

TO: SHAREHOLDERS OF THE FAIRVIEW OWNERS CORP

FROM: BOARD OF DIRECTORS

RE: PROCEDURES FOR RESALE OF APARTMENT

The Board of Directors of the Fairview Owners Corp. has established procedures for the sale of apartments. These procedures must be followed in full when requesting the necessary approvals from the Board for the sale of your apartment. Shareholders who fail to comply with the procedures set forth below may be subject to legal proceedings, the cost of which shall be borne by the individual shareholder.

APPLICATION PROCESS

PLEASE ALLOW 45 DAYS FOR PROCESSING OF APPLICATION.

Copies of the Purchase Application are available from the managing agent or the building office. All information requested in the application must be provided. The completed application must include all required documents, references and checks. Incomplete applications will not be considered.

After the Managing Agent has completed a review of the application, which includes a financial background check and confirmation of references, the purchasers will be invited to an interview with the Board. All applicants and anyone who will be residing in the apartment must be present at the time of their interview with the Board of Directors. The Board will notify the managing agent, who will notify the applicant of the Board decision.

APPLICATION MATERIALS

The following documents must be submitted:

1. One completed and signed Purchase Application.
2. A copy of the signed Contract of Sale.
3. A completed statement of the applicant(s) net worth (financial statement).
4. Copies of Federal Income Tax returns for the last two (2) years.
5. Copies of corresponding W2 Forms for the last two (2) years.
6. Signed Copy of IRS form 4506 (attached).
7. Copies of two (2) recent pay stubs.
8. A letter from the applicant's bank giving current balance.
9. A letter from applicant's employer stating annual salary and length of employment.
10. Letter from applicant's current landlord or managing agent.
11. Letter from applicant's previous landlord or managing agent, if available.
12. Two personal (social) reference letters.

13. If the purchaser is financing a portion of the purchase price with a mortgage applicant must file:
 - A. Copy of the signed Commitment Letter from the Lender.
 - B. Copy of the signed Loan Application.
 - C. The Recognition agreement required by the Lender.
14. Inquiry Release signed and completely filled out by all parties.
15. Subletting Policies, to be signed by purchaser
16. Signed Window Guard form for windows guards to be installed in the apartment that have children ten (10) years of age or younger.
17. With the Application, the following checks must be furnished:
 - A. \$1000. nonrefundable application fee made payable to: Fairview Owners Corp.
 - B. \$500 nonrefundable application processing fee made payable to: Metro Management Development, Inc.*SEE PAGE 5
 - C. Legal Fee Schedule Attached.
 - D. \$250. move-in fee certified check payable to: Fairview Owners Corp. to cover the cost of any damage incurred while moving in. The check will be returned provided there has been no damage.
 - E. \$250. move-in fee nonrefundable check payable to: Fairview Owners Corp.
 - F. \$150. check or money order, move-in security guard fee payable to: Fairview Owners Corp., (fee will be returned if transaction is not completed).
 - G. If apartment is occupied at time of application, shareholder (seller) must submit:
 - a. \$250. Move-out (certified check) payable to: FAIRVIEW OWNERS CORP. Refundable if there is no damage done to the building after move is completed.
 - b. \$250. Non-Refundable Move-out (certified check) payable to: FAIRVIEW OWNERS ORP.
 - c. \$150. move-out security guard fee payable to: Fairview Owners Corp. (check will be returned if transaction is not completed).
 - H. If a Recognition Agreement is required by Lender, there is an additional legal fee of \$250. Payable to: **Borah, Goldstein, Altschuler, Nanins & Goidel, P.C**
 - I. \$75.00 Credit Report Fee Per Applicant (Example: Joint applications \$150.00). Made out to Fairview Owners Corp.
18. Payment at closing: fee payable to Borah Goldstein Altschuler Nahins & Goidel, P.C.. for stock transfer stamps (based upon the number of shares transferred).
19. Applicants must meet and sign the Financial Criteria Form.
20. Photo identification is required, copy of driver's license, etc.
21. Proof of citizenship or greencard.

Payment of closing: Seller to pay legal fees at closing

MOVE-IN AND MOVE-OUT PROCEDURES

The Fairview Owners Corp. allows move-ins and move-outs Monday through Friday 9:00 AM to 4:00 PM **ONLY! NO SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS.** **THERE WILL BE NO EXCEPTIONS - FINES WILL BE IMPOSED.**

The Board of Directors has established maximum occupancy limits depending upon apartment size as follows:

- a. Studio apartment: no more than two (2) persons.
- b. One bedroom apartment: no more than three (3) persons.
- c. One bedroom plus den, (junior-four) apartment: no more than four (4) persons.
- d. Two bedroom apartment; no more than five (5) persons.
- e. Three bedroom apartment: no more than six (6) persons.

