



**RESTORED  
HOMES**

*Housing Development Fund Corp.*

150 Broadway, Suite 2101

New York, NY 10038

P: 212.584.8981

F: 212.584.8980

**126 Ridgewood Avenue**

**\$405,000**

Brooklyn, NY  
Community Board 5  
Two-Story, Two-Family Home  
3 Bedrooms, 2 Bathrooms and Studio Unit  
1,802 Square Feet  
Built in 1910

**1<sup>ST</sup> FLOOR**

Open Studio Layout

**Living Room/Dining Room/Bedroom**

New hardwood floors

**Kitchen**

New stove, range hood and refrigerator

New kitchen sink, cabinets and countertops

New VCT flooring

**Full Bath**

New ceramic tile floors and walls

New fixtures, bathtub, toilet, vanity, sink and medicine cabinet



(pre-rehabilitation)

**1<sup>st</sup> and 2<sup>nd</sup> FLOOR DUPLEX**

1<sup>st</sup> Floor:

**Dining Room**

New hardwood floors

**Kitchen**

New stove, range hood, refrigerator and dishwasher

New kitchen sink, cabinets and countertops

New VCT flooring

2<sup>nd</sup> Floor:

**Living Room**

New hardwood floors

**Bedrooms**

3 bedrooms with new carpet

**Full Bath**

New ceramic tile floors and walls

New fixtures, bathtub, toilet, vanity, sink and medicine cabinet

**EXTERIOR SPACE**

Front porch

Fenced-in front and rear yards; new fence in front yard

Storage shed in rear yard

**OTHER FEATURES**

New hot water heater and plumbing and heating systems

New electrical system and fixtures

New windows and skylights

New interior and exterior doors

New intercom system

New interior and exterior paint

New roof

Washer-dryer hook-up for owner

**ADDITIONAL ITEMS**

10 yr UDAAP Tax Exemption

**RESTRICTIONS**

Must be owner occupied

Resale restriction: 10 yrs

**\*Please note that these are preliminary scopes of work and are subject to change**

# Asset Control Area Program: BROOKLYN HOMES AVAILABLE

In an effort to revitalize neighborhoods in designated areas of New York City and create affordable homeownership opportunities for low and moderate income families, Restored Homes HDFC will rehabilitate vacant homes in Brooklyn and sell them to qualified applicants. These homes located in designated Brooklyn neighborhoods in New York City are being offered from the U.S. Department of Housing and Urban Development.

Property Address	Neighborhood	Size	Total Bedrooms / Bathrooms	SALES PRICE
760 Jefferson Avenue	Bed Sty / CB 3	two family	3 bedrooms / 2.5 bathrooms	\$450,000
279 Clifton Place	Bed Sty / CB 3	two family	3 bedrooms / 2 bathrooms	\$415,000
469 Monroe Street	Bed Sty / CB 3	two family	3 bedrooms / 2 bathrooms	\$445,000
412 Gates Avenue	Bed Sty / CB 3	three family	7 bedrooms / 4 bathrooms	\$500,000
917 Gates Avenue	Bed Sty / CB 3	three family	7 bedrooms / 3.5 bathrooms	\$505,000
190 Cornelia Street	Bushwick / CB 4	two family	5 bedrooms / 3 bathrooms	\$460,000
1185 Jefferson Avenue	Bushwick / CB 4	two family	5 bedrooms / 3 bathrooms	\$460,000
1231 Putnam Avenue	Bushwick / CB 4	two family	5 bedrooms / 3 bathrooms	\$415,000
69 Cornelia Street	Bushwick / CB 4	two family	5 bedrooms / 2 bathrooms	\$430,000
64 Harman Street	Bushwick / CB 4	two family	4 bedrooms / 2.5 bathrooms	\$460,000
126 Ridgewood Ave	Cypress Hills / CB 5	two family	3 bedrooms / 2 bathrooms	\$405,000
282 Eldert Lane	Cypress Hills / CB 5	one family	3 bedrooms / 1.5 bathroom	\$360,000
2485 Pitkin Avenue	East NY / CB 5	two family	4 bedrooms / 2.5 bathrooms	\$430,000
1690 St. Marks Avenue	Oceanhill / CB 16	one family	4 bedrooms / 1.5 bathrooms	\$355,000
1413 Pitkin Avenue	Oceanhill / CB 16	two family	2 bedrooms / 2 bathrooms	\$460,000
177 Hull Street	Oceanhill / CB 16	two family	4 bedrooms / 2.5 bathrooms	\$445,000

## PREFERENCE

Preference will be given to the following New York City residents:

- 50% of the units to current residents of the Community Boards in which homes are located.
- 33⅓% of the units to military personnel including reservists and honorably discharged veterans of the United States Marine Corps, Army, Navy, Air Force, National Guard and Coast Guard who served on active duty in “Operation Enduring Freedom” and “Operation Iraqi Freedom” at any time after September 11, 2001 or their surviving spouses.
- 5% of the units to municipal employees.

