

Casa Libre Housing Fund Development Corporation
508-512 West 162nd Street, New York, New York 10032



Casa Libre HDFC is a 31-unit apartment building in upper Manhattan that has been recently completely renovated. It is currently owned by SHUHAB, but will soon be a resident owned and operated affordable co-op. SHUHAB is now looking for potential purchasers who wish to become homeowners and shareholders in an affordable housing co-op.

Applicants must show an interest in actively taking part in a resident owned and operated building, and must be willing to attend a series of training workshops given by UHAB.

Completed applications of interest must be sent to: **UHAB Attn: Marketing Services, Peck Slip Station, PO Box 1058, New York, NY 10272-1058**. If you are selected as a potential candidate, you will be notified and a date will be set up for an interview and an opportunity to see the apartment you are applying for.

Applicants will be required to provide proof of income and residency, and will be subject to a credit check. An application fee of \$50 will apply. Income Restrictions apply (*see next page.*)

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No.1 issued by the New York State Attorney General: File Number: CP09-0025. Prices are estimates and subject to change. No applicant can, at the time of offering, be an owner of their primary residency or a shareholder in any HDFC. The project sponsor is SHUHAB Housing Development Fund Corporation, with offices at 1780 Broadway, 6th Floor, New York, NY 10019. The project is 508-512 West 162nd Street, the address of which is 508-512 West 162nd Street, New York, NY 10032.

Community Notes:

Subway

C to 163rd St
A Express, 1 train to 168th St

Parking:

Ample around building

Groceries:

Large grocery store steps
away, on block

Library

New York Public Library 3
blocks away

Parks and Recreation

Many parks in area
Highbridge park 1 block east
Riverside park 2 blocks west

Community Board

Manhattan CB 12

Other HDFC Co-ops

99 HDFCs in CB 12

INCOME GUIDELINES

Because HDFCs are created to serve the housing needs of low and moderate income families, no household may be over 120% of the Area Median Income as determined annually by the Department for Housing and Urban Development (HUD.) The income guidelines for 2010 is as follows:

Family Size	Maximum Income Limit
1-4	\$95,025
5	\$102,675
6	\$110,250
7	\$117,900
8	\$125,475

PURCHASE PRICE AND MONTHLY MAINTENANCE FEE

The purchase price and monthly maintenance fee are set so as to be affordable for families with an income of no more than 120% of Area Median Income. Affordable is defined by HUD as spending 30% of the family's gross annual income on housing. The projected purchase price and maintenance fees are as follows:

Bedrooms	Estimated 2010 Purchase Price	Estimated Monthly Maintenance Fee
2+ Bedroom/ 6 total rooms	\$72,500	\$1,028

UHAB **does not** retain or authorize the use of any brokerage agent or firm for the sale of apartments in this building. All sales are made through UHAB directly.

