

**INFORMATION ON AFFORDABLE PURCHASE CONDOMINIUM UNITS  
HUNTERDON CREEKSIDE (Pulte Homes Developer)  
In Flemington NJ, Township of Raritan, Hunterdon County**

The Hunterdon Creekside complex offers a total of 50 Affordable Units being sold under the NJ Low and Moderate Income Affordable Housing Program. Building C is the first building that has affordable units however please note there are no one bedroom units in Building C. Affordable units are still available in Building C on a first come, first serve basis. The remaining 38 units will be completed in phases (next building should be ready September 2019). The breakdown of all 50 affordable units is below:

**HUNTERDON CREEKSIDE**

<b>Bedroom Size</b>	<b># Very Low Units</b>	<b># Low Units</b>	<b># Mod Units</b>	<b>Very Low Income Sale Price</b>	<b>Low Income Sale Price</b>	<b>Moderate Income Sale Price Range</b>	<b>Approximate Annual Property Tax Info Ranges</b>
1	2	4	4	\$41,935	\$92,294	\$104,883 to \$130,063	\$1,008- \$3,180
2	4	13	13	\$57,042	\$117,473	\$132,581 to \$162,796	\$1,368 - \$3,900
3	1	4	5	\$71,143	\$140,974	\$158,432 to \$193,347	\$1,704 - \$4,632

**Annual Association Fee is estimated to be \$220 a month – all units pay the same monthly fee**

Units do not include washer/dryer (hook ups are provided) and no refrigerator/freezer

No BBQ Grills Allowed

Pets are allowed (2 per household) – Off Street Parking Provided

**EVERY UNIT OFFERS:**

\*Electric Stove \*Gas Furnace/Heat \*Dishwasher \*Central Air \*Utility Closet \*1 Bathroom

- 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 carefully review 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 however written documentation must be provided stating that the restrictive covenants will not be an issue for their underwriting department.

**CJHRC has made every effort 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)  
600 First Avenue, Suite 3 Raritan, NJ 08869 Telephone 908-0040 Press 5

**APPLICATIONS CAN BE FOUND AT:**

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

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 Seargentsville County Road 523 – One Municipal Drive is the first driveway on the right.

**Sales office for Hunterdon Creekside, Rt. 202 South and Case Blvd, Flemington, NJ 08822**

From 287 South or 202/206 South, take the exit for Flemington/Somerville (202/206 South). Follow signs for 202 South (Flemington), for approximately 10 miles. Turn right at Case Blvd, then turn left into the sales office. **Phone number: 908-848-6980**

**Central Jersey Housing Resource Center (CJHRC)**

600 First Avenue (if using a GPS use 1 Ave.), Raritan, NJ 08869

**Phone:** 908-446-0040 Press 5

**Hours:** Monday thru Friday 8:30 am to 5: 00 pm

**Directions:**

**From 287 South or 202/206 South,** take the exit for Flemington/Somerville (202/206 South). Follow signs for 202 South (Flemington). Get into the right lane. Exit at First Avenue before the first light. Make a right onto First Avenue from exit. Driveway is first right.

**From 287 North to Route 22 West.** Follow signs for Route 202/206 South (Flemington/Princeton). Take 202 South (Flemington/Lambertville) to First Avenue Exit (before traffic light). Make a right onto First Avenue. Driveway is first right.

**From Route 22 West.** Follow signs for Route 202/206 South (Flemington/Princeton). Take 202 South (Flemington/Lambertville) to First Avenue Exit (before traffic light). Make a right onto First Avenue. Driveway is first right.

**From Route 22 East or Route 28 East.** Make a right onto First Avenue (Sunoco gas station on left). 600 First Avenue is the last building on the left before the traffic light (just past Washington School Annex).

600 First Avenue is a tan building with Alternatives name front. CJHRC is in the two story part of the building. During business hours of 9:00 AM to 5:00 PM, enter the main door of the Alternatives Building, go to the receptionist, give your name and tell them that you are here to see CJHRC. The receptionist will call upstairs for one of our counselors to come down to speak with you. For scheduled appointments after hours, call CJHRC on the white phone in the lobby area or from the parking lot, walk to the door marked Central Jersey Housing Resource Center. Ring the **TOP** doorbell for CJHRC and give us a few minutes to come down and let you in for your appointment.