## ELIGIBILITY

The homes will be sold to applicants who meet the programs’ eligibility requirements, which include:

- Applicant’s (and co-applicant’s) ability to meet certain financial requirements, including sufficient combined income to qualify for mortgage financing, sufficient funds to cover down payment and closing costs, good credit history and other qualifying criteria.
- **The original name(s) on the application cannot be substituted with other name(s); the application must remain in the original form submitted.**
- The applicant/ co-applicant must occupy the home as their primary place of residence for at least ten (10) years after the purchase.
- There is an asset cap of **\$150,000**.
- Household size will be considered when matching a buyer with a home.

## INELIGIBILITY

- **MAIL ONLY ONE APPLICATION PER FAMILY. YOU WILL BE DISQUALIFIED IF MORE THAN ONE APPLICATION PER FAMILY IS RECEIVED.**
- Applicant’s (and co-applicant’s) credit score cannot be below **680**.
- *Applicants who currently own, or have in the last five (5) years owned, a residence developed under a Housing Preservation and Development (HPD) program or project are ineligible.*

## Income Limits\*

- To qualify for the listed homes, applicants cannot have an annual household income greater than **\$88,320\***
- Income limits may not apply to military personnel and municipal employee preference categories.

**\*Family size, sales prices and income limits are subject to change.**

## Lottery Process

Applicants for these homes will be randomly selected through a lottery process supervised by HPD. If your application is selected we will notify you in writing and schedule an interview. Please be prepared to document your income and the other information you provided on your application. A list of required documentation will be sent to you when an interview is scheduled.

Please return completed application by **regular mail only**.

CERTIFIED, REGISTERED, EXPRESS, PRIORITY OR OVERNIGHT MAIL WILL NOT BE ACCEPTED.

**Restored Homes HDFC**  
**Asset Control Area Program: BROOKLYN**  
 150 Broadway, Suite 2101  
 New York, New York 10038

**NO BROKER’S FEE**

**NO APPLICATION FEE**

**OWNER OCCUPANCY REQUIRED**

Shaun Donovan, Secretary of the U.S. Department of Housing and Urban Development  
 Michael R. Bloomberg, Mayor of the City of New York  
 Rafael E. Cestero, Commissioner of the Department of Housing Preservation and Development



**RESTORED HOMES HDFC**  
APPLICATION AND CREDIT CHECK AUTHORIZATION

Completed applications will be processed pursuant to the guidelines and under the supervision of the City of New York's Department of Housing Preservation and Development. I AM APPLYING FOR (Please check **ONE** (1) preference only):

- BROOKLYN:**     760 Jefferson Avenue     917 Gates Avenue     69 Cornelia Avenue     2485 Pitkin Avenue  
 279 Clifton Place     190 Cornelia Street     64 Harman Street     1690 St. Marks Avenue  
 469 Monroe Street     1185 Jefferson Avenue     126 Ridgewood Avenue     1413 Pitkin Avenue  
 412 Gates Avenue     1231 Putnum Avenue     282 Eldert Lane     177 Hull Street

\*For those applicants who are eligible but do not receive a home, a list will be maintained for the opportunity to purchase future properties.

Restored Homes HDFC may also be offering homes in other neighborhoods. Prices and income limits are subject to change.

Please check **TWO** (2) neighborhoods of preference.

- BROOKLYN:**     Ocean Hill (CB 16)     Bushwick (CB 4)     Coney Island (CB 13)     Crown Heights (CB 8, 9)  
 East New York (CB 5)     Sunset Park (CB 7)     Williamsburg-East (CB 1)
- BRONX:**     Bathgate (CB 6)     Bedford Park (CB 7)     Castle Hill (CB 9)     Concourse/ Highbridge (CB 4)  
 Hunts Point (CB 2)     Melrose (CB 1)     Mount Hope (CB 5)     Crotona Park/ Morrisania (CB 3)  
 Mott Haven/ Port Morris (CB 1)     Soundview/ Parkchester (CB 9)

**PLEASE NOTE: MAIL ONLY ONE APPLICATION PER FAMILY. YOU WILL BE DISQUALIFIED IF MORE THAN ONE APPLICATION PER FAMILY IS RECEIVED.**  
**Applicant and Co-applicant will be co-owners and must jointly occupy the home.**

Applicant Information	
Name:	
Address:	
City, State, Zip Code:	
Home/Cell Phone:	
Marital Status:	
Employer:	
Employer Address:	
Employer Phone:	
Employer Fax:	
Email:	
Position:	Years at current position:
Current annual salary:	
Self Employed: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Dividend/Interest Income:	
Do you currently own a home? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Address of Property owned:	

