



COME SEE YOUR FUTURE IN AN AFFORDABLE HABITAT-NYC HOME!

**1270 St. Marks Avenue
CONDOMINIUMS**

OPEN HOUSE

Saturday March 16th • 11AM to 2PM

**1270 St. Marks Ave.,
Crown Heights,
Brooklyn
(bet. Rochester Ave
& Buffalo Ave)**



Units are for **FIRST TIME HOMEBUYERS**
Income restrictions apply

Household Size	Total Annual Household Income Range *2013 HUD Income Guidelines (subject to change without notice)
2	\$34,400 - \$55,000
3	\$38,700 - \$61,850
4	\$42,950 - \$68,700
5	\$46,400 - \$74,200
6	\$49,850 - \$79,700

Call (646) 402-6212 for more information
Habitatnyc.org/own



REAL ESTATE

3 reasons to get a pad inspected

Home inspections have long been routine in other parts of the country, but New York City buyers generally avoid them.

However a growing number of buyers are forking over the \$500-\$1,000 it costs to get a typical two-bedroom apartment inspected, says Manhattan real estate attorney Adam Stone of Regosin, Edwards, Stone & Feder. Consider ordering an inspection if:

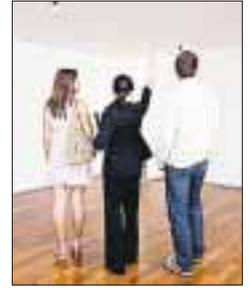
1 Your apartment is in a small building: "They don't usually have much cash available to fund a major repair," says Stone. That means if the roof on your five-unit building needs \$100,000 in repairs, you could be responsible for \$20,000 of it.

2 It could harbor hard-to-detect problems: Such as an apartment on the



top floor, which is more prone to leaks; one that has an unusual number of windows or odd shapes and sizes (you'll want to check whether they're sealed well against water); or an apartment with a terrace, where, says Stone, "You want to know whether it's in good shape and can hold heavy planters or people."

3 You're buying a new or nearly new condo built by a little-known or first-time developer. "There may not have been



More buyers in the city are paying for inspections.

enough time to discover any defects or repair history," says Stone. Moreover, "new buildings often don't have enough of a reserve fund to cover needed repairs even if they are the responsibility of the building."

BRICK UNDERGROUND

Teri Rogers is the founder and editor of Brick Underground.com, the online survival guide to finding a New York City apartment and living happily ever after.

TOP 5

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

<p>Studio</p> <p>\$300,000 330 E. 65th St. #3K Lenox Hill Contact: P. Morris, pmorris @eagleheightsre.com</p>	<p>One-bedroom</p> <p>\$899,000 275 Greenwich St. #9M TriBeCa Contact: Sonia Stock, 212-965-6056</p>	<p>Two-bedroom</p> <p>\$1,995,000 80 Leonard St. #5B TriBeCa Contact: John Gomes, 212-891-7676</p>
<p>Three-bedroom</p> <p>\$1,899,000 142 W. 26th St. #12B Chelsea Contact: Noble Black, 212-444-7926</p>	<p>Four-bedroom</p> <p>\$1,250,000 201 E. 15th St. #3E, 5E, 3J Gramercy Park Contact: John Cronin, 212-891-7684</p>	



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.