NEWLY CONSTRUCTED HOMES FOR SALE
Nehemiah Spring Creek III-Phase 3B

SITE:
694-698 Egan Street
700-768 Egan Street
693-699 Vandalia Avenue
701-763 Vandalia Avenue, and
900-912 Erskine Street

REQUIREMENTS: BUYERS MUST BE FIRST TIME HOMEBUYERS.
Eligible buyers should have 5% of the purchase price available for down payment, be able to afford the closing costs, and qualify for a mortgage.

TO REQUEST AN APPLICATION BY MAIL:

Please send your request to the following address —

NEHEMIAH SPRING CREEK III-PHASE
3B 551 Vandalia Avenue, 1st Floor
Brooklyn, NY 11239

You must include a self-addressed and stamped envelope with your request. If a self-addressed and stamped envelope isn't included, you will not receive an application. Priority, certified, registered, express, oversized, or overnight will not be accepted. Please see advertisement for more details.

ALL APPLICATIONS MUST BE POSTMARKED BY MONDAY, JUNE 9, 2014

EAST BROOKLYN CONGREGATIONS WILL HOLD ONE OF THE THREE INFORMATIONAL SESSIONS

ON: 7:00 — 9:00 pm, Monday, May 5, 2014
Hope Christian Center
369 New Lots Avenue (on the corner of Pennsylvania Avenue)

Bus route -
B15, B20, & B83 to Pennsylvania and New Lots Avenues.

Train route -
Trains A, C, L, J, or Z Trains to Broadway Junction - East New York station. Then take the B20 or B83 to Pennsylvania and New Lots Avenues.

3 train to Pennsylvania Ave. Walk two blocks down Pennsylvania Ave to New Lots Ave. Exit to the right and walk straight pass the school until the church.

L Train to New Lots Ave. Then Take B15 to Pennsylvania and New Lots Avenues.

The Nehemiah developments are made possible by the power of East Brooklyn Congregations. Critical financing and subsidies are provided by the Community Preservation Corporation, and the City and State of New York. Construction on the first Nehemiah homes began in Brownsville in 1982. When construction is completed in Spring Creek, EBC and the Nehemiah HFDC, Inc. will have built or rehabilitated almost 5500 homes and apartments.

4-15-14

NEWLY CONSTRUCTED HOMES FOR SALE

Nehemiah Spring Creek III-Phase 38 Is pleased to announce that applications are now being accepted for 81 newly constructed affordable single-family homes now under construction In the Spring Creek section of Brooklyn. The sites Include: 694-698 Egan Street 700.76t1 Egan Street, 693.699 Vendetta Avenue, 701.763 Vendetta Avenue, and 900.912 Erskine Street. These homes are being constructed through the Small Homes Large Scale Program of the New York City Department of Housing Preservation and Development (HPD). The home size, price, and targeted Income distribution for the 81 homes are as follows:

# Of Homes Available	One Family	Estimated Sale Prices	*Household Size	**Minimum income	**Maximum Income	Maximum Asset-Cap
25	1 Family Attached	$225,000	1 2 3 4	$36,456 $41,664 $46,872 $52,018	$47,000 $53,700 $60,400 $67,400	$104,498
15	1 Family Attached	$255,000	1 2 3 4	$40,572 $46,368 $52,164 $57,891	$64,680 $73,920 $83,160 $92,290	$104,498
31	1 Family Attached	$278,000	1 2 3 4	$44,100 $50,400 $56,000 $62,925	$76,440 $87,360 $98,280 $109,070	$104,498
10	1 Family Semi-Attached	$300,000	1 2 3 4	$47,040 $53,760 $60,480 $67,120	$76,440 $87,360 $98,280 $109,070	$109,998

- Subject to occupancy critei

" Income guidelines subject to change

Eligible buyers should have 5% of the purchase price available for down payment, be able to afford closing cost and qualify for mortgage financing. Buyers must be first time homebuyers. Buyers must occupy the home as their primary residence. Please note that the quoted sales prices, minimum and maximum household incerne, etc.. are estimates and ere subject to change in accordano with the appllcatile program. .Minitnumincome_restatlons may vary, Lamer down payments can 'ewer the eligible minimum income. To request an amlication;

REQUEST BY MAIL: Nehemiah Spring Creek III- Phase 3B at 551 Vendetta Avenue, Brooklyn, NY 11239. Please Include a self-addressed and stamped envelope with your request.

Qualified applicants will be required to meet Income guidelines based on household size 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 June 9, 2014. All applications postmarked after the deadline date will be set aside for possible future consideration. BUYERS MUST OCCUPY THE HOME AS THEIR PRIMARY RESIDENCE. Applications will be selected by a lottery; applicants who submit more than one application will *be* disqualified. A general preference will be given to New York City residents. Eligible households that Include persons with mobility Impairments will receive *preference* for 5% of the homes; eligible households that Include persons with visual and/or hearing impairments will receive preference for 2% of the homes. Current and eligible residents of Brooklyn Community Board 5 will receive preference of 50% of the homes, Eligible City of New York Municipal Employees will rec,elve preference for 5% of the homes, Applicants who have previously purchased or have had ownership interest in any residential property within the past five years will be Ineligible to purchase.

NYC
Departmental Hauling Preeervellon & Development

Informational sessions will be held on:

Thursday, April 24, 2014 from 7PM-9PM at 127 Pennsylvania Avenue, Brooklyn, NY 11207
Monday, May 5th, 2014 from 7PM-9M at Hope Christian Center, 369 New Lots Avenue, Brooklyn, NY 11207
Thursday, May 15, 2014 from 7PM-9PM at 127 Pennsylvania Avenue, Brooklyn, NY 11207
Seminar attendance Is not mandatory to purchase a home,
No ***Broker's Fee. No Application Fee.*** *Owner Occupancy Required.*

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Bill de Blaslo, Mayor
The New York City Department of
Housing Preservation and Development
Vicki Been, Commissioner
www.nyc.ov/housing