

# New Affordable Condominiums for Sale at The Sutton

**Toll First Avenue LLC**, is pleased to announce that applications are now being accepted for 23 affordable new condominiums now under construction at **959 First Avenue** in the **Sutton Place** section of Manhattan. This building is approved to receive a Tax Exemption through the 421-a Program of the New York City Department of Housing Preservation and Development. The amenities will include 24 hour/7 days a week concierge service, fitness center, residents lounge with fireplace, residents garden, on-site superintendent, children's playroom, storage and bicycle storage.

The sales prices, unit sizes, and income requirements are as follows:

## 421-a Units at 125% of Area Median Income (AMI)

<u>Bedrooms</u>	<u>Units Available</u>	<u>Household Size*</u>	<u>Minimum Income**</u>	<u>Maximum Income**</u>	<u>Estimated Prices</u>
Studio	2	1	\$61,200	\$79,375	\$337,500 - \$343,000
1 Bedroom	8	1	\$69,600	\$79,375	\$382,000 - \$392,500
		2	\$69,600	\$90,625	\$382,000 - \$392,500
2 Bedrooms	13	2	\$78,000	\$90,625	\$426,000 - \$447,500
		3	\$78,000	\$102,000	\$426,000 - \$447,500
		4	\$78,000	\$113,250	\$426,000 - \$447,500

\* Subject to occupancy Criteria

\*\* Income guidelines subject to change

Eligible buyers should have 10% of the purchase price available for down payment. Buyers must occupy the condominium as their primary residence. **Please note that the quoted sales prices, maximum household income, etc., are estimated and are subject to change.**

### **To request an application:**

REQUEST BY MAIL: The Sutton Condo, c/o Housing Partnership Development Corporation, 242 W. 36<sup>th</sup> Street, 3<sup>rd</sup> Floor, NYC, NY 10018. Include a self-addressed and stamped envelope.

DOWNLOAD ONLINE: <http://housingpartnership.com/thesutton/>

### **Informational sessions will be held on:**

**October 6, 2016** and **October 27, 2016** at 6pm at **Chabad at Beekman-Sutton, 336 East 53<sup>rd</sup> Street, New York, NY 10022**  
Seminar attendance is not mandatory to purchase a home.

**Qualified applicants will be required to meet income guidelines and additional selection criteria. 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 November 23, 2016, the deadline date. All applications postmarked after the deadline date will be set aside for possible future consideration.** Applications will be selected by a lottery; applicants who submit more than one application may be disqualified. General preference will be given to New York City residents. 5% of the units are set aside for mobility-impaired applicants. 2% of the units are set aside for visual or hearing impaired applicants. Preference for a percentage of units goes to: Residents of **Manhattan Community Board 6** (50%) and Municipal employees (5%).

**EACH BUYER MUST OCCUPY THE HOME AS HIS PRIMARY RESIDENCE.** Therefore, any approved applicant will need to terminate any lease to any other residences prior to closing. Any prospective applicant who currently owns or previously has owned a residence is ineligible.

***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/hpd](http://www.nyc.gov/hpd)



The complete terms are subject to an Offering Plan approved by the New York State Attorney General, file number CD140253