

Affordable Co-op Units for Sale!
Open House @3603 Broadway
SAT March 23rd 11AM—1PM



3603 Broadway is a 36 unit, newly renovated building that will soon be a resident-owned and operated affordable co-op. UHAB, the current owner, is looking for people to become shareholders in this affordable building.

To be considered for 3603 Broadway you must

- complete UHAB's application
- attend an "Intro to Limited Equity Co-op" class

Applications and class schedules are available on our website www.uhab.org or at 212-479-3333.

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 UHAB Housing Development Fund Corporation, with offices at 120 Wall St. 20th fl. New York, NY 10005. The project is 3603 Broadway, the address of which is 3603 Broadway NYC NY 10031.

Project Notes:

**1 BR affordable
co-ops available**

**Monthly
Maintenance (est)
\$864**

**Purchase price
\$123,323**

**Purchase subsidy
up to \$40,000 for
eligible
buyers (turn for de-
tails)**

**Purchase price after
subsidy (if eligible)
\$83,323-\$98,323**

**Maximum Eligible
Income = 120% AMI**

INCOME GUIDELINES

Families at or below 120% Area Median Income as determined annually by the Department of Housing and Urban Development (HUD) are eligible for this project:

Family Size	2013 Maximum INCOME CAP A 90% AMI	2013 Maximum INCOME CAP B 110% AMI	2013 Maximum INCOME CAP C 120% AMI
1	\$54,180	\$66,220	\$72,240
2	\$61,920	\$75,680	\$82,560
3	\$69,660	\$85,140	\$92,880
4	\$77,310	\$94,490	\$103,080

	1 BR
Purchase price	\$123,323
Amount to be financed or paid in cash (estimated) if eligible for Income Cap A Subsidy of \$40,000	\$83,323
Amount to be financed or paid in cash (estimated) if eligible for Income Cap B Subsidy of \$32,500	\$90,823
Amount to be financed or paid in cash (estimated) if eligible for Income Cap C Subsidy of \$25,000	\$98,323
Minimum income	\$45,759
Square feet	550-650
Estimated Monthly Maintenance	\$864

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.