Co-Applicant Information (Includes spouse/any others)	
Relationship to Applicant:	
Name:	
Address:	
City, State, Zip Code:	
Home/Cell Phone:	
Employer:	
Employer Address:	
Employer Phone:	
Employer Fax:	
Email:	
Position:	Years at current position:
Current annual salary:	
Self Employed: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Dividend/Interest Income:	
Do you currently own a home? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Address of Property owned:	

**Household Information:** How many persons in your household, including yourself, WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING? \_\_\_\_\_  
 List all of the people WHO WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING, starting with yourself, and provide the following information. (Add additional sheets if necessary).

Full Name	Relation to Applicant	Birth Date	Age	Sex	Occupation

Please check **ONE** (1) of the following (if it is relevant to applicant and/or co-applicant):    **Military Personnel\*\***     **NYC Municipal Employee:**   
 \*\*Military personnel who served on *active duty* in "Operation Enduring Freedom" and "Operation Iraqi Freedom" at any time after September 11, 2001, or their surviving spouses.  
 Documentation to verify status will be required.

- (1) Are you or the co-applicant an employee of the City of New York's Department of Housing Preservation and Development, Housing Development Corporation, Economic Development Corporation, Housing Authority or Health and Hospitals Corporation? **Yes**  **No** . If you answered "yes", please identify your employer: \_\_\_\_\_  
 (2) If you answered "yes", have you personally had any role or involvement in any process, decision or approval regarding the housing development that is the subject of this application? **Yes**  **No**   
**NOTE:** IF you answered "Yes" to Question #1, you may be required to submit a statement from your employer that your application does not create a conflict of interest. If you answered "Yes" to Question #2, you will be required to submit a statement from your employer that your application does not create a conflict of interest. This statement will not be required until your name is selected through the lottery and you are asked to provide documents verifying your eligibility and income.

**Cash Available:** Indicate total amount of cash available for down payment and closing costs: \$ \_\_\_\_\_  
**Source of cash:** (Savings/Money Market, Stocks, Annuities, 401(k), 403(b), Insurance, etc. Gifts may be used for closing costs) \_\_\_\_\_

**Debt Information:** Indicate below all current and total outstanding debts for applicant and co-applicant including auto loans, student loans, credit cards, mortgage loans, personal bank loans, alimony and child support (Attach additional sheets if necessary).

Name of Debtor (Applicant and Co-applicant)	Name of Creditor	Balance owed	Monthly Payment

**Credit Check Authorization:** A credit check fee is payable at time of interview.  
 I authorize you to obtain a credit report on the applicant and co-applicant names listed above. (If married less than two years or known by another name or have a designation at the end of your name such as Jr., Sr., II, please indicate). I am applying for eligibility in the Asset Control Area and Dollar Homes Programs. If I meet the Programs' eligibility requirements and I am selected to purchase a home, I understand that I will need to apply separately for a mortgage loan if I need such funds to purchase the home.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Co-applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBMISSION OF AN APPLICATION DOES NOT GUARANTEE PURCHASE OF A HOME. NO APPLICATION OR BROKERS FEES MAY BE CHARGED TO YOU BY ANYONE.**

I DECLARE THAT STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I have not withheld, falsified or otherwise misrepresented any information. I fully understand that any and all information I provide during this application process is subject to review by the New York City Department of Investigation (DOJ), a fully empowered law enforcement agency which investigates potential fraud in City-sponsored programs. I understand that the consequences for providing false or knowingly incomplete information in an attempt to qualify for this program may include the disqualification of my application, the termination of my sales contract (if discovery is made after the fact), and referral to the appropriate authorities for potential criminal prosecution.

I DECLARE THAT NEITHER I, NOR ANY MEMBER OF MY IMMEDIATE FAMILY, IS EMPLOYED BY THE DEVELOPER OR ITS SUBSIDIARIES, OR THE BUILDING OWNER OR ITS PRINCIPALS.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Co-applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFIED, REGISTERED, EXPRESS, PRIORITY OR OVERNIGHT MAIL WILL NOT BE ACCEPTED.**  
**Completed applications must be sent to:**

**Restored Homes HDFC**  
**Asset Control Area Program: BROOKLYN**  
 150 Broadway, Suite 2101  
 New York, New York 10038

<b>OFFICE USE ONLY-</b>	Community Board: Yes <input type="checkbox"/> No <input type="checkbox"/>	Municipal Employee: Yes <input type="checkbox"/> No <input type="checkbox"/>	Military Personnel: Yes <input type="checkbox"/> No <input type="checkbox"/>
	Total Household Size: _____	Total Household Income: _____	Total Household Assets: _____