



Affordable Cooperatives for Sale

Four Cornice Properties LLC. is pleased to announce that applications are now being accepted for a total of **12** newly-renovated Cooperative apartments dispersed among **31-33, 39-41 & 51-53 West 129th Street New York NY, 10027** in the **Central Harlem** section of Manhattan.

Amenities: N/A.

Transit: Trains: 1, 2 and C; Buses: BxM3

No application fee • No broker's fee • More information: www.Lemlewoff.com

This building is being constructed through the **Third Party Transfer (TPT)** 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

Eligible buyers should have 10% of the purchase price available for down payment.

Please note that the quoted sales prices, maximum household income, asset limit, etc., are estimated and are subject to change.

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

EACH BUYER MUST OCCUPY THE [CONDOMINIUM] [COOPERATIVE] AS THEIR PRIMARY RESIDENCE.

ANY PROSPECTIVE APPLICANT WHO CURRENTLY OWNS OR PREVIOUSLY HAS PURCHASED A RESIDENTIAL PROPERTY IS INELIGIBLE.

Bedrooms	120% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size*	Total Annual Income Range Minimum – Maximum**	Asset Limit*** (\$182,525 + required down payment amount)	Monthly Maintenance	Estimated Prices
3 bedroom	120% AREA MEDIAN INCOME (AMI) UNITS	8	3 people	\$ 66,273 - \$ 112,680	\$198,525	\$1,049	\$160,100
			4 people	\$ 66,273 - \$ 125,160	\$198,525	\$1,049	\$160,100
			5 people	\$ 66,273 - \$ 135,240	\$198,525	\$1,049	\$160,100
			6 people	\$ 66,273 - \$ 145,200	\$198,525	\$1,049	\$160,100
4 bedroom		4	4 people	\$ 74,124 - \$ 125,160	\$200,375	\$1,176	\$178,500
			5 people	\$ 74,124 - \$ 135,240	\$200,375	\$1,176	\$178,500
			6 people	\$ 74,124 - \$ 145,200	\$200,375	\$1,176	\$178,500
			7 people	\$ 74,124 - \$ 155,280	\$200,375	\$1,176	\$178,500
			8 people	\$ 74,124 - \$ 165,240	\$200,375	\$1,176	\$178,500

* Subject to occupancy Criteria

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

*** Asset limit subject to change

How Do You Apply?

DOWNLOAD ONLINE: www.Lemlewoff.com

To request an application **by mail, send a self-addressed envelope to: West 129th Street Cooperative, c/o Lemle & Wolff, Inc. at 5925 Broadway, Bronx New York 10463.** 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.

When is the Deadline?

Applications must be postmarked or submitted online no later than March 6th, 2019. Late applications will not be considered.

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. Sponsor: Four Cornice Properties LLC, 5925 Broadway, Bronx New York 10463.

Español To request an application of this advertisement in "SPANISH" by mail, send a self-addressed stamped envelope to: **West 129th Street Cooperative, c/o Lemle & Wolff, Inc., 5925 Broadway, Bronx New York 10463.** On the back of the envelope, write in English the word "SPANISH." To download an application online: www.Lemlewoff.com. Applications must be postmarked before 6 de marzo 2019.

简体中文 To request an application of this advertisement in "CHINESE" by mail, send a self-addressed stamped envelope to: **West 129th Street Cooperative, c/o Lemle & Wolff, Inc., 5925 Broadway, Bronx New York 10463.** On the back of the envelope, write in English the word "CHINESE." To download an application online: www.Lemlewoff.com. Applications must be postmarked before 2019年3月6日。

Русский To request an application of this advertisement in "RUSSIAN" by mail, send a self-addressed stamped envelope to: **West 129th Street Cooperative, c/o Lemle & Wolff, Inc., 5925 Broadway, Bronx New York 10463.** On the back of the envelope, write in English the word "RUSSIAN." To download an application online: www.Lemlewoff.com. Applications must be postmarked before 6 mar 2019.

한국어 To request an application of this advertisement in "KOREAN" by mail, send a self-addressed stamped envelope to: **West 129th Street Cooperative, c/o Lemle & Wolff, Inc., 5925 Broadway, Bronx New York 10463.** On the back of the envelope, write in English the word "KOREAN." To download an application online: www.Lemlewoff.com. Applications must be postmarked before [ENTER DATE IN KOREAN].

Kreyòl Ayisyen To request an application of this advertisement in "CREOLE" by mail, send a self-addressed stamped envelope to: **West 129th Street Cooperative, c/o Lemle & Wolff, Inc., 5925 Broadway, Bronx New York 10463.** On the back of the envelope, write in English the word "HATIAN CREOLE." To download an application online: www.Lemlewoff.com. Applications must be postmarked before mas 6, 2019.

العربية To request an application of this advertisement in "ARABIC" by mail, send a self-addressed stamped envelope to: **West 129th Street Cooperative, c/o Lemle & Wolff, Inc., 5925 Broadway, Bronx New York 10463.** On the back of the envelope, write in English the word "ARABIC." To download an application online: www.Lemlewoff.com. Applications must be postmarked before 6 مارس، 2019.

