope, write in English the word "CHINESE." To download an application online: www.WHGAINC.org . Applications must be postmarked before 2018年9月25日. |
| Русский | To request an application of this advertisement in "RUSSIAN" by mail, send a self-addressed stamped envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031. On the back of the envelope, write in English the word "RUSSIAN." To download an application online: www.WHGAINC.org . Applications must be postmarked before 25 сентября 2018. |
| 한국어 | To request an application of this advertisement in "KOREAN" by mail, send a self-addressed stamped envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031. On the back of the envelope, write in English the word "KOREAN." To download an application online: www.WHGAINC.org . Applications must be postmarked before 2018년9월25일. |
| Kreyòl Ayisyen | To request an application of this advertisement in "CREOLE" by mail, send a self-addressed stamped envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031. On the back of the envelope, write in English the word "HATIAN CREOLE." To download an application online: www.WHGAINC.org . Applications must be postmarked before septanm 25, 2018. |
| العربية | To request an application of this advertisement in "ARABIC" by mail, send a self-addressed stamped envelope to: 211 West 147th Street ANCP, c/o West Harlem Group Assistance, Inc. at 1652 Amsterdam Avenue, New York NY 10031. On the back of the envelope, write in English the word "ARABIC." To download an application online: www.WHGAINC.org . Applications must be postmarked before 25 سبتمبر 2018 |