



Affordable Condominiums

Culver Housing Developments, LLC, is pleased to announce that applications are now being accepted for **36 Units** of newly constructed Condominiums at **Culver El Project Phase 1 at 1204-1232 and 1264-1276 37th Street in Borough Park, Brooklyn 11218.**

Transit: Trains: F, G, - Buses: B35, B16

No application fee • No broker's fee • Owner Occupancy Required • More information: www.sbcony.org/culver

These buildings are being constructed through the New Foundations Project 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 **Brooklyn Community Board 7, 12 and 14** (50%)
 - Municipal employees (5%)

Eligible buyers must have 10% of the purchase price available for down payment. Closing costs are estimated at 4% of mortgage amount.

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 CONDOMINIUM 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	AMI	Units Available	Household Size ¹	Total Annual Income Range Minimum – Maximum ²	Asset Limit ³ (\$182,525 + required down payment amount)	Estimated Prices	Estimated Monthly Housing Expense ⁴
3 Bedroom ^{5,6}	90% AREA MEDIAN INCOME (AMI) UNITS	5	3 people	\$77,800 - \$84,510	\$215,525 - \$218,025	\$330,000 - \$355,000	\$2,150
			4 people	\$77,800 - \$93,870	\$215,525 - \$218,025	\$330,000 - \$355,000	\$2,150
			5 people	\$77,800 - \$101,430	\$215,525 - \$218,025	\$330,000 - \$355,000	\$2,150
			6 people	\$77,800 - \$108,900	\$215,525 - \$218,025	\$330,000 - \$355,000	\$2,150
			7 people	\$77,800 - \$116,460	\$215,525 - \$218,025	\$330,000 - \$355,000	\$2,150
4 Bedroom ⁶		7	4 people	\$92,250 - \$93,870	\$223,525 - \$225,025	\$410,000 - \$425,000	\$2,550
			5 people	\$92,250 - \$101,430	\$223,525 - \$225,025	\$410,000 - \$425,000	\$2,550
			6 people	\$92,250 - \$108,900	\$223,525 - \$225,025	\$410,000 - \$425,000	\$2,550
			7 people	\$92,250 - \$116,460	\$223,525 - \$225,025	\$410,000 - \$425,000	\$2,550
			8 people	\$92,250 - \$123,930	\$223,525 - \$225,025	\$410,000 - \$425,000	\$2,550
3 Bedroom ^{5,6}	110% AREA MEDIAN INCOME (AMI) UNITS	11	3 people	\$94,100 - \$103,290	\$224,525 - \$228,025	\$420,000 - \$55,000	\$2,600
			4 people	\$94,100 - \$114,730	\$224,525 - \$228,025	\$420,000 - \$55,000	\$2,600
			5 people	\$94,100 - \$123,970	\$224,525 - \$228,025	\$420,000 - \$455,000	\$2,600
			6 people	\$94,100 - \$133,100	\$224,525 - \$228,025	\$420,000 - \$455,000	\$2,600
			7 people	\$94,100 - \$142,340	\$224,525 - \$228,025	\$420,000 - \$455,000	\$2,600
4 Bedroom ⁶		13	4 people	\$107,610 - \$114,730	\$232,025 - \$287,675	\$495,000 - \$515,000	\$3,000
			5 people	\$107,610 - \$123,970	\$232,025 - \$287,675	\$495,000 - \$515,000	\$3,000
			6 people	\$107,610 - \$133,100	\$232,025 - \$287,675	\$495,000 - \$515,000	\$3,000
			7 people	\$107,610 - \$142,340	\$232,025 - \$287,675	\$495,000 - \$515,000	\$3,000
			8 people	\$107,610 - \$151,470	\$232,025 - \$287,675	\$495,000 - \$515,000	\$3,000
4 Bedroom ⁶	13	9 people	\$107,610 - \$160,600	\$232,025 - \$287,675	\$495,000 - \$515,000	\$3,000	

¹ Subject to occupancy Criteria

² Income guidelines subject to change; larger down payments may allow for lower minimum incomes.

³ Asset limit subject to change

⁴ This monthly payment includes common charges, real estate taxes, principal and interest assuming 10% down payment, 30 yr fixed rate mortgage @ 5.25% ⁵ Some units have a den ⁶ Some units have a balcony

Limited on-site parking is available for sale at additional cost on a first come first served basis.

How Do You Apply?

DOWNLOAD ONLINE: www.sbcony.org/culver

To request an application **by mail, send a self-addressed envelope to: SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218.** 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 August 7, 2018 at 7:00 PM at Brookdale Community Center, 817 Avenue H, Brooklyn, NY and August 28, 2018 at 7:00 PM at West End Gardens Community Center, 1002 44th Street, Brooklyn, NY and September 11, 2018 at 7:00 PM at Trinity Lutheran Center 411 46th Street, Brooklyn, NY.

Seminar attendance is not mandatory to purchase a Condominium.

When is the Deadline?

Applications must be postmarked **September 25, 2018**

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 CP-18-0063. SPONSOR: CULVER HOUSING DEVELOPMENTS LLC, 4006 18th AVENUE, BROOKLYN, NEW YORK.

Español	Para recibir una solicitud de este anuncio en ESPAÑOL por correo postal, envíe un sobre sellado con su nombre y dirección a la siguiente dirección: SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218. En la parte posterior del sobre, escriba la palabra "SPANISH" (en inglés). Para descargar una solicitud en línea, visite: www.sbcony.org/culver . Las solicitudes deben tener un sello postal con fecha anterior al 25 de septiembre 2018.
简体中文	要通过邮件索取本广告“中文”版申请表，请将邮资已付的回信封套寄至： SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218. 请在信封背面书写英文单词“CHINESE”。要在线下载申请表，请访问： www.sbcony.org/culver 。必须在 2018年9月25日 之前在线申请表上加盖邮戳
Русский	Чтобы запросить форму заявления на РУССКОМ языке по почте, отправьте конверт с обратным адресом по следующему адресу: SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218. На обратной стороне конверта напишите английское слово «RUSSIAN». Заявление можно скачать с веб-сайта: www.sbcony.org/culver . Заявления должны быть отправлены по почте (по дате на почтовом штампе) не позднее 25 сентября 2018.
한국어	우편을 통해 해당 홍보물의 신청서를 "한국어"로 받으시려면, 반송용 봉투를 다음의 주소로 보내십시오: SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218. 우편 뒷면에 "KOREAN"이라고 영어로 적어주십시오. 신청서를 온라인으로 다운로드하려면 다음의 웹사이트를 방문하십시오: www.sbcony.org/culver . 신청서의 소인 날짜는 반드시 2018년 9월 25일 이전이어야 합니다.
Kreyòl Ayisyen	Pou mande yon aplikasyon piblisite sa a nan lang "KREYÒL AYISYEN" pa lapòs, voye yon anvlòp avèk adrès ou ak tenb bay : SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218. Sou do anvlòp la, ekri an Angle mo "HAITIAN CREOLE." Pou telechaje aplikasyon an anliy: www.sbcony.org/culver . Dat ki make sou anvlòp aplikasyon ou voye pa lapòs la dwe avan septanm 25, 2018.
العربية	تقدم طلب عن طريق الإنترنت على الموقع الإلكتروني www.ny.gov/housingconnect . للحصول على ترجمة باللغة العربية لهذا الإعلان ولتموذج الطلب الورقي، أرسل مطروف يحمل اسمك وعنوانك إلى: SBCO c/o Culver Housing Developments, LLC, 4006 18th Avenue, Brooklyn, NY 11218. على الجهة الخلفية للمطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 25 سبتمبر، 2018.

