

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

THE VILLAGES
(Pulte Homes Developer)



SOLD OUT!!

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

EVERY AFFORDABLE UNIT OFFERS:

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

The Villages has a total of 50 Affordable Sale Units. This complex offers one, two and three bedroom units for Very Low, Low and Moderate income households. The breakdown of all 50 affordable units is below:

Bedroom Size	# Very low Units	# Low Units	# Mod Units	Very Low Income Price	Low Income Sale Price	Moderate Income Sale Price	Approx. Annual Property Tax
1	2	4	4	\$41,935	\$92,294	\$100,883	\$1,008- \$3,180
2	4	13	13	\$57,042	\$117,473	\$122,000	\$1,368 - \$3,900
3	1	4	5	\$71,143	\$135,974	\$141,000	\$1,704 - \$4,632

* Monthly Association Fee is estimated to be \$244 a month – all units pay the same monthly fee

Requirements

- Units are restricted to two persons per bedroom.
- Applicants must be income certified/qualified.
- Applicants must fully complete the application to purchase in Raritan Township and attach all required documentation, including a written pre-approval for mortgage financing.
- Lotteries will be held for these units whenever there are more certified households than units available.
- Regional priority preference applies. Applicants who live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties) will be given priority for this complex.

Income Eligibility as 4/27/21

HOUSEHOLD SIZE	VERY LOW INCOME	LOW INCOME	MODERATE INCOME
1	\$25,872	\$43,120	\$68,992
2	\$29,568	\$49,280	\$78,848
3	\$33,264	\$55,440	\$88,704
4	\$36,960	\$61,600	\$98,560
5	\$39,917	\$66,528	\$106,445
6	\$42,874	\$71,456	\$114,330

For more information about how to apply contact:
Central Jersey Housing Resource Center (CJHRC)
92 East Main Street, Suite 407, Somerville NJ 08876
Phone: (908) 446-0036 E-Mail: 2cjhrc@gmail.com Web: www.cjhrc.org

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.

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.