

***SALES APPLICATION:***

***71-11 YELLOWSTONE  
BOULEVARD CORP.***

***71-11 Yellowstone Blvd  
Forest Hills, NY 11375***

**Contact Information:**

**Ms. Susan Rubin  
Transfer Agent  
Kaled Management Corp.,  
7001 Brush Hollow Road  
Westbury, NY 11590  
(516) 876-4800**

**Bldg. # 426**



7001 BRUSH HOLLOW ROAD  
SUITE 200  
WESTBURY, NY 11590  
TEL: (516) 876-4800  
FAX: (516) 876-6812  
EMAIL: INFO@KALED.COM

**SALES REQUIREMENTS – 71-11 Yellowstone Boulevard Corp.**  
**APPLICATION PACKAGE CHECKLIST:**

1. Purchase Application \_\_\_\_\_
2. Copy of Signed Contract of Sale (Blumberg Contract Preferred by Board) \_\_\_\_\_
3. Reference Letter from Previous Landlord \_\_\_\_\_
4. Four (4) Letters of reference. One (1) Business reference \_\_\_\_\_
5. Copy of W-2 forms for prior two (2) years,  
along with IRS 1040 Tax filing \_\_\_\_\_
6. Letter from Employer indicating length of employment/salary \_\_\_\_\_
7. A signed Window Guard Rider \_\_\_\_\_
8. If financing, a copy of signed Mortgage Commitment and Application \_\_\_\_\_
9. Aztech form of Recognition Agreement if sale is being financed \_\_\_\_\_
10. Bank balance confirmation letter – must have bank stamp/seal or copies of your  
latest Bank statements \_\_\_\_\_
11. Lead Paint Rider Signed and Initialed by both parties \_\_\_\_\_

## Cooperative Apartment Resale Application

Complete application and return to Managing Agent's office with the following:

1. Four (4) reference letters from persons not personally related to you.
  2. Employment reference letter with salary.
  3. Letter of reference from present landlord or managing agent.
  4. Copies of income tax returns for the last (2) two years along with W-2 forms. If self employed, please include your business returns or financial statements.
  5. Statement of assets and liabilities.
  6. If applicant does not have a United States Passport, Copies of documents showing legal status, and/or proof of citizenship, including a social security card, as well as a copy of the first 2 pages of their passport, must be provided. All applicants must submit photo I.D. (Drivers Lic., etc.)
- **Application Handling & Procedures:**  
Upon receipt of the completed application and required documents, the Transfer Agent will proceed in obtaining a current credit report for the applicant. All completed documents are reviewed and verified by the agent prior to submitting them to the Board of Directors, who at their discretion will arrange for an interview with the applicant if one is needed. All persons who will be residing in the premises must attend the interview. The Board upon review decides for an approval or rejection of the application and notifies Agent accordingly. The Board has no obligation to explain their decision to the prospective Shareholder or Applicant.

### **Required Fees – (All fees to be paid my Certified Check or Money Order)**

- \* Enclosed a check in the amount of **\$500.00 payable to Kaled Management Corp.**, for administration fee. Purchaser)
- \* Credit check fee of **\$150.00 per person** (except if married couple) **payable to Kaled Management Corp** (Purchaser)
- \* Enclose a check in the amount of **\$200.00 payable to Kaled Management Corp.**, for Recognition Agreement Fee. (Purchaser only if financing)
- \* Purchaser - to pay move-in fee of **\$600.00 payable to 71-11 Yellowstone Boulevard Corp. which** is refundable upon complete compliance with the House Rules. Purchaser will be billed for any damages or violations of moving rules.
- \* Seller to pay Transfer Tax Stamp fee of \$.05 per share due at closing; payable to Kaled Management
- \* Seller to pay Closing fee of **\$500.00 payable to Kaled Management Corp.**
- \* Seller to pay move-in fee of **\$600.00 payable to 71-11 Yellowstone Boulevard Corp., which** is refundable upon complete compliance with the House Rules. Seller will be billed for any damages or violations if moving rules are broken by either Seller or Purchaser. (Prior to closing)

- \* Submit completed packages to: *Ms. Susan Rubin c/o Kaled Management Corp., 7001 Brush Hollow Road, Westbury, NY 11590.*
- \* Any packages not submitted in their entirety will be returned. *Seven (7) COLLATED COPIES AND ONE (1) ORIGINAL are to be submitted (Totaling 7 complete packages).*
- \* Please allow three (3) weeks for the processing of the application.

**PURCHASE APPLICATION**

Application is herewith submitted for the purchase of \_\_\_\_\_ shares of common stock of 71-11  
Yellowstone Boulevard Corp., and for the right of residency in apartment # \_\_\_\_\_.

