



## NME 3 Co-ops

**Exact Capital Group** is pleased to announce that applications are now being accepted for **52** newly constructed Cooperatives at NME III located at **207-209 West 140<sup>th</sup> St and 305 West 150<sup>th</sup> St, New York, NY 10030 in Central Harlem.**

**Amenities:** coin-operated laundry room, bike room, community room, and shared outdoor recreation area. / **Transit:** ABC train. M2 bus stop.

**No fee to apply • No broker's fee**

This building is being constructed through the **Open Door Program** of the New York City Department of Housing Preservation and Development.

New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.

### 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 is set aside for people with disabilities:

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

Preference for a percentage of units goes to:

- Residents of **Manhattan Community Board 10**(50%)
- Municipal employees (5%)

Eligible buyers should have 10% 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 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:

Unit Size	90% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size*	Annual Household Income** <i>Minimum – Maximum</i>	Asset Limit*** <i>(\$271,775 + required down payment amount)</i>	Monthly Maintenance	Estimated Prices
1 Bedroom		4	1 person		\$82,019 - \$97,830	\$295,181.71 - \$295,279.64	\$601 - \$602
	2 people			\$82,019 - \$111,870			
	3 people			\$82,019 - \$125,820			
2 bedrooms	3	2 people		\$98,009 - \$111,870	\$295,150.54 - \$300,049.01	\$702 - \$1,039	\$233,755 - \$282,740
		3 people		\$98,009 - \$125,820			
		4 people		\$98,009 - \$139,770			
		5 people		\$98,009 - \$150,930			

Unit Size	110% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>	Asset Limit <i>(\$271,775 + required down payment amount)</i>	Monthly Maintenance	Estimated Prices
Studio		1	1 person		\$74,046 - \$119,570	\$294,725.01	\$384
	2 people			\$74,046 - \$136,730			
1 Bedroom	3	1 person		\$92,004 - \$119,570	\$299,689.55 - \$305,367.33	\$519 - \$602	\$279,145 - \$335,923
		2 people		\$92,004 - \$136,730			
		3 people		\$92,004 - \$153,780			
2 bedrooms	7	2 person		\$121,976 - \$136,730	\$305,603.08 - \$310,786.73	\$702 - \$1,039	\$338,281 - \$390,117
		3 people		\$121,976 - \$153,780			
		4 people		\$121,976 - \$170,830			
		5 people		\$121,976 - \$184,470			
3 bedrooms	5	3 people		\$126,761 - \$153,780	\$309,031.45 - \$316,272.19	\$825 - \$897	\$372,564 - \$444,972
		4 people		\$126,761 - \$170,830			
		5 people		\$126,761 - \$184,470			
		6 people		\$126,761 - \$198,110			
		7 people		\$126,761 - \$211,860			

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size	Annual Household Income <i>Minimum – Maximum</i>	Asset Limit <i>(\$271,775 + required down payment amount)</i>	Monthly Maintenance	Estimated Prices
1 Bedroom		13	1 person		\$111,980 - \$141,310	\$308,339.50 - \$312,305.65	\$501 - \$602
	2 people			\$111,980 - \$161,590			
	3 people			\$111,980 - \$181,740			
2 bedrooms	9	2 person		\$133,955 - \$161,590	\$310,847.01 - \$318,724.56	\$702 - \$1,039	\$390,720 - \$469,496
		3 people		\$133,955 - \$181,740			
		4 people		\$133,955 - \$201,890			
		5 people		\$133,955 - \$218,010			
3 bedrooms	7	3 people		\$154,453 - \$181,740	\$321,522.80 - \$324,319.12	\$857 - \$897	\$497,478 - \$525,441
		4 people		\$154,453 - \$201,890			
		5 people		\$154,453 - \$218,010			
		6 people		\$154,453 - \$234,130			
		7 people		\$154,453 - \$250,380			

\* Subject to occupancy Criteria

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

\*\*\* Asset limit subject to change.

## How Do You Apply?

To request an application **by mail, send a self-addressed envelope to: NME III c/o Housing Partnership, 253 West 35<sup>th</sup> St., 3<sup>rd</sup> Fl, New York, NY 10001**. 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 a post office box number that will be listed on the application.

## Online Informational sessions will be held on:

**May 2<sup>nd</sup> 2024** at 6pm at <https://nychpd.webex.com/nychpd/j.php?MTID=m193e9190dd4624504b037505000a1e13>

**June 6<sup>th</sup> 2024** at 6pm at <https://nychpd.webex.com/nychpd/j.php?MTID=m5cf714de9da9eb953f11ef627635a836>

Seminar attendance is not mandatory to purchase a Cooperative.

## When is the Deadline?

Applications must be postmarked June 18<sup>th</sup>, 2024

## What Happens After You Submit an Application?

After the deadline, applications are selected for review through a lottery process.

If yours is selected and you appear to qualify, you will be invited to an appointment to review your documents and 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.

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 is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law, file numbers CP22-0087 & CP22-0088 Sponsor: **Northern Manhattan Equities III, LLC**.

Español	Presente una solicitud en línea en <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 18 de junio 2024
简体中文	访问 <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回邮信封寄送至：NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001. 信封背面请用英语注明"CHINESE"。必须在以下日期之前在线提交申请或邮寄书面申请 2024年6月18日
Русский	Чтобы подать заявление через интернет, зайдите на сайт: <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001. На задней стороне конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее 18 июня 2024.
한국어	<a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2024년 6월 18일 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.
Kreyòl Ayisyien	Aplike sou entènèt sou sitwèb <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retouren li nan: NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat jen 18, 2024.
العربية	NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY. لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مظلوقاً بالعنوان إلى: <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> على الإنترنت على ظهر المظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل 18 يونيو، 2024.
Polskie	Aby złożyć wniosek online, przejdź na stronę <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż 18 czerwiec 2024.
Français	Pour déposer votre demande en ligne, rendez-vous sur le site <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Pour recevoir une traduction en français de cet avis ainsi qu'un dossier de demande papier, envoyez une enveloppe libellée à votre nom et votre adresse à l'adresse suivante : NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001. Inscrivez le mot « FRENCH » au dos de l'enveloppe. Les demandes doivent être envoyées par la poste ou soumises en ligne au plus tard le 18 juin 2024, le cachet de la poste faisant foi.
বাংলা	অনলাইনে আবেদন করতে, অনুগ্রহ করে <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-সম্বোধিত খাম পাঠান: NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। আবেদনগুলি অবশ্যই জুন 18, 2024 এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।
اردو	آن لائن ایپلئی کرنے کے لیے، براہ کرم <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک لفافہ: NME III c/o Housing Partnership, 253 West 35th St., 3rd Fl, New York, NY 10001 پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا 18 جون، 2024 سے زیادہ تاخیر سے آن لائن جمع نہ کر لیا جانا لازم ہے۔

Governor Kathy Hochul • Mayor Eric Adams • HPD Commissioner Adolfo Carrion Jr. • HCR Commissioner/CEO RuthAnne Visnauskas

