



# AFFORDABLE HOUSING CEDAR BROOK CONDOMINIUMS BRANCHBURG, NEW JERSEY



To be eligible to own an Affordable Housing unit in Branchburg Township, your household must meet the NJ Fair Housing Act maximum household gross income requirements.

Household Size	Low Income	Moderate Income
1	\$36,750	\$58,800
2	\$42,000	\$67,200
3	\$47,250	\$75,600
4	\$52,500	\$84,000
5	\$56,700	\$90,720
6	\$60,900	\$97,440

CEDARBROOK DEVELOPMENT is located off of Magnolia Lane, which is off of County Line Road. There are a total of 40 one- two- and three-bedroom, low- and moderate- income condominiums that become available, from time to time, to qualified buyers. The condominium units are in three story buildings. Each condominium is a single level, but the condominiums are located on all three floors. The prices range from the mid \$80,000's for a one-bedroom, low-income home to the mid \$170,000's for a three-bedroom, moderate-income home. Buyers of Affordable Housing must provide their own financing and be able to afford a minimum 5% down payment (approximately \$10,000.00).

This development offers a pool, tennis courts and a tot lot. Dumpsters are on-site for garbage and recycling. There is an Association fee of approximately \$100 per month which covers outside maintenance of the common areas and snow removal. Owners are also responsible for property and sewer taxes.

**For additional information on the development or facilities please contact the Cedar Brook Condominium Association at 908-707-0286.**