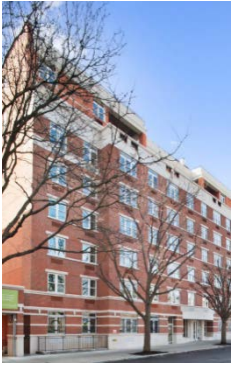


\*Revised\*



## Affordable Condominiums for Sale

**Harlen Park Development LLC**, is pleased to announce that applications are now being accepted for 25 newly constructed Condominiums at **70 West 139 Condominiums** located at **70 West 139<sup>th</sup> Street, New York, NY 10037** in Harlem.

**Amenities:** 24/7 virtual doorman, lobby mosaic mural by renowned local artist, live-in super, parking including car charging stations\*, package room, individually climate controlled residences with energy efficient systems for lower utility costs, storage\*, bike storage\*, state of the art fitness center with yoga/meditation and relaxing spaces, furnished outdoor rooftop space, complete with seating for dining al fresco, lounging and sunning. Including private rooftop space\*.

(\*additional fees apply)

**Transit:** Trains - A, B, C, D, 2 & Metro North. Buses – M7, M2, M102.

**No application fee • No broker’s fee • Owner Occupancy Required • More information:** [www.housingpartnership.com/70-west-139-condos](http://www.housingpartnership.com/70-west-139-condos)

**This building is approved to receive a 25-year Tax Exemption through the 421-a Tax Incentive Program of the New York City Housing Preservation and Development**

**EACH BUYER MUST OCCUPY THE CONDOMINIUM AS THEIR PRIMARY RESIDENCE.**

**CURRENT PROPERTY OWNERS ARE INELIGIBLE TO PURCHASE.**

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

Bedrooms	Area Median Income (AMI) Units	Units Available	Household Size*	Total Annual Income Range Minimum – Maximum**	Asset Limit***	Estimated Purchase Prices***
1	150%	12	1 person	\$84,000 - \$112,050	\$226,563.10	\$440,381
			2 people	\$84,000 - \$128,100		
2	165%	13	2 people	\$100,800 - \$140,910	\$233,403.60	\$508,786
			3 people	\$100,800 - \$158,565		
			4 people	\$100,800 - \$176,055		

\* Subject to Occupancy Criteria

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

\*\*\* Asset limit and purchase prices subject to change. Asset limit does not include untouched retirement funds. Eligible buyers need 10% of the purchase price available for down payment (half of the down payment must be from purchaser's own funds.)

### To obtain an application:

Applications are available at the OPEN HOUSES to be held on the following dates:

- Updated monthly schedule available at: [www.housingpartnership.com/70-west-139-condos](http://www.housingpartnership.com/70-west-139-condos)

**Open House Location:** 70 West 139<sup>th</sup> Street, 3<sup>rd</sup> Floor, New York, NY 10037

### When is the deadline?

Applications will be accepted, until all apartments are sold.

**FIRST COME, FIRST SERVED**

### Where to return applications?

Qualified applicants will be required to meet income guidelines and other selection criteria. Completed applications and ALL requested documents must be returned in person to: Housing Partnership Development Corporation at 253 West 35<sup>th</sup> Street, 3<sup>rd</sup> Floor, New York, NY 10001 every Wednesday **between 11:00am - 2:00pm**. Have all documents in an envelope with project name, your name and drop-off date & time on the outside of the envelope. Incomplete applications are ineligible. This is JUST a drop-off; no questions will be answered during this time.

### What happens after you submit an application?

Once your application and documents have been reviewed, we will contact you. General preference will be given to New York City Residents.

Governor Andrew Cuomo • Mayor Bill de Blasio • HPD Commissioner Louise Carroll



The complete terms are subject to an Offering Plan approved by the New York State Attorney General, file number CD16 0073

