



P. Sirulnick & Son
Ditmas Management Corp.

Philip Sirulnick (1875-1971)
Joseph Sirulnick (1918-2010)
Sanford Sirulnick
Aaron T. Sirulnick
Ross Epstein

3333 New Hyde Park Road, New Hyde Park, NY 11042 516-374-7000
Suite 411 Real Estate Fax 516-374-7029
Established 1909

September 21, 2012

Shareholder(s)

75 Bank Street, Apt. ____
New York, NY 10014

Re: **Abingdon Court Owners Corp.**
75 Bank Street, Apt. ____
New York, NY 10014
Resale Package

Dear Buyer/Seller:

As per your request, I have enclosed a resale application package for the purchase of the above referenced apartment. Please have the buyer(s) complete the package. In addition, kindly note the following associated fees (subject to change):

1. **Processing Fee, \$400.00:** Payable to Ditmas Management Corp.
2. **Move In/Move Out Deposits, \$2500.00 each:** Payable to Abingdon Court Owners Corp.
3. **Bank Information Form(s), \$100.00 each:** Payable to Ditmas Management Corp. and billed to seller, accordingly, for review of each form.
4. **Special Additional Requests, \$50-\$200 per item:** Payable to Ditmas Management Corp. and billed to seller, accordingly, to obtain any special/additional documents (e.g., copy of proprietary lease, offering plan, financials, insurance, etc.).
5. **Flip Tax, 3% of gross sales price:** Payable to Abingdon Court Owners Corp. at closing.
6. **Review of Recognition Agreement, if buyer is obtaining a mortgage.** Payable to Transfer Agent/current Co-op Counsel, Bruce Cholst, Esq. (ROSEN, LIVINGSTON & CHOLST LLP). To be billed separately.
7. **New Stock Certificate,** Payable to Transfer Agent/current co-op counsel, Bruce Cholst, Esq. (ROSEN, LIVINGSTON & CHOLST LLP) if necessary. The transfer agent may charge additional fees. To be billed separately.

8. **Attendance at Closing**, Payable to Transfer Agent/current co-op counsel, Bruce Cholst, Esq. (ROSEN, LIVINGSTON & CHOLST LLP) if closing is held outside of transfer agent's offices, currently located at 275 MADISON AVENUE, Suite 500, NEW YORK, N.Y. 10016. To be billed separately.

The resale package must be accompanied by the following:

- Perspective buyer(s) to submit a personal letter of introduction as a cover page to the resale package;
- Copies of complete last two years tax returns **AND** accompanying W2s/W9s;
- Copies of most recent bank statements;
- Copies of most recent investment account statements;
- Copy of most recent paycheck stubs for 1 month;
- Complete background information on buyer(s). (**See attached package**);
- Backup for all items listed as "assets" in background information package;
- Credit release letter from purchasers authorizing **DITMAS MANAGEMENT CORP.** to perform a credit and complete background check (including FBI, Criminal etc.);
- Three (3) personal references;
- Two (2) professional references;
- Letter from present landlord or managing agent;
- Letter from current employer stating job function, salary and length of employment;
- Contract of Sale - signed;
- Copy of loan application;
- Bank commitment letter if purchaser is obtaining financing (80% maximum);
- Original Copies (minimum of three) of the recognition agreements if buyer is obtaining a mortgage;

Please be advised that each resale decision is made on a case by case basis. Generally, however, purchasers must be independent financially and must intend to utilize the premises as their primary residence.

Kindly return all requested information including the original package and four (4) collated copies to my office. Incomplete applications will not be accepted and will delay processing time.

The Board will review each request as they are submitted. If you require the Transfer Agent at your closing, please arrange directly by calling Inna Grinberg of Rosen, Livingston & Cholst LLP. Inna can be reached at 212-687-7770 x 241. You can also email Inna at iyg@rosenlivingston.com.

Please feel free to contact me at 516-374-7000 Ext. 136 with any questions.

Please allow at least thirty (30) days for processing.

