

**NEWLY CONSTRUCTED
AFFORDABLE COOPERATIVE APARTMENTS
FOR SALE**

Leggett Associates, LLC is pleased to announce that Applications are now being accepted for 41 studio, 1, 2 and 3 bedroom cooperative apartments at **Fox Leggett Cooperative Apartments** located at 715 Fox St., Bronx, NY. These units are being offered to 1st time homebuyers (ie: haven't owned a home in past 5 years) through New York City Department of Housing Preservation and Development, NYC Housing Development Corporation, NYS Affordable Housing Corporation, and The Housing Partnership. All the apartments will contain washer/dryers, through the wall cooling units, microwaves and dishwashers. Some apartments will include balconies. The building will include a public roof deck and on - site parking. The estimated sales prices, unit sizes, and estimated income requirements are as follows:

# Apts. Available	Sales Price	Apartment Size	Household Size	Total Annual Income Range Minimum* Maximum
4	\$89,800	Studio	1 person	\$27,748-\$43,000
8	\$133,323	1 Bedroom	1-2 persons	\$39,790 – \$67,540
24	\$168,778	*2 Bedroom	1 person 2 persons 3-4 persons	\$51,710- \$67,540 \$51,710- \$76,010 \$51,710-\$84,480
5	\$188,506	**3Bedroom	2-4 persons 5-6 persons	\$62,753 – \$84,480 \$62,753 - \$98,010

* - Priority for two bedroom units will be given to households with two or more members.

** - Priority for three bedroom units will be given to households with three or more members.

A minimum 10% down payment will be required for all the units. All applicants must have good credit history and have the means to meet monthly debt obligations. Applicants must meet income guidelines based on household size and other selection criteria to qualify. Total assets (not including 401K and other retirement accounts) of household cannot exceed the following amounts: \$67,960 for studios, \$95,982 for one bedrooms, \$130,233 for two bedrooms and \$ 169,565 for three bedrooms. Purchasers who desire cooperative loan financing must qualify for same. Please note that the quoted sales prices and minimum and maximum required household incomes are estimates and subject to change. Buyers must occupy the apartment as their primary residence.

HOW TO APPLY : Applications may be requested in writing from Leggett Associates c/o Blue Sea Development Co., LLC, 3 Park Ave., 28th Fl., New York, NY 10016 or by sending your mailing address by e-mail to info@blueseadev.com. Please include a **self-addressed envelope** with your request.

Completed Applications must be returned by **regular mail only** (no certified, registered, express, overnight mail or Email will be accepted) to a PO Box number that will be listed with the Application and must be postmarked by the **deadline date March 27, 2010**. Applications postmarked by the deadline date will be placed in a lottery pool and randomly selected. **One Application per Household**. Applicants or co-applicants who submit more than one Application will be disqualified.

Preference will be given to New York City residents. Current and eligible residents of **Bronx Community Board # 2** will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

Informational seminars will be held on: Thursday, February 18, 2010 at 6.30 pm and Thursday, March 11, 2010 at 6.30 pm at St. Margaret's Episcopal Church 940 E. 156th St. Bronx, NY 10455 .

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 # C09-0010



Housing Partnership

No Broker's Fee. No Application Fee
MICHAEL R. BLOOMBERG, Mayor

The City of New York
Department of Housing Preservation and Development
Rafael E. Cestero, Commissioner
Marc Jahr, President – NYC HDC
www.nyc.gov/hpd

