



**CONDOMINIUM PURCHASE APPLICATION
520 WEST 19TH STREET CONDOMINIUM
520 WEST 19TH STREET, NEW YORK, NY 10011**

Date: _____ Unit # _____

Owner's Name: _____

Owner's Address: _____ Tel: _____

Applicants Name: _____ Tel: _____

Broker: _____ Email: _____

Please submit one (1) original of the following in this order to NMC Property Management 629 Fifth Ave. Suite 216, Pelham, NY 10803 Attn: Nancy Candelario

1. Completed application form (Including this cover page)
2. Signed copy of Contract of Sale
3. Signed federal tax returns for the past two years
4. Letter from your employer verifying your position and salary (CA if self employed)
5. Two personal reference letters
6. Two business reference letters
7. Loan application and commitment letter (if applicable)
8. Signed credit check authorization form
9. Signed window guard, lead paint and carbon monoxide affidavit
10. Non-refundable **\$700** application fee payable to **NMC Property Management** (includes credit checks)
11. Refundable move-out deposit of **\$1000** from seller payable to **520 West 19th St. Condominium**
12. Refundable move-in deposit of **\$1000** from buyer made payable to **520 West 19th St. Condominium**
13. 2% Flip tax and two months common charges working capital contribution to be collected at closing.

Only Certified checks or Money Orders will be accepted

SELLER INFORMATION

Seller: (1) _____

(2) _____

Social Security # (1) _____ (2) _____

Sellers Forwarding Address:

Home: _____

Tel: _____

Work: _____

Tel: _____ Email: _____

Sellers Attorney: _____

Firm and Address: _____

Tel: _____ Email: _____

.....

PURCHASER INFORMATION

Applicant: (1) _____
(2) _____

Social Security # (1) _____ (2) _____

Applicant 1 Address:

Home: _____

Tel: _____

Work: _____

Tel: _____ Email: _____

Applicant 2 Address:

Home: _____

Tel: _____

Work: _____

Tel: _____ Email: _____

Applicant Attorney: _____

Firm and Address: _____

Tel: _____ Email: _____

.....
Purchase Price: \$ _____

Amount financed: \$ _____

Payable in _____ payments of \$ _____ with an interest rate of _____% per annum

Down Payment: \$ _____

Monthly Maintenance \$ _____

EMPLOYMENT INFORMATION

Applicant #1:

Employer: _____

Address: _____

Nature of Business: _____

Length of Employment: _____ Salary: _____

List all other employers, their addresses, telephone numbers and type of business for the last five years.

Applicant #2:

Employer: _____

Address: _____

Nature of Business: _____

Length of Employment: _____ Salary: _____

List all other employers, their addresses, telephone numbers and type of business for the last five years.

Name of anyone in the building known by applicant(s): _____

Memberships: _____

Philanthropic: _____

Social: _____

Number of occupants: _____

Description of use of space: _____

Will applicant be harboring any pets? Yes _____ No _____

If yes, please specify: _____

References:

Landlord:

Present landlord or agent: _____

Address: _____

Tel #: _____ Length of occupancy: _____

Previous landlord or agent: _____

Address: _____

Tel #: _____ Length of occupancy: _____

Financial Bank:

Name of Bank: _____

Checking Acct #: _____

Address: _____

Name of Bank: _____

Savings acct #: _____

Address: _____

Personal:

1. Name: _____ Relationship: _____
Address: _____
Tel #: _____
2. Name: _____ Relationship: _____
Address: _____
Tel #: _____
3. Name: _____ Relationship: _____
Address: _____
Tel #: _____
4. Name: _____ Relationship: _____
Address: _____
Tel #: _____
5. Name: _____ Relationship: _____
Address: _____
Tel #: _____

For the purpose of procuring credit from the above named company, or its assigns, the following is submitted as being a true and accurate statement of the financial condition of the undersigned on this _____ day of _____, 20_____.

(Fill in all blanks, writing "no" or "none" where applicable)

ASSETS	LIABILITIES
Cash in bank _____ Savings & Loan Shares _____ Earnest Money Deposit _____ Investments: Stocks & Bonds - see schedule _____ Investment in Own Business _____ Accts & Notes Receivable _____ Real Estate Owned - see schedule _____ Furniture _____ Automobile _____ Yr & Make _____ Personal Property _____ Life Insurance _____ Cash Surrender Value _____ Other Assets – Itemize - attach separate page TOTAL ASSETS _____	Notes Payable _____ To Bank _____ To Relatives _____ Installment _____ Accounts Payable _____ Automobile _____ Other Accts Payable _____ Mortgage payable on real property _____ Unpaid RE Taxes _____ Unpaid Income Taxes _____ Loans on Life Insurance _____ - inc. Prem. Adv. _____ Other Debts- Itemize _____ - attach separate page TOTAL LIABILITIES _____ NET WORTH _____

SOURCE OF INCOME	PERSONAL INFORMATION
Base Annual Salary \$ _____ Overtime Wages \$ _____ Bonus & Commission \$ _____ Real Estate Income \$ _____ Other Income \$ _____ Total \$ _____	Occupation or Type of Business _____ Employer: _____ _____ _____ No. of Years _____ Other Dependents: _____ Other Dependents: _____

