



Nassau County Land Bank
Affordable Homeownership Opportunity
for First-Time Homebuyers in Hempstead Village



NASSAU COUNTY
 LAND BANK CORPORATION



The Nassau County Land Bank (NCLB), in cooperation with the Long Island Housing Partnership (LIHP), presents affordable home ownership opportunities in Hempstead Village.

APPLICATIONS WILL BE ACCEPTED BEGINNING 9:00 AM ON NOVEMBER 3, 2023

LIHP will be accepting **Applications** to purchase newly constructed single-family homes located at **147 Harvard Street, Hempstead, New York** and **40 Cruikshank Avenue, Hempstead, New York**. Applicants will be reviewed on a First-Come First-Served basis. Each home will be sold to an eligible household that earns at or below 80% of the area median income for Nassau/Suffolk Counties as determined by the U.S. Department of Housing and Urban Development (HUD). To be placed on the list an applicant must:

- Be a first-time home buyer
- Complete and submit the Application, documentation and required \$25.00 fee
- Meet the asset restrictions and all Program Guidelines including down payment requirements
- Have a good credit, employment history and be able to secure a mortgage
- Attend pre-purchase home ownership counseling with LIHP
- Have household income that does not exceed the limits shown below:

Household Size	1	2	3	4	5	6	7	8
80% AMI	\$86,200	\$98,500	\$110,800	\$123,100	\$132,950	\$142,800	\$152,650	\$162,500

Each home is a 3-bedroom, 2-bath, 1-story structure with central air conditioning and an unfinished basement. The estimated unsubsidized sales price is: \$315,000. The purchase price may be subsidized to \$290,000 with HUD funds available through the NCLB. Subsidies are subject to funding availability and program requirements. For further info. on the house specifications please go to LIHP's website at <https://www.lihp.org/developments.html>,

THIS IS A FIRST-COME FIRST-SERVED PROCESS AND APPLICANTS ARE NOT GUARANTEED THE SELECTION OF ANY PARTICULAR HOUSE AS PART OF THE PROCESS.

Applications will be available online at <https://www.lihp.org/developments.html> or by calling LIHP at 631-435-4710. Applications may ONLY be submitted beginning **9:00 am** on **October 27, 2023**. For Program Guidelines please go to <https://www.lihp.org/developments.html>.

If assistance is needed, including language assistance, please contact LIHP. All Fair Housing Laws will be followed.