Very truly yours,

DITMAS MANAGEMENT CORP.
A/a/f Abingdon Court Owners Corp.

Ross Epstein
Building Agent

Enclosures

Cc: Board of Directors
Transfer Agent - Inna Grinberg

ABINGDON COURT

ABINGDON COURT OWNERS CORP. PURCHASE APPLICATION

Note: One application must be completed for each purchaser.

Date: _____

Applicant's Name: _____

Date of Birth: _____

Social Security Number: _____

Driver's License Number: _____

(Name/names must be entered above as they are to appear on the Stock Certificate and other documents.)

Applicant's Attorney: _____ Phone Number: _____

Attorney's firm and address: _____

Seller(s) name(s): _____

Seller(s) address: _____ Phone Number: _____

Attorney's firm and address: _____

Broker(s) name(s): _____

Broker Firm & Address: _____ Phone Number: _____

Requested Closing Date and Time: _____ Requested Date of Possession: _____

The undersigned hereby offers to purchase _____ shares of capital stock of Abingdon Court Owners Corp. and the accompanying proprietary lease for Apartment _____ in the building located at 75 Bank Street New York, NY 10014 on the following terms and conditions:

Purchase Price of stock \$ _____

Present monthly maintenance \$ _____

Down payment (20% minimum required) \$ _____

Financing: Yes ___ No ___ Amount: \$ _____

Bank:

Total Monthly Carrying Charge (mortgage & maintenance): \$ _____

Monthly income – last year: \$ _____ Monthly income – estimated this year: \$ _____

PURCHASE APPLICATION

(Cont'd)

The undersigned has completed the applicant information sheet(s) and financial statements attached, intending for Abingdon Court Owners Corp. to rely upon them, and understands that the accuracy of this information is essential in considering this application. Inaccurate or incorrect information on this application may be grounds for rejection of the application. It is further understood that this application, when signed by the undersigned, is subject to approval by Abingdon Court Owners Corp. and to the Terms and Conditions at the end of the Purchase Application hereof.

Signature of Purchaser

Name:

Date:

Signature of Purchaser

Name:

Date:

PURCHASE APPLICANT INFORMATION

Note: One information sheet must be completed for each purchaser.

Applicant Name:

Current Address:

Telephone (home and cell):

Names of all persons who will reside in the apartment (if children, state names and their ages):

Is applicant a citizen of the United States? If not, from what country is passport issued?

Does applicant wish to maintain any pets, and if so, please specify:

Residents of building known by the applicant:

Please answer the following questions yes or no:

| | |
|---|--|
| Declared bankruptcy in last 7 years? | |
| Any outstanding judgments? | |
| Obligated to pay alimony, child support? | |
| Ever convicted of criminal offense? | |
| Ever have property foreclosed? | |
| Party to any lawsuit (now or previously)? | |
| Ever filed a complaint with a governing body (i.e. HPD, DOB, DOH, etc)? | |

If yes to any of the above, please provide details in separate memo.

In case of emergency:

Name: _____ Telephone: _____

Address: _____

Relationship to applicant: _____

PURCHASE APPLICANT INFORMATION

I. FINANCIAL

A. Bank:

Address:

Checking/Savings Account Number:

B. Bank:

Address:

Checking/Savings Account Number:

C. Stockbroker or Investment Company, if any:

Address: _____ Telephone: _____

D. For information regarding other sources of income, CPA contact or other financial professional:

Address: _____ Telephone: _____

II. PRESENT RESIDENCE

Present Landlord/Agent: _____ Telephone: _____

Own or rent: _____

Address: _____

Length of Occupancy: _____

Monthly Rental/Mortgage/Maintenance: \$ _____

Previous Landlord or Agent (if at current residence less than 5 years) and length of occupancy:

Address: _____ Telephone: _____

Monthly Rental/Mortgage/Maintenance: \$ _____

III. EMPLOYMENT

Employer: _____ Position: _____

Supervisor: _____ Salary: \$ _____

Business Address: _____ Bonus/Other Income: \$ _____

Length of Employment: _____ Telephone: _____

If at current employment less than two years, please provide the name of your previous employer, address, telephone number, position and length of employment:

PURCHASE APPLICANT INFORMATION

TERMS AND CONDITIONS

1. Ditmas Management Corporation is acting as agent for Abingdon Court Owners Corp. and is to have no liability to the Seller or Purchaser concerning any act or failure to act on the part of Abingdon Court Owners Corp., in connection with this application or in connection with any sale contemplated herein.
2. This application must be accompanied by a non-refundable check in the amount of \$400.00 payable to Ditmas Management Corporation to cover the cost of a credit report and administrative fees.
3. I / we authorize Ditmas Management Corporation to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to run a complete FBI and criminal check, to investigate the references herein listed in this application or statements or other data obtained from me or from any other person pertaining to my employment history, credit prior tenancies, character, general reputation, and mode of living, to obtain a consumer report and such other credit information which may result hereby, and to disclose and furnish such information to the owner / agent listed above in support of this application. I have been advised that I have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within a reasonable time, for complete and accurate disclosure of nature and scope of any investigation. The purpose of this search is to verify information on me/us for a lease, sublease or purchase of an apartment.

Signature of Purchaser

Name:
Date:

Signature of Purchaser

Name:
Date:

PURCHASERS FINANCIAL STATEMENTS

_____ / purchaser(s) state/s the following:

I (we) submit herewith a true statement of my (our) assets, liabilities, and current net income. I (we) make this statement in order to induce the Board of Directors of Abingdon Court Owners Corp. to approve the following:

(1) The transfer to _____ (purchaser name/s) of _____ shares of stock of said Corporation now owned by _____ (name/s of seller/s) and the assignment to me (us) of the lease of Apartment _____ at 75 Bank Street New York, NY 10014

(2) The borrowing by me (us) of \$_____ on the security of stock of which is or hereinafter will be owned by me (us).

For the purpose of purchasing shares from the above-named Corporation, or its assigns, the following statements and details pertaining thereto, both printed and written, have been carefully read and the undersigned hereby solemnly declares that the same is a true and accurate exhibit of my (our) financial information.

Signature of Purchaser

Name:

Date:

Signature of Purchaser

Name:

Date:

Note: One financial statement must be submitted for each purchaser, or if all assets/liabilities are jointly held, then one financial statement may be submitted along with copies of bank statements, pay-in stubs, stock and or portfolio statement.

PURCHASER FINANCIAL STATEMENTS

I. SOURCES OF INCOME

| | |
|------------------------|----|
| Base salary | \$ |
| Bonus | \$ |
| Other Income - Itemize | \$ |
| TOTAL INCOME | \$ |

II. NET WORTH (write none or not applicable when necessary to complete information)

ASSETS

| | |
|--|----|
| Cash in banks, savings, etc. | \$ |
| Earnest money deposited (down payment) | |
| Investments (see schedule A) | |
| Investments in own business | |
| Accounts/notes receivable | |
| Real estate owned (see schedule B) | |
| Automobiles (Year: _____ Make: _____) | |
| Other assets - itemize | |
| TOTAL ASSETS | \$ |

LIABILITIES

| | |
|--|----|
| Notes payable to banks, relatives, others (see schedule C) | \$ |
| Credit Card debt (see schedule D) | |
| Installment accounts payable - Automobile | |
| Installment accounts payable - other | |
| Mortgages payable on real estate (see schedule B) | |
| Other debts - itemize | |
| TOTAL LIABILITIES | \$ |
| NET WORTH (Assets-Liabilities) | \$ |

PURCHASER FINANCIAL STATEMENTS

Schedule A - Bonds, Stocks and Funds

| Description | Amount | Market Value | Estimated Worth |
|-------------|--------|--------------|-----------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

Schedule B - Real Estate Owned

| Description/ Location | Cost | Market Value | Mortgage Amount | Maturity Date | Rental Income |
|--------------------------|-------|-----------------|--------------------|------------------|------------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

Schedule C - Notes Payable

Note: Specify any assets pledged as collateral indicating the liabilities they secure

| To Whom Payable | Date | Maturity Date | Amount | Interest | Assets Pledged |
|-----------------|-------|------------------|--------|----------|-------------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

Schedule D - Credit Cards Payable

| To Whom Payable | Date | Maturity Date | Amount | Interest |
|-----------------|-------|------------------|--------|----------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

CORPORATION COMPLIANCE LETTER

TO: Abingdon Court Owners Corp.