CONTINGENT LIABILITIES

GENERAL INFORMATION

As Endorser of Notes \$ _____

Savings Acct # _____

Alimony Payments \$ _____

Checking Acct # _____

Other \$ _____

Loan # _____

Purpose _____

SCHEDULE OF STOCKS & BONDS

# OF SHARES	DESCRIPTION	MARKET VALUE	ESTIMATED WORTH

SCHEDULE OF REAL ESTATE

DESCRIPTION & LOCATION	COST	MARKET VALUE	MORTGAGE AMOUNT	MATURITY DATE

SCHEDULE OF NOTES PAYABLE

(Specify assets pledged as collateral, indicate liability they secure)

PAYABLE TO	DATE	AMOUNT	INTEREST	ASSETS PLEDGED AS SECURITY

The foregoing statement and details pertaining thereto, both printed and written, have been carefully read and undersigned hereby solemnly declares and certifies that same is a full and correct exhibit of my/our financial condition.

Date _____ Signature 1 _____

Date _____ Signature 2 _____

Special terms & Conditions: _____

Please answer the following questions:

	Applicant #1		Applicant #2	
	Yes	No	Yes	No
Have you had any outstanding judgments?				
In the last 7 years have you been declared bankrupt?				
Have you had property foreclosed upon or given title or deed in lieu thereof?				
Are you party in a lawsuit?				
Are you obligated to pay alimony, child support or separate maintenance payments?				
Will any part of your cash payments be borrowed?				
Do you or any member of your family have diplomatic status?				

If you answered yes to any of these questions, please explain below.

[illegible]

CREDIT CHECK AUTHORIZATION FORM

In order to comply with provisions of Section 6.06 (a) of the Federal Fair Credit Reporting Act, I authorize you to retain a credit reporting agency, which agency may obtain, prepare, furnish, and use credit reports concerning me, and may obtain, furnish, and use information on my character and general reputation, as well as information regarding employment, credit and current financial position.

APPLICANT'S INFORMATION:

NAME: _____ D/O/B: _____

ADDRESS: _____

SOCIAL SECURITY #: _____

SIGNATURE: _____ DATE: _____

CO-APPLICANT'S INFORMATION:

NAME: _____ D/O/B: _____

ADDRESS: _____

SOCIAL SECURITY #: _____

SIGNATURE: _____ DATE: _____

Date:

ANNUAL NOTICE

PROTECT YOUR CHILD FROM LEAD POISONING AND WINDOW FALLS

New York City law requires that tenants living in buildings with 3 or more apartments complete this form and return it to their landlord before February 15, each year. If you do not return this form, your landlord is required to visit your apartment to determine if children age 10 years or younger (under 11) live in your apartment. If young children live in your apartment, the law requires your landlord to inspect for and properly install window guards and to inspect for and safely repair peeling paint.

Peeling Lead Paint

By law, your landlord is required to inspect your apartment for peeling paint and other lead paint hazards at least once a year if a child age 6 years or younger (under 7) lives with you.

- ☐ You must notify your landlord in writing if a child under 7 comes to live with you during the year.
- ☐ If a child under 7 lives with you, your landlord must inspect your apartment and provide you with the results of these paint inspections.
- ☐ Always report peeling paint to your landlord. Call 311 if your landlord does not respond.
- ☐ Your landlord must use safe work practices to repair all peeling paint and other lead paint hazards.

These requirements apply to buildings with 3 or more apartments built before 1960. They also apply to buildings built between 1960 and 1978 if the landlord knows that lead paint is present.

Window Guards

By law, your landlord is required to install window guards in all your windows IF a child age 10 or younger (under 11) lives with you, OR if you request them (even if no children live with you).

- ☐ ONLY windows that open to fire escapes, and one window in each first floor apartment when there is a fire escape on the outside of the building, are legally exempt from this requirement.
- ☐ It is against the law for you to interfere with installation, or remove window guards where they are required. Air conditioners in windows must be permanently installed.
- ☐ Window guards should be installed so there is no space greater than 4½ inches above or below the guard, on the side of the guard, or between the bars.

These requirements apply to all buildings with 3 or more apartments, regardless of when they were built. Fill out and detach the bottom part of this form and return it to your landlord.

Please check all boxes that apply.

- ☐ A child age 6 years or younger (under 7) lives in my apartment.
- ☐ A child age 10 years or younger (under 11) lives in my apartment and:
 - ☐ Window guards are installed in all windows as required.
 - ☐ Window guards need installation or repair.
 - ☐ Window guards are NOT installed in all windows as required.
- ☐ No child age 10 years or younger (under 11) lives in my apartment:
 - ☐ I want window guards installed anyway.
 - ☐ I have window guards, but they need repair.

Last Name

First Name

Middle Initial

Street Address

Apt. #

City

State

Zip Code Telephone Number

Signature

Date

Carbon Monoxide Affidavit

State of New York)

County of New York)

The undersigned being duly sworn, deposes and affirms as follows:

1. The undersigned (hereinafter, the Grantor”) is the owner of _____, New York,
_____ (hereinafter, the “Premises”) which this day we are conveying to

(Address)
_____.

2. The Grantor is in compliance with Section 378(5) (d) of the Executive Law in that an operative carbon monoxide detection device has been installed in the Premises.

(Seller)

Date: _____