

ATTENTION HARLEM HOMEBUYERS

60 West 126th Street, LLC is pleased to announce that applications are now being accepted for 4 condominium units located in the **Central Harlem** section of **Manhattan**. These properties are being developed through the Homeworks/203K Program of the New York City Department of Housing Preservation and Development (HPD). All units will be rehabilitated and finished with hardwood floors, insulated windows, new roofing, heating systems, plumbing, electric wiring, and modern appliances.

The location, price, and income requirements of these condominiums are as follows:

Property Address	Unit Size	Sales Price*	Minimum Income*
51 W. 126th Street, Unit 1	1,763 SF 3 BR/2.5 Bath Duplex Condo w/ Rear Yard	\$672,500	\$182,710
51 W. 126th Street, Unit 2	1,854 SF 3 BR/2.5 Bath Duplex Condo	\$687,500	\$186,748
60 W. 126th Street, Unit 1	1,486 SF 3 BR/2.5 Bath Duplex Condo w/ Rear Yard	\$602,500	\$163,865
60 W. 126th Street, Unit 2	1,716 SF 3 BR/2.5 Bath Duplex Condo	\$662,500	\$180,018

* Sale Prices, minimum income levels, down payment and closing costs are estimates and subject to change.

Buyers will be required to live in the property for a minimum of six years. Prospective applicants who currently own, or have owned in the last five years a residence developed under an HPD, NYC Partnership, or NYC Housing Development Corporation project or program are ineligible. Homebuyers will benefit from a tax abatement program allowing for up to 20 years tax exemption from real estate taxes on the assessed value of the building. Participants may obtain financing from a lending institution of their choice. To be eligible for mortgage financing, an applicant must have good credit, the minimum cash required for down payment and closing costs, and meet minimum income requirements. To request an application, please send a stamped, self-addressed envelope to: **60 West 126th Street LLC, c/o La Cité Development, 237 West 35th Street, 4th Floor, New York, New York 10001**. Completed applications must be returned by **regular mail only (no certified, registered, express or overnight mail will be accepted)** to a P.O. Box number that will be listed with the application, and **must be postmarked by April 23, 2007**. Applications post marked after April 23, 2007 will be set aside for possible future consideration. Applications will be selected by lottery; applicants or co-applicants who submit more than one application will be disqualified. Duplicate applications will not be accepted. Preference will be given to New York City residents. Current and eligible residents of Manhattan Community Boards 10 & 11 will receive preference for 50% of the units. Eligible, active uniformed police officers of the New York Police Department will receive a preference for 5% of the units. Eligible applicants who are Municipal Employees of the City of New York will receive preference for 5% of the units.

Informational Seminars will be held on **March 15th and 23rd** from **6:30 pm to 7:30 PM** at the **Adam Clayton Powell Jr. State Office Building**, 163 W. 125th Street, 8th Floor, New York, N.Y.
All attendees must present valid photo identification to enter the State Office Building.

NO BROKER FEES

NO APPLICATION FEES

**OWNER OCCUPANCY
REQUIRED**



MICHAEL R. BLOOMBERG, Mayor
The City of New York
Department of Housing Preservation and Development
SHAUN DONOVAN, Commissioner
www.nyc.gov/hpd



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Office of the Attorney General of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General.

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