

**NEWLY CONSTRUCTED  
APARTMENTS FOR SALE**

**110 Mad Dev LLC** is pleased to announce that applications are now being accepted for 18 affordable housing cooperative apartments now under construction at **110 Madison Ave** in East Midtown, **Manhattan**. This building is being constructed through the Inclusionary Housing Program (IHP) of the New York City Department of Housing Preservation and Development. All units are wired for cable and high speed internet and have microwaves. Laundry and bike storage are in the cellar. Two common terraces are available for shareholders use. The size and targeted income distribution for the 18 apartments are:

\* Subject to occupancy criteria

# Apts. Available	Apartment Size	Estimated Sale Price	Household Size*	Minimum Annual Income	Maximum Annual Income
4	Studio (526-553 sf)	\$181,619-185,693	1	\$39,840	\$48,350
1	1BR (900 sf)	\$163,503	1	\$45,532	\$48,350
			2	\$45,532	\$55,250
13	3BR (1213 sq ft)	\$204-293 - 206,136	3	\$59,178	\$62,150
			4	\$59,178	\$69,050
			5	\$59,178	\$74,600
			6	\$59,178	\$80,100

**Non-mandatory Informational session will be held on: September 9 and September 11 at Church of the Transfiguration 1 E29th (bet Madison & 5<sup>th</sup>) at 6PM**

To request an application:

- By mail, write to: **Application for 110 Madison** and address it to UHAB 120 Wall St 20<sup>th</sup> Fl NYC, NY 10005. Include a self-addressed stamped envelope
- Online: [http://www.uhab.org/APPLICATION\\_Madison\\_110](http://www.uhab.org/APPLICATION_Madison_110)

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, and must be postmarked by **11-4-2015**. Applications postmarked after **11-4-2015** will not be considered. Applications will be selected by lottery; applicants who submit more than one application may be disqualified. Disqualified applications will not be accepted.

**Qualified Applicants will be required to meet income guidelines and additional selection criteria.**

Applicants must meet income guidelines based on household size and other selection criteria to qualify. Purchasers who desire cooperative loan financing must qualify for same. Please note that the quoted sales prices and minimum and maximum required household incomes are estimates and subject to change in accordance with the applicable program. Minimum income restrictions may vary. A general preference will be given to New York City residents and first-time homebuyers. To qualify as a first time homebuyer, no member of the household shall have owned any interest in a home, co-op or condo unit for five (5) years immediately prior to the application deadline. Eligible Buyers should have at least 10% of the purchase price available for a down payment, qualify for mortgage financing and be able to afford all purchaser closing costs. Prior to qualification as an Eligible Buyer, each applicant shall attend a first-time homebuyer course given by a provider that is approved by HPD, and must provide evidence of completion to the Administering Agent. Approved providers of first-time homebuyer courses are listed on HPD's web site. Eligible households that include persons with mobility impairments will receive a set aside for 5% of the units (1 unit); eligible households that include persons with visual and/or hearing impairments will receive a set aside for 2% of the units (1 unit). Current and eligible residents of **Manhattan Community Board 5** will receive preference for 50% of the units (9 units); and eligible City of New York Municipal employees will receive a preference for 5% of the units (1 unit). Prospective applicants who currently own, or have in the last five years owned, a residence developed under a governmentally sponsored program are ineligible. **BUYERS MUST OCCUPY THE UNIT AS THEIR PRIMARY RESIDENCE.**



*No Broker's Fee. No Application Fee. Owner Occupancy Required.*  
**Bill de Blasio, Mayor**  
 The New York City Department of  
 Housing Preservation and Development  
 Vicki Been, Commissioner  
[www.nyc.gov/housing](http://www.nyc.gov/housing)



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 the Cooperative Policy Statement No. 1 issued by the New York State Department of Law. File No. CP15-0023. Sponsor: **110 Mad Dev LLC**. Address of Sponsor: **9 Vose Ave #309 South Orange NJ 07079**