If more than two (2) of the persons occupying an apartment are adults, each adult occupying such apartment must be a member of the immediate family of any one of the other of such adults, i.e. spouse, parent, children, brother or sister. Each child occupying an apartment must be related to an adult occupant, foster children being deemed related for purposes of this paragraph.

PROCEDURES FOR TRANSFER OF PARKING SPACE

If the seller of an apartment has a rental agreement on a parking space, a single parking space rental may be transferred to the purchaser. A new, one (1) year, parking space rental agreement must be executed at the time application for purchase is approved. The monthly rent payable to: Fairview Owners Corp. is \$150. for an indoor space or \$100. for an outdoor space.

REQUIRED MAINTENANCE PRIOR TO CLOSING

Before approval of the sale is given, the shareholder must permit building maintenance personnel to do any and all needed maintenance on ventilating units or other items that are the responsibility of the Fairview Owners Corp.

ALL OF THE ABOVE CAN BE MAILED OR DELIVERED TO:

**FAIRVIEW OWNERS CORP.
61-20 GRAND CENTRAL PARKWAY
FOREST HILLS, NEW YORK 11375**

**OR SUBMITTED TO THE MANAGEMENT OFFICE LOCATED IN THE "A"
WING - BASEMENT OF THE FAIRVIEW.**

Fairview Owners Corp.
61-20 Grand Central Parkway • Forest Hills, New York 11375
Office (718) 271-1378 Fax: 347-730-4412
CHECK LIST FOR RESALE OF APARTMENTS
(Revised – MARCH 2022)

THE SHAREHOLDER MUST BE CURRENT WITH THE MAINTENANCE BEFORE THE APPLICATION WILL BE ACCEPTED.
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DEAR APPLICANT:

BEFORE SUBMITTING YOUR APPLICATION TO METRO MANAGEMENT DEVELOPMENT, INC. FOR PROCESSING, EACH OF THE ITEMS BELOW MUST BE SUBMITTED. PARTIAL APPLICATION WILL NOT BE ACCEPTED. PLEASE RETURN THIS SHEET WITH YOUR APPLICATION.

APPLICATION PROCESS - PLEASE ALLOW 45 DAYS FOR PROCESSING OF THE COMPLETED APPLICATION

1. Signed Purchase Application: _____
2. Copy of Signed "Contract of Sale": _____
3. Financial Net Worth Statement: _____
4. Copies of Federal Tax Returns (2 years): _____
5. Copies of Corresponding W2Forms: _____
6. Signed Copy of IRS Form 4506 (Attached). _____
7. Copy of two (2) recent pay stubs: _____
8. Letter from applicant's bank giving current balance: _____
9. Letter from employer stating Annual Salary and length of employment: _____
10. Letter for Landlord, stating applicant pays rent on time: _____
11. Letter from previous Landlord, stating same as item 9: _____
12. Two personal letters of reference: _____
13. If financing, copy of:
 - A. signed bank commitment, _____
 - B. signed loan application, _____
 - C. recognition agreements, _____

- 14. Inquiry release & Home Visit Agreement _____
- 15. Signed Sublet Policy Agreement _____
- 16. Signed Window Guard Form: _____
- 17. Fees: A, B, C, are non-refundable, _____
 - A. \$1000.00 Application fee
Made out to: FAIRVIEW OWNERS CORP
 - B. \$500. Application Processing Fee
Made out to: Metro Management Development, Inc.
 - C. \$250. Certified check - move in security fee
Made out to: FAIRVIEW OWNERS CORP.
 - D. \$250. nonrefundable check Move in security fee
Made out to: FAIRVIEW OWNERS CORP.
 - E. \$150. Move in Security Guard fee
Made out to: FAIRVIEW OWNERS CORP.
 - F. \$250. Certified check - move out security fee
Made out to: FAIRVIEW OWNERS CORP.
 - G. \$250. nonrefundable check move out security fee
Made out to: FAIRVIEW OWNERS CORP.
 - H. \$150 Move out Security Guard Fee:
Made out to: FAIRVIEW OWNERS CORP.
 - I. \$75.00 Credit Report Fee Per Applicant (Joint applications 150)
Made out to: FAIRVIEW OWNERS CORP.

