

NEWLY CONSTRUCTED APARTMENTS FOR RENT

Gateway Elton Street Apartments is pleased to announce that applications are now being accepted for 156 affordable housing rental apartments now under construction at 1149-1166 Elton Street in the East New York section of Brooklyn. This building is being constructed through the Low-Income Affordable Marketplace Program (LAMP) of the New York City Housing Development Corporation and the Low Income Rental Program (LIRP) of the New York City Department of Housing Preservation and Development. The size, rent and targeted income distribution for the 156 apartments are as follows:

# Apts. Available	Apartment Size	Household Size*	Monthly Rent**	Total Annual Income Range***	
				Minimum	Maximum
4	Studio	1	\$751	\$27,703 - \$34,860	
66	1 Bedroom	1	\$808	\$29,692 - \$34,860	
		2		\$29,692 - \$39,840	
71	2 Bedroom	2	\$979	\$35,658 - \$39,840	
		3		\$35,658 - \$44,820	
		4		\$35,658 - \$49,800	
15	3 Bedroom	3	\$1127	\$41,280 - \$44,820	
		4		\$41,280 - \$49,800	
		5		\$41,280 - \$53,820	
		6		\$41,280 - \$57,780	

* Subject to occupancy criteria

** Includes all utilities, except electricity

*** Income guidelines subject to change

Qualified Applicants will be required to meet income guidelines and additional selection criteria. To request an application, mail a POSTCARD to: Gateway Elton Apts c/o: RMC/Gateway Apts. Office, 1450 Gateway Boulevard, FarRockaway, NY 11691. Completed applications must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number that will be listed on the application, and must be postmarked by July 5, 2012. Applications postmarked after July 5, 2012 will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. A general preference will be given to New York City residents. Current and eligible residents of Brooklyn Community Board 5 will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible persons that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Broker's Fee. No Application Fee.

MICHAEL R. BLOOMBERG, Mayor

The New York City Department of
Housing Preservation and Development
MATHEW M. WAMBUA, Commissioner
MARC JAHR, President - NYCHDC

www.nyc.gov/housing



Real Estate

It's easy to dress up a condo in stainless steel appliances, gleaming wood floors and acres of shiny glass windows. But what's on the surface tells little about what lies beneath — like construction defects so pervasive that they can make your life a living hell, drain your savings and render your apartment unsellable.

Very often, fortunately, the rotten apples don't fall far from the tree, which is why you can save yourself some pain by checking out the developer's reputation:

Find out who the developer is

Many developers create different entities for different projects, says real estate attorney Robert Braverman of Braverman & Associates. So first you'll need to check the offering plan for names of individuals involved and their past projects. Speak to sales agents and managing agents as well: "They won't tell you the past project was a disas-

Keep an eye on developers

ter, but they can tell you the name so you can check for yourself," Braverman said.

Google stalk

Now plunk this information into Google, and keep your eyes open for a history of problems and litigation. Check industry publications like The Real Deal, search the bulletin boards of real estate websites for insider gossip, and search the New York State court system's website.

Talk to the neighbors

"If the building already has occupants, ask about their experience with closings and punch lists," Braverman said. Also inquire about bigger issues: leaky facades, roofs and windows.

REAL ESTATE SURVIVAL with Teri Rogers



Ask your lawyer

An experienced New York City real estate attorney should be able to steer you away from repeat offenders. This is a great reason not to hire an attorney recommended by the sales agent.

brickunderground
nyc real estate survival

Teri Rogers is the founder and editor of BrickUnderground.com, the online survival guide to finding a New York City apartment and living through the aftermath.

TOP 5



Manhattan listings with the most hits on StreetEasy in the last week

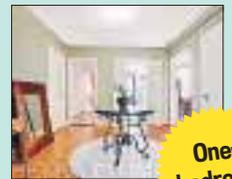
Studio



\$198,500

332 E. 54th St. #1D
Midtown East

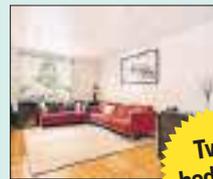
One-bedroom



\$715,000

232 E. 22nd St. #3I
Gramercy Park

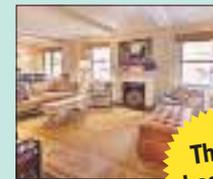
Two-bedroom



\$995,000

250 W. 88th St. #207
Upper West Side

Three-bedroom



\$2,500,000

45 E. 85th St. #5E
Upper East Side

Four-bedroom



\$14,950,000

351 Riverside Drive
Upper West Side



StreetEasy.com is New York's most accurate and comprehensive real estate website, providing consumers detailed sales and rental information and the tools to manage that information to make educated decisions. StreetEasy has become the reference site for consumers, real estate professionals and the media, and has been widely credited with bringing transparency to one of the world's most important real estate markets.