

**INFORMATION ON AFFORDABLE PURCHASE CONDOMINIUM UNITS
IN FLEMINGTON, TOWNSHIP OF RARITAN, HUNTERDON COUNTY, NJ
SOUTH MAIN VILLAGE**

The South Main Village complex offers a total of 13 Affordable Units – (none are one-bedroom). The breakdown of the six (6) low income units and the seven (7) moderate income affordable units is below. The units are being sold under the NJ Low and Moderate Income Affordable Housing Program. The maximum household size for a two bedroom unit is four, and the maximum household size for a three bedroom unit is six in this complex. The breakdown of the bedrooms for the affordable units is as follow:

Bedroom Size	# Low Income Units	# Moderate Income Units	Approximate Low Income Sale Price	Approximate Mod Income Sale Price	Approx. Low Yearly Tax Info	Approx. Mod Yearly Tax Info
2	4	5	\$123,449 – \$136,417	\$138,138 - \$158,536	\$1,960	\$2,550
3	2	2	\$118,773 - \$141,885	\$140,746 - \$149,603	\$2,040	\$2,650

Association Fee is: \$58 a month for low income units and \$87 a month for moderate income units

FEATURES VARY FOR EACH UNIT

EVERY UNIT OFFERS:			
*Central Air	*Utility Closet	*1 Bathroom	*Off Street Parking for each unit

REQUIREMENTS:

- Units are restricted to two persons per bedroom and your household must be income certified/qualified under the NJ Low/Moderate Affordable Housing guidelines. Applicants must fully complete the application to purchase in Raritan Township and attach all required documentation.
- Lotteries/Random Selection will be held for these units whenever there are more certified households than units available. Priority preference will be given to applicants who live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties)
- Applicants **must have a written pre-approval** for mortgage financing. Please review carefully item #7 on the document checklist. Make sure you let your lender know at time you request a preapproval that you want to purchase affordable housing that has restrictive covenants. CJHRC has provided a list of lenders who provide loans on deed restricted properties. You can choose to use another lender as long as at the beginning of the process you have written proof that the restrictive covenants will not be an issue for their underwriting department.

CJHRC has made every effort to provide you with the most current and accurate information. Real Estate Taxes, Sales Prices & HOA Fees are subject to change. CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.

For more information about your application or the process contact:
Central Jersey Housing Resource Center (CJHRC) (Hours: Monday-Friday 9-5)
92 East Main Street, Suite 407, Somerville NJ 08876 – Telephone: 908-446-0040 Press 5

APPLICATIONS CAN BE FOUND AT:

Raritan Township Municipal Building, One Municipal Drive, Flemington, NJ 08822

Phone #: 908-806-6100 Ext 6, Hours: Monday thru Friday 8:30 am to 4:30 pm

Directions:

From 287 South or 202/206 South, take the exit for Flemington/Somerville (202/206 South). Follow signs for 202 South (Flemington), for approximately 14 miles. Enter the first traffic circle, take the second exit (to NJ Rt. 12 So) follow to the second traffic circle, take the second exit (to NJ Rt. 12 So) follow to the third traffic circle, take the third exit to Sergeantsville County Road 523 – One Municipal Drive is the first driveway on the right.

Directions to Central Jersey Housing Resource Center (CJHRC) office

Appointment are encouraged prior to coming. Call 908-446-0036

CJHRC is convenient located in downtown Somerville: 92 E. Main St. (Rt. 28) Suite 407. Our suite is located in the four floor. During business hours of 9:00 AM to 5:00 PM ring the bell in the welcome desk **JUST ONCE** and give us a few minutes to meet you and let you in for your appointment.

FROM THE NORTH

Take Route 287 South to Exit 17. Landmark: Pass Bridgewater Commons Mall on left; stay to right. Turn right onto Route 22 East. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE SOUTH (Via Route 287)

Take Route 287 North to Route 22 West. Landmarks: Pass Bank of America on the right. Immediately after the 1st overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE SOUTH (Via Route 206)

Take Route 206 North. Landmark: On Route 206 North approaching Somerville, look for a low stone wall on left (Duke Gardens). Shortly past this wall, turn right onto Bridge Street (Somerville). At 2nd traffic light, turn right onto East Main Street. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE EAST

Take Route 22 West. Go under Route 287 overpass in Bridgewater. Landmarks: Pass Bank of America on the right. Immediately after the next overpass, turn right (see sign for Somerville). Bear right, go up over the overpass; this leads to Grove Street. Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.

FROM THE WEST

Take Route 22 East into Somerville Landmark: Pass Ethicon Inc. on left. Immediately after the 2nd overpass, turn right onto Grove Street (just past Kentucky Fried Chicken). Go straight until East Main St. and make a left. Entrance to parking deck is on the right side. Park in the deck and enter to the building. Use elevator to 4th Floor. Our office is on the right.