ITEMS F, G AND H ARE ONLY APPLICABLE IF THE APARTMENT IS OCCUPIED

- 18. Signed Lead-Based Paint Disclosure _____
- 19. Photo Identification _____
- 20. Proof of citizenship or green card _____

Do you have a Broker? YES ___ NO ___

NAME OF BROKER: _____

INQUIRY RELEASE

To Whom It May Concern:

I hereby authorize Fairview Owners Corp. to conduct a background investigation that will be necessary to qualify me as a purchaser. Please note this application is subject to a criminal check. I authorize credit bureaus, financial institutions, or other persons having personal knowledge about me to furnish bearer with any and all information in their possession regarding me in connection with this purchase application.

PRINT NAME: _____

SOCIAL SECURITY NUMBER: _____

SPOUSE'S NAME: _____

SOCIAL SECURITY NUMBER: _____

CURRENT ADDRESS: _____

_____ HOW LONG? _____

PREVIOUS ADDRESS: _____

_____ HOW LONG? _____

YOUR BIRTH DATE: _____ DRIVER'S LICENSE #: _____

SPOUSE'S BIRTH DATE: _____ DRIVER'S LICENSE #: _____

IF NAME HAS BEEN CHANGED (THROUGH MARRIAGE OR OTHERWISE, PLEASE STATE: _____

YOUR SIGNATURE: _____ DATE: _____

SPOUSE SIGNATURE: _____ DATE: _____

APPLICATION FOR OCCUPANCY

Metro Management
Development, Inc.

Package 2 - Credit Report, Score, SS Fraud
Landlord/Tenant Report Bad Check Scan
Home Visit - Interview and Pictures
Employment Verification Landlord
Verification

Criminal Search 2 - All 62 New York Counties
plus Statewide

FOR:
OCCUPANCY AT:

APT. # MAINTENANCE \$

APPLICANT INFORMATION

NAME:						BIRTHDATE: / /	
	FIRST	MIDDLE	LAST				
DRIVER'S LICENSE:						CELL: ()	
CURRENT:						PHONE: ()	
ADDRESS		CTTY	STATE	ZIP	SS #		

LANDLORD INFORMATION

LANDLORD:						PHONE: ()	
RENTS:	COMPANY	ADDRESS	APT.	CITY	STATE	ZIP	
	MOVE IN DATE		/ /		LEASE EXP. DATE:		
FORMER:	ADDRESS		HOW LONG:			PHONE: ()	
			CITY	STATE	TS		

EMPLOYMENT INFORMATION

COMPANY NAME:						PHONE: ()	
	ADDRESS	CTTY	STATE	ZIP	PHONE: ()		
POSITION:	NAME OF SUPERVISOR:						
	TYPE OF BUSINESS:						ANNUAL INCOME:

BANK INFORMATION

BANK:						PHONE: ()	
ACCT#:	NAME	ADDRESS	CITY	STATE	ZIP	AVG. BALANCE: \$	
		TYPE:	DATE OPENED: / /				

OTHER RESIDENTS TO OCCUPY APT.	SOCIAL SECURITY NUMBER	RELATIONSHIP	SEX	DOB
1.				
2.				
3.				

CARS MODEL YEAR LICENSE MODEL YEAR LICENSE

DO YOU HAVE ANY PETS? YES ___ NO (DOG CAT OTHER)

IN CASE OF EMERGENCY, CONTACT:

NAME ADDRESS CITY STATE ZIP

I have read and completed the above form. This application is subject to approval by the owners and/or their agents, and may without designating cause be disapproved by them, being agreed that any such disapproval shall not be considered a reflection of the applicant. This agreement is to be made part of the lease entered into by the applicant and owner or its agent. The truth of the information made herein is essential and if the owner or its agent deems any answer or statement herein to be false, or misleading, it shall be considered that any lease granted by virtue of this application may be cancelled at their option. I understand that if I do not live up to the terms of my lease or I cause a financial loss to my landlord, that my name may be placed in the negative data files of LANDLORD GUARD, INC. and can be furnished to subscribers who have a bonafide and legal need to make an inquiry. I also understand that causing a financial loss may severely limit my ability to use personal checks or lease other properties. I, the Applicant, give full authorization for an investigative report whereby third parties may be contacted to report on my character, general reputation, personal characteristics, and mode of living, including salary-income, consumer credit, court and criminal history, and banking financial practices. I have the right to make a written request for disclosure of the nature, result and scope of this investigation. I may not, however, receive or view my consumer credit file. I agree to hold Landlord Guard, Inc. harmless for any claims that may arise as a result of this investigation. I further authorize Banks, Financial Institutions, Landlords, Civil and Criminal Courts, Motor Vehicle Bureaus, Business Associates, Credit Bureaus, Attorneys, Accountants, and other persons or institutions with whom I am acquainted to furnish any and all information regarding me. This authorization also applies to any update reports which may be ordered as needed. I am willing that a photocopy or fax of this authorization be accepted with the same authority as this original.