FROM: APARTMENT _____
75 Bank Street
New York NY 10014

The undersigned hereby agree(s) to abide by and be governed by all terms and conditions outlined in the Proprietary Lease appurtenant to the above referenced apartment.

In addition, the undersigned agree(s) to abide by and be governed by all By-Laws and House Rules in effect at the time of signing, and as amended from time to time, and will abide by the Co-op's Sublet and Alterations policies.

In the event that the undersigned breach(s) any term or covenant of the Proprietary Lease By-laws or House Rules, the undersigned agree(s) to cure such default upon notice from the Board of Directors within thirty (30) days of written notice. The undersigned shall reimburse Abingdon Court Owners Corp. and its managing agent for expenses incurred by it in connection with such default including, but not limited to, legal fees.

The undersigned also agree(s) that the apartment will be used solely as a primary residence.

Signature of Purchaser

Name:

Date:

Signature of Purchaser

Name:

Date:

LEAD PAINT FORM

Purchaser and Seller acknowledge that purchaser is purchasing the Apartment "as is" and that the Apartment Corporation has no obligation to install any fixtures or equipment in the Apartment or to make any repairs to the Apartment, or to abate, or repair any condition including lead based paint or asbestos and has made no representation with respect to any matter or thing relating to the purchase of the Apartment, including the value of the same, not any representation as to the financial condition of the Apartment Corporation and its ability to pay its debts when due, the status of liens filed against the Premises, if any, and the physical condition or legal status of the Apartment and the Premises, including but not limited to compliance with laws, rules and regulations of any Governmental Authority having or asserting jurisdiction, except as may be expressly required by 42 U.S.C. Sec. 4852d, as implemented by 24 C.F.R. part 35, Subpart H with respect to lead based paint and/or lead based paint hazards.

Purchaser and Seller further agree that the Apartment Corporation has complied with the lead based paint disclosure requirements of 42 U.S.C. Sec. 4852d and that seller has made a full disclosure of the presence of known lead based paint and/or lead based paint hazards in the Apartment and on the premises. Purchaser and Seller agree to indemnify and hold harmless Abingdon Court Owners Corp., its successors and/or assigns, its agents and attorneys, from and against all claims and damages arising from its failure to comply with the legal paint disclosure requirements.

Purchaser further agrees with Apartment Corporation to abide by and conform with the certificate of incorporation, the by laws and the house rules of the apartment corporation, as the same may presently exist or hereafter be modified as provided therein, and to abide by the conditions annexed hereto.

(Purchaser)

(Purchaser)

(Seller)



P. Sirulnick & Son

Ditmas Management Corp.

Philip Sirulnick (1875-1071)
Joseph Sirulnick
Sanford Sirulnick
Aaron T. Sirulnick
Ross Epstein

505 Chestnut Street, Cedarhurst, NY 11516 516-374-7000
P.O. Box 417 Real Estate Fax: 516-374-7029
Established 1909

December 1, 2006

NOTICE TO ALL RESIDENTS @ 75 BANK STREET

Dear Resident:

Once again, kindly be reminded that if you plan on selling or subletting your apartment and intend to conduct an "open house" either on your own or through a real estate broker, the Board of Directors require that the shareholder(s) notifies MANAGEMENT at least seven (7) days prior to the day in which he/she plans to show the apartment.

Thank you in advance for your anticipated cooperation with regard to this matter.

Sincerely,

Ross Epstein
Building Agent

HAND DELIVERED