

For Sale - 2 bedroom 2 1/2 bath townhouse approx. 1224 sq. ft. at 150 Prospect Street, Unit #12 in Belle Manor Complex. Buyer must be a Town of Greenwich employee, Board of Education employee or work for a non-profit agency in Greenwich. Unit qualifies as a Moderate Income Dwelling Unit as set forth in the Planning and Zoning Regulations #6-110(g). Certain income qualifications apply. See below.

MODERATE INCOME FAMILIES

As defined at Planning and Zoning Regulations at Section 6-110(g)(5), "Moderate-Income Families: families whose aggregate income of all family members from any source whatsoever at the time of certification (but excluding the earnings of working minors attending school full-time), averaged for the preceding two years, shall not exceed the following multiple of median annual Town paid wage of all full-time employees and teachers of the Town of Greenwich during the preceding fiscal year." The median annual Town paid wages of all full-time employees and teachers of the Town of Greenwich for fiscal year ended June 30th, 2008 was \$TBD. As such, the following income limits apply:

1 Person Family	(1.2 x \$TBD)=	\$TBD
2-3 Person Family	(1.5 x \$TBD)=	\$TBD
4-5 Person Family	(1.8 x \$TBD)=	\$TBD
6- Person Family	(1.9 x \$TBD)=	\$TBD

In addition, eligible moderate-income families shall be selected on the basis of the following categories of priority:

1. Full-time Town of Greenwich Municipal and Board of Education employees and full-time employees of not-for-profit health, education and human services agencies and other not-for-profit agencies located in the Town of Greenwich that provide central services to the Greenwich community;
2. Other residents of the Town of Greenwich;
3. Other persons employed in the Town of Greenwich;
4. All others.

All applicants will be required to complete an eligibility and income verification application, which will be reviewed by the Administrator and overseen by the Community Development Office pursuant to GBZR 6-110(g). Competing income eligible applications will be decided first on the basis of priority and second pursuant to a lottery. The successful applicants will be required to verify income and employment. The application form and process shall comply with both State and Federal Fair Housing Acts. Applicants may be required to provide additional verification of income and employment.

Buyer must be able to qualify for a mortgage a.s.a.p. as closing will occur in early January! Price is \$TBD plus closing costs, taxes and insurance. Certain resale restrictions apply. Common charges are approx \$228.00 per month. Buyers must fill

out application and be able to furnish recent pay stub to qualify under the income qualifications.

Asking price is Two Hundred Twenty-four Thousand Four Hundred (\$224,400.00) Dollars. All bids and applications must be submitted by November 18, 2009 to Mrs. Nancy Albert, Administratrix of the Estate of Elizabeth Lally McNamee in care of Dougherty, Dougherty & Vecchiolla, LLC, 28 Sound View Drive, Greenwich, Connecticut 06830.