APPLICANT'S SIGNATURE: _____

DATE: _____

APPLICATION FOR PURCHASE OF APARTMENT

DATE: _____ APARTMENT#: _____

The undersigned applies for consent to purchase the above reference apartment in the premises known as The Fairview Corp. apartments located at 61-20 Grand Central Parkway, Forest Hills, New York 11375.

If approved this purchase is to be made on the following terms and conditions:

PURCHASE PRICE: _____

PROPOSED CLOSING DATE: _____

BEFORE A RESALE INTERVIEW IS SCHEDULED, THE BOARD AND MANAGEMENT MUST COMPLETE AN APARTMENT INSPECTION.

FINANCING

YES: _____ NO: _____ AMOUNT: _____

BANK: _____

NAME OF SELLER: _____

ADDRESS: _____

TELEPHONE NUMBER _____ WORK NUMBER _____

SELLER'S ATTORNEY: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

INFORMATION REGARDING APPLICANT(S)

NAME OF APPLICANT: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

OCCUPATION: _____

EMPLOYER: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

SPOUSE'S OCCUPATION: _____

EMPLOYER: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

HAVE YOU EVER BEEN CONVICTED OF A CRIME? _____

PLEASE LIST NAMES OF ALL PERSONS TO OCCUPY APARTMENT, RELATIONSHIP TO APPLICANT(S) (IF THERE ARE ANY CHILDREN, PLEASE STATE AGES.

1. _____ 4. _____

2. _____ 5. _____

3. _____ 6. _____

DO YOU HAVE ANY PETS? _____

WHAT KIND OF PETS: _____ HOW MANY? _____

Please be advised that the Fairview Owners Corp. will permit one dog per apartment.

Names of anyone in the building known to Applicant _____

Environmental: Does any occupant for the apartment smoke? Yes _____ No _____

REFERENCES: FINANCIAL AND BUSINESS

BANK: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

BUSINESS: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

REFERENCES: PERSONAL

NAME: _____

ADDRESS: _____

TELEPHONE: _____

APPLICANT(S) ATTORNEY

NAME: _____

ADDRESS: _____

TELEPHONE: _____

PARKING SPACE

Does the seller have a parking space at the Fairview? _____

_____ INDOOR _____ OUTDOOR _____ SPACE NUMBER

Does the seller intend to transfer the parking space to the purchaser? _____

APPLICANT'S MODEL OF CAR _____ YEAR OF CAR _____

LICENSE PLATE NUMBER _____

IF THE PARKING SPACE IS TO BE SURRENDERED TO THE FAIRVIEW OWNERS CORP., WRITTEN NOTICE MUST BE GIVEN TO THE FAIRVIEW OWNERS CORP. AT LEAST THIRTY (30) DAYS IN ADVANCE.

APPLICATION FEES

The undersigned agrees to pay or cause to be paid the following application, managing agent and legal fees.

1. Nonrefundable application fee in the amount of \$1000.00. Payable to:
Fairview Owners Corp.
2. Nonrefundable application processing fee in the amount of \$500. Payable to:
Metro Management Development, Inc.
3. If a Recognition Agreement is required, there is an additional legal fee of \$250. Payable to: **Borah, Goldstein, Altschuler, Nanis, & Goidel, P.C.**
4. \$250. Move-in (certified check) payable to: **Fairview Owners Corp.** Refundable if there is no damage done to the building after move is completed.
5. \$250. Move-in (check) payable to: **Fairview Owners Corp. (nonrefundable)**
6. \$150. Move-in Security Guard fee payable to **Fairview Owners Corp.(nonrefundable)**
7. Maintenance- If Closing is on or after the 15th of the month payable to:
Fairview Owners Corp.

