

## Affordable Cooperatives for Sale

**Northern Manhattan Improvement Corporation**, is pleased to announce that applications are now being accepted for **1** newly renovated Cooperative apartment at **618 W 187 Street HDFC** at **618 W 187 Street, New York, NY 10033. Washington Heights**

**Amenities:** New bathroom, new kitchen, close to public transportation, close to green spaces

**Transit:** Trains: A, 1 Buses: M3, M4, M98, M100, M101, Bx7

**No application fee • No broker's fee • More information:** [www.nmic.org](http://www.nmic.org)

This building is being constructed through the **Affordable Neighborhood Cooperative Program** 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 is set aside for people with disabilities:

- Mobility (5%)
  - Vision/ hearing (2%)
- Preference for a percentage of units goes to:
- Residents of Community Board 12 (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:

Bedrooms	120% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size*	Total Annual Income Range Minimum – Maximum**	Asset Limit*** (HUD maximum allowed)	Monthly Maintenance	Estimated Prices
2 bedroom		1	2 people	\$ 47,970 - \$100,200	\$182,525	\$1535	\$103,700
			3 people	\$ 47,970 - \$112,680	\$182,525	\$1535	\$103,700
			4 people	\$ 47,970 - \$125,160	\$182,525	\$1535	\$103,700
			5 people	\$ 47,970 - \$135,240	\$182,525	\$1535	\$103,700

\* 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?

**DOWNLOAD ONLINE:** [www.nmic.org](http://www.nmic.org)

To request an application **by mail, send a self-addressed envelope to: 618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.** 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.

**Informational sessions will be held on: April 10<sup>th</sup> 2019 from 6:00PM – 8:00PM**  
**At St. Elizabeth's Church Rectory, 268 Wadsworth Avenue, New York, NY 10033.**

Seminar attendance is not mandatory to purchase a Cooperative.

### When is the Deadline?

**Applications must be postmarked by April 29<sup>th</sup>, 2019**

### 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 number **C170004**. Sponsor: **Northern Manhattan Improvement Corporation 45 Wadsworth Avenue New York, NY 10033.**

<b>Español</b>	To request an application of this advertisement in "SPANISH" by mail, send a self-addressed stamped envelope to: <b>618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.</b> On the back of the envelope, write in English the word "SPANISH." To download an application online: <a href="http://www.nmic.org">www.nmic.org</a> . Applications must be postmarked before <b>29 de abril 2019.</b>
<b>简体中文</b>	To request an application of this advertisement in "CHINESE" by mail, send a self-addressed stamped envelope to: <b>618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.</b> On the back of the envelope, write in English the word "CHINESE." To download an application online: <a href="http://www.nmic.org">www.nmic.org</a> . Applications must be postmarked before <b>2019/4/29.</b>
<b>Русский</b>	To request an application of this advertisement in "RUSSIAN" by mail, send a self-addressed stamped envelope to: <b>618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.</b> On the back of the envelope, write in English the word "RUSSIAN." To download an application online: <a href="http://www.nmic.org">www.nmic.org</a> . Applications must be postmarked before <b>29 апреля 2019.</b>
<b>한국어</b>	To request an application of this advertisement in "KOREAN" by mail, send a self-addressed stamped envelope to: <b>618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.</b> On the back of the envelope, write in English the word "KOREAN." To download an application online: <a href="http://www.nmic.org">www.nmic.org</a> . Applications must be postmarked before <b>2019년 4월 29일.</b>
<b>Kreyòl Ayisyen</b>	To request an application of this advertisement in "CREOLE" by mail, send a self-addressed stamped envelope to: <b>618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.</b> On the back of the envelope, write in English the word "HATIAN CREOLE." To download an application online: <a href="http://www.nmic.org">www.nmic.org</a> . Applications must be postmarked before <b>avril 29, 2019.</b>
<b>العربية</b>	To request an application of this advertisement in "ARABIC" by mail, send a self-addressed stamped envelope to: <b>618 W 187 Street HDFC c/o NMIC 45 Wadsworth Avenue 8<sup>th</sup> Floor New York, NY 10033.</b> On the back of the envelope, write in English the word "ARABIC." To download an application online: <a href="http://www.nmic.org">www.nmic.org</a> . Applications must be postmarked before <b>29 أبريل , 2019.</b>

