

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

STONE GATE

Wheatfield Court, Flemington, NJ 08822

The Stone Gate complex was completed in 1990 and offers 10 one-bedroom affordable units.

Bedroom Size	Low income Sale Price	Moderate income Sale Price
	5 units	5 units
1 bedroom	\$106,403 - \$146,319	\$143,989 - \$173,316
FEATURES:		
Central Air Playground	Laundry/Utility Closet Outdoor pool	Attic storage Off Street Parking

OTHER FEES

Property Taxes: \$1,900 - \$2,850/Approx. per year*
Home Owner Association: \$320.00/Approx. per month (all units) *

VILLAGE COMMONS

Village Commons, Flemington, NJ 08822

This complex was completed in 1986. There are only two (2) affordable townhouses in this complex

Bedroom Size	Low income Sale Price	Moderate income Sale Price
2 Bedroom 1,249 sq ft	1 unit \$152,769	1 unit \$184,514
FEATURES:		
Gas Stove 1 Car Garage/Driveway	Central Air /Gas Heat Balconies off living room and master bedroom	W/D hook up 1 1/2 Bathroom

OTHER FEES

Property Taxes: \$3,400/Approx. per year*
Home Owner Association: \$250.00/Approx. per month (all units) *

SOUTH MAIN VILLAGE

Clark Circle, Flemington, NJ 08822

The South Main Village complex was completed in 1990 and offers a total of 13 Affordable Units

Bedroom Size	Low Income Sale Price	Moderate Income Sale Price
	3 units	6 units
2 bedroom	\$156,694 - \$173,316	\$172,576 - \$200,420
	2 units	2 units
3 bedroom	\$151,400 - \$184,221	\$183,162 - \$211,219
FEATURES:		
Central Air	Utility Closet	1 Bathroom Off Street Parking

OTHER FEES

Property Taxes: \$1,950 - \$3,350/Approx. per year*
Home Owner Association: \$590.00/Approx. per month (all units)*

THE VILLAGES

Altra Road & Cain Road in Flemington, NJ 08822

The Villages was completed in 2021 and has total of 50 Affordable condominiums style units

Bedroom Size	Very Low Income Sale Prices	Low Income Sales Prices	Moderate Income Sale Prices
1 Bedroom 653 Square Feet	2 units \$51,877	4 units \$109,897	4 units \$120,696
2 Bedroom 801 Square Feet	4 units \$70,935	13 units \$144,518	13 units \$150,023
3 Bedroom 894 Square Feet	1 unit \$85,016	4 units \$147,165	5 units \$173,211
FEATURES			
Electric Stove Refrigerator Dishwasher Washer/Dryer Gas Furnace/Heat Central Air Utility Closet Playground			

Property Taxes

Approx. per Year*

1-Br Very Low - Low - Mod:

\$1,100 - \$2,700

2-Br Very Low - Low - Mod:

\$1,500 - \$3,250

3-Br Very Low - Low - Mod:

\$1,750 - \$3,750

Maintenance fees:

\$327.00/month (all units), includes water*

Sewer fee:

\$625/year approx.*

REQUIREMENTS TO PURCHASE THESE AFFORDABLE HOMES:

- Units are restricted to **two persons per bedroom** and your household must be income certified/qualified under the NJ Low/Moderate Income Housing Guidelines
- A single person cannot purchase a 3-bedroom unit.
- You will need to have a good credit history and **must have a pre-approval** for a mortgage from a Financial Institution and at least have **save 3%** of the purchase price.
- Lotteries will be held for these units when available and priority will be given to residents who live or work in Region 3 (Somerset, Middlesex and Hunterdon Counties).

For applications and details of the process contact:

- Central Jersey Housing Resource Center (CJHRC)
92 E. Main St. Suite 407, Somerville, NJ 08876

Hours: M – F 9am – 5pm
Phone: (908) 446-0036

Applications are also available at:

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

Hours: M – F 8:30 am – 4:30pm
Phone: (908) 806-6100 Ext. 6

DISCLOSURE

- * CJHRC has made every effort to provide you with the most current and accurate information.
- * CJHRC cannot be held responsible for inaccurate, misinterpreted or outdated information contained herein.
- * Purchase price are based on the Affordable Housing guidelines and regulations.
- * Prices are approximate. Prices may be lower or higher depending on current increase.
- * All fees and real estate taxes are subject to changes and increases.