Fees Due and Payable by seller by Official Bank or Attorney Escrow Checks

8. Legal Fees: \$800 Payable to: **Borah, Goldstein, Altschuler, Nanis, & Goidel, P.C.**
9. Stamp Tax Fee: \$0.05 per share Payable to: **Borah, Goldstein, Altschuler, Nanis, & Goidel, P. C..**
10. Messenger Fees \$75 Payable to: **Borah, Goldstein, Altschuler, Nanis, & Goidel, P.C.**
11. Maintenance: Any unpaid maintenance due and owed payable to : **Fairview Owners Corp**
12. \$250. Move-out payable to: **Fairview Owners Corp.** *Refundable if there is no damage done to the building after move is completed.*
13. \$250. **Nonrefundable** Move-out fee payable to: **Fairview Owners Corp.**
14. \$150. Move-out Security Guard fee payable to: **Fairview Owners Corp.4**
15. \$75.00 Credit Report Fee per applicant (Example: Joint application Fee is \$150).

APPLICANT SIGNATURE: _____ DATE: _____

FINANCIAL STATEMENT

NAME OF APPLICANT: _____ **DATE:** _____

Details may be set forth in a separate rider; also, all jointly-owned assets must be so designated and explained in a separate rider.

ASSETS

**ESTIMATE
CURRENT CASH**

CASH IN BANK(S)	_____
DOWN-PAYMENT ON CONTRACT (IF PAID)	_____
SECURITIES	_____
CASH VALUE OF LIFE INSURANCE (less any loans)	_____
INVESTMENT IN CLOSELY HELD BUSINESS	_____
REAL ESTATE:	
RESIDENCE	_____
INVESTMENT IN REAL PROPERTY	_____
AUTOMOBILE	_____
HOUSEHOLD FURNISHINGS	_____
OTHER ASSETS (including jewelry, silver, etc.)	_____
TOTAL ASSETS:	_____

LIABILITIES

ACCOUNTS PAYABLE	_____
ACCRUED EXPENSES	_____
NOTES AND MORTGAGES PAYABLE	_____
ACCRUED INCOME TAXES, net of prepayments	_____
OTHER LIABILITIES	_____
TOTAL LIABILITIES:	_____

NET WORTH

(EXCESS OF ASSETS OVER LIABILITIES)	_____
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GROSS INCOME _____
SALARY (OR EARNED INCOME) _____
PENSION _____
SOCIAL SECURITY _____
SHARE OF PARTNERSHIP INCOME
(LOSS) _____
DIVIDENDS _____
INTEREST _____
OTHER _____
TOTAL GROSS INCOME: _____

SIGNATURE: _____

TO: ALL PROSPECTIVE SHAREHOLDERS OF THE FAIRVIEW OWNERS CORP.

FROM: BOARD OF DIRECTORS

RE: SUBLETTING OF APARTMENTS

DATED: NOVEMBER 1, 1993

Please be advised effective November 1, 1993, the Board of Directors of Fairview Owners Corp. has adopted a new policy concerning the subletting of apartments. No shareholder may seek permission to sublet his or her apartment unless that shareholder has been a shareholder of record of the corporation for at least three (3) years preceding the date on which the request for permission to sublet is made.

Any shareholder who has been a shareholder of record for at least three (3) years may seek permission to sublet their apartment and must obtain a sublet application which must be completed by the shareholder and the prospective subleasee. The Board of Directors will arrange for credit examination and interview. There will be a charge for the processing of the sublet application.

This memorandum is designed to merely highlight the Sublet Policy and is not an exhaustive review of the policy. Additionally, the policy may be amended from time to time by the Board of Directors on a prospective basis.

The undersigned prospective shareholder(s) intend to occupy and live in the apartment under the contract submitted to Fairview for at least the first three years after purchase (if approved by Fairview Owners Corp.).

Terms of Fairview Owners Corp.

Sublet Policy is Acknowledged and Agreed to:

APARTMENT NUMBER: _____

PROSPECTIVE SHAREHOLDER: _____

PROSPECTIVE SHAREHOLDER: _____

**FAIRVIEW OWNERS CORP.
61-20 GRAND CENTRAL PARKWAY
FOREST HILLS, NEW YORK 11375**

You are hereby notified that, under Section 131.15 of the New York City Health Code, we are required to install window guards in your apartment (at your expense) if a child or children ten (10) years old or younger lives or resides in your apartment.

You are required by this Health Code section to complete the form below. If at some future time a child ten (10) years of or younger becomes a resident in your apartment, such section of the Health Code further requires that you then inform us in order for us to install window guards.

