

**INFORMATION ON AFFORDABLE PURCHASE CONDOMINIUM UNITS  
IN FLEMINGTON, TOWNSHIP OF RARITAN, HUNTERDON COUNTY, NJ  
THE VILLAGES  
(Pulte Homes Developer)**

The Villages 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 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 (**Building D**) should be ready July 2020. The breakdown of all 50 affordable units is below:

**NEW LOWER PRICING ON MODERATE UNITS!!**

<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>
<b>1</b>	2	4	4	\$41,935	\$92,294	\$100,883	\$1,008- \$3,180
<b>2</b>	4	13	13	\$57,042	\$117,473	\$122,000	\$1,368 - \$3,900
<b>3</b>	1	4	5	\$71,143	\$135,974	\$141,000	\$1,704 - \$4,632

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

No BBQ Grills Allowed

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

**EVERY AFFORDABLE UNIT OFFERS:**

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

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

**\* Sales Office, Pulte Homes: 908-848-6980. Call to make an appointment to see the homes.**

The Villages is located at 400 Case Boulevard, just North of Rt. 202, Flemington, NJ 08822

**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 10 miles. Turn right at Case Blvd, then turn left into the sales office.

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**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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 2<sup>nd</sup> 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 4<sup>th</sup> Floor. Our office is on the right.