



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.

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Signature of Purchaser

Name:

Date:

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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 it's 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)