Listed below are the names and ages of any and all children ten (10) years old or younger, who live or reside in my apartment;

NAME	AGE
_____	_____
_____	_____
_____	_____
_____	_____

DATE: _____

APARTMENT # _____

SIGNATURE: _____

PLEASE CHECK ONE:
_____ DO NOT NEED WINDOW GUARDS
_____ NEED WINDOW GUARDS

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND
RELATED LEAD-BASED PAINT HAZARDS**

SELLER: _____

PURCHASER: _____

FAIRVIEW OWNERS CORP. APARTMENT NUMBER _____

TRANSFER AGENT: BOARAH, GOLDSTEIN, ALTSCHULER, NANIS & GOIDEL, P.C.

LEAD WARNING STATEMENT

Every buyer of residential real property in which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

APARTMENT CORP. DISCLOSURE

A) Presence of lead-based paint and/or lead-based paint hazards in the apartment and in the premises. The apartment corporation has no specific knowledge of any lead-based paint and/or lead-based hazards in the apartment or in the premises. However, some of the layers of paint in the premises and some of the painted areas of the apartment may contain lead-based paint since the use of lead-based paint was not banned in New York City until 1960.

The Apartment Corp. has no knowledge of lead-based paint and/or lead-based hazards present in the apartment and on the premises.

B) Records and reports available to the Apartment Corp.:

The Apartment Corp. has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the apartment or elsewhere in the premises.

Lessee's acknowledgement of Information Pamphlet:

The Apartment Corp. has provided purchaser with an EPA approved lead Information pamphlet, which is attached to this disclosure statement.

Disclosure Review Period: (initial one)

OPTION 1:

_____ The apartment Corp. provided purchaser with the foregoing
_____ Information prior to the execution of the contract of sale.

Or,

OPTION 2:

The Apartment Corp. provided purchaser with a ten (10) day period (or mutually agreed period to review the foregoing information to conduct a further inspection and/or testing of the premises for lead-based paint. The purchaser was given an option to cancel the contract of sale if dissatisfied with the results of inspection and/or testing.

OPTION 1:

- a) The Apartment Corp. has disclosed the presence of any known lead-based paint and/or lead-based paint hazards in the Apartment and on the Premises or has disclosed no knowledge of same.
- b) Purchaser has received and reviewed the records and reports, if any, provided by the Apartment Corp. as described in 2 (b) above.
- c) Purchaser has received an EPA approved lead information pamphlet from the Apartment Corp.
- d) Purchaser received the foregoing information prior to becoming obligated under the contract of sale.

Or,

OPTION 2:

_____ e) Upon receipt of the Apartment Corp. disclosure package,
_____ Purchaser received a ten (10) day period to conduct a risk assessment or inspection of the Apartment and the Premises for the presence of lead-based paint and/or lead-based paint hazards and an option to cancel the contract of sale if dissatisfied with the results of such risk assessment/inspection.

_____ f) Purchaser is satisfied with the condition of the Apartment and the Premises and waives any further right or opportunity to conduct any further risk assessment or inspection of the Apartment and the Premises for the presence of lead-based paint and/or lead-based paint hazards.

TRANSFER AGENT'S ACKNOWLEDGEMENT- (PURCHASER MUST INITIAL)

_____ Agent has informed the Apartment Corp. of its obligations under 42 U.S.C. section 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate:

FAIRVIEW OWNERS CORPORATION

BY: _____

DATE: _____

TRANSFER AGENT: BOARAH, GOLDSTEIN, ALTSCHULER, NANIS & GOIDEL, P.C.

BY: _____

DATE: _____

EACH PURCHASER MUST SIGN THIS STATEMENT:

PURCHASER: _____

DATE: _____

PURCHASER: _____

DATE: _____

FINANCIAL CRITERIA

Part of the Fairview Owners Corp. Application Procedures is for the Managing Agent to review the financial criteria of the applicant. The Managing Agent must request and review a credit report and verify all income sources (the annual gross salary, earnings income, excluding interest, dividends, etc.)

The annual mortgage and maintenance cannot be more than 28% of the annual gross salary and the annual mortgage and maintenance and other liabilities, such as credit cards, payment plans, car loans, other real estate loans, cannot be more than 37% of the annual gross salary.

In the event that the liabilities exceed the 28% or 37% thresholds, the Managing Agent may reject the applicant's request for consent.

Maximum allowable for the mortgage "share loan" is 80% of the purchase price.

NOTE: Fees A, B, & C, noted on page ten of this application are non-refundable whether the Managing Agent rejects the applicant or not.

APPLICANT SIGNATURE: _____

APPLICANT SIGNATURE: _____

DATE: _____