

The Beaches

TOWNHOUSES AT FAR ROCKAWAY

**AFFORDABLE
TWO-FAMILY
LUXURY
TOWNHOUSES**

THE BEACHES

www.thebeacheshomes.com

HOMES FOR SALE IN FAR ROCKWAY QUEENS

503-505 BEACH 21 STREET & 508-510 BEACH 22 STREET, QUEENS, NY

Applications of interest are now available for Seven (7) newly constructed two (2) Family Homes on three (3) sites in a developed area of Far Rockaway. The project is being built with assistance from the New York State Affordable Housing Corporation, New York City Department of Housing Preservation & Development and the New York Housing Partnership Development Corp.

Qty Available	Size	Sales Prices	Annual Income Range*
7	Two Family	\$405,000.*	\$67,525* - \$79,856*

*Income guidelines adjusted according to family size.

Eligible buyers should have approximately 10%-15% of the Purchase Price available for down payment, to qualify for mortgage financing, and to afford all closing costs. Applicants will be required to meet income guidelines. Minimum income restrictions may vary.

Applications may be completed online at www.thebeacheshomes.com. Applications may also be requested by calling 212-590-2447 or by mail (send self-addressed stamped envelope with your request to: The Beaches Homes, 304 Park Avenue South, 11th Floor, NY, NY 10010). All applications of interest should be postmarked prior to January 31, 2010. Applicants and/or co-applicants who submit more than one application per household will be disqualified.

At least one unit in the home must be occupied as a primary residence. Prospective buyers will be ranked as to eligibility and called for an interview which will require presentation of documentation for financing. Queens Community Board 16 residents will receive preference for 50% of the houses. Municipal Employees of the City of New York will receive preference for 5% of the homes.

No brokers fee, no application fee, owner occupancy required.

MICHAEL R. BLOOMBERG, Mayor

RAFAEL CESTERO, Commissioner New York City Dept. of Housing Preservation and Development