Seller's Name(s): \_\_\_\_\_

Seller's SSN(s): \_\_\_\_\_

Telephone Numbers - Home: ( ) \_\_\_\_\_ Work: ( ) \_\_\_\_\_

Seller's Attorney: \_\_\_\_\_

Name of Firm/Address: \_\_\_\_\_

Telephone/Fax Number: ( ) \_\_\_\_\_ / ( ) \_\_\_\_\_

Purchaser's Name: \_\_\_\_\_

Co-Applicant (if applicable): \_\_\_\_\_

Social Security Number (s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Numbers - Home: ( ) \_\_\_\_\_ Work: ( ) \_\_\_\_\_

Employer's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

Length of Employment: \_\_\_\_\_

Present Amount of Monthly Rent: \_\_\_\_\_ Mortgage: \_\_\_\_\_

Name of Landlord and Telephone #: \_\_\_\_\_ ( ) \_\_\_\_\_

Length of Residency: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_



**Authorization**

**Please Read Carefully Before Signing**

In considering this application from you, the applicant(s), the management will rely heavily on the information which you have supplied. It is important that the information will be accurate and complete. By signing this application, you represent and warrant the accuracy of the information, and you authorize management to verify references that you have listed, contact individuals listed in the application obtain copies of credit and financial information, and agree to hold such persons harmless with respect to any information they may give out. All original applications and any attached documents are not returnable.

Signed (Applic 1): \_\_\_\_\_

Signed (Applic 2): \_\_\_\_\_

I declare that I have examined this application and to the best of my knowledge, it is true, correct and complete. I acknowledge receipt, read and agree to adhere to the House Rules and Alteration Agreement, of 71-11 Yellowstone Blvd. Corp., Corp. I have read them and adhere to the same.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

**CURRENT FINANCIAL POSITION**

	<i>APPLICANT</i>	<i>CO-APPLICANT</i>
<b>A. GROSS INCOME</b>		
SALARY .....	\$ _____	\$ _____
PENSION/SOCIAL SECURITY (please specify) .....	\$ _____	\$ _____
INTEREST .....	\$ _____	\$ _____
DIVIDENDS (describe) .....	\$ _____	\$ _____
OTHER INCOME (please specify; e.g. alimony, etc.) .....	\$ _____	\$ _____
<b>TOTAL GROSS INCOME</b> .....	<b>\$ _____</b>	<b>\$ _____</b>
 <b>B. MONTHLY DEBT SERVICE</b>		
CREDIT CARD LOAN--MINIMUM PAYMENTS .....	\$ _____	\$ _____
CAR LOAN PAYMENTS .....	\$ _____	\$ _____
STUDENT LOAN PAYMENTS .....	\$ _____	\$ _____
MORTGAGE PAYMENTS .....	\$ _____	\$ _____
OTHER LOAN PAYMENTS (please specify) .....	\$ _____	\$ _____
<b>TOTAL MONTHLY DEBT SERVICE</b> .....	<b>\$ _____</b>	<b>\$ _____</b>
 <b>C. ASSETS AND LIABILITIES</b>		
<b>ASSETS <sup>(1)</sup>:</b>		
CASH (e.g. checking, savings, time deposits, etc.) .....	\$ _____	\$ _____
STOCKS, BONDS, SECURITIES .....	\$ _____	\$ _____
REAL ESTATE (describe) .....	\$ _____	\$ _____
OTHER INVESTMENTS (describe) .....	\$ _____	\$ _____
RETIREMENT FUNDS (e.g. IRA, 401(k), etc.) .....	\$ _____	\$ _____
AUTOMOBILE(S) .....	\$ _____	\$ _____
HOUSEHOLD FURNISHINGS .....	\$ _____	\$ _____
OTHER ASSETS (describe; e.g. jewelry, paintings, etc.) .....	\$ _____	\$ _____
<b>TOTAL ASSETS</b> .....	<b>\$ _____</b>	<b>\$ _____</b>
 <b>LIABILITIES <sup>(2)</sup>:</b>		
CREDIT CARD LOANS .....	\$ _____	\$ _____
CAR LOANS .....	\$ _____	\$ _____
STUDENT LOANS .....	\$ _____	\$ _____
MORTGAGES PAYABLE .....	\$ _____	\$ _____
ACCRUED INCOME TAXES, NET OF PREPAYMENTS .....	\$ _____	\$ _____
OTHER LOANS, LIABILITIES (describe) .....	\$ _____	\$ _____
<b>TOTAL LIABILITIES</b> .....	<b>\$ _____</b>	<b>\$ _____</b>
 <b>NET WORTH (ASSETS MINUS LIABILITIES)</b> .....	<b>\$ _____</b>	<b>\$ _____</b>

**Notes:**

(1) Attach recent statements showing amounts of assets.

(2) Attach recent statements showing creditors' names and addresses and amounts of liabilities.

Re: Sublet/Sale of Apartment # \_\_\_\_\_

CREDIT CHECK AUTHORIZATION

-----  
NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

SOCIAL SECURITY NUMBER: \_\_\_\_\_

HOME ADDRESS:  
(LAST SEVEN YEARS): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

In connection with my purchase/sublet of property, I authorize the procurement of a credit report on myself. I further authorize all credit agencies, banks, lending institutions and persons to release information they may have about me and release them from any liability and responsibility doing so. This authorization, in original or copy form, shall be valid for this and any future reports that may be requested. Further information may be available upon written request within a reasonable period of time.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Dated

\_\_\_\_\_  
\_\_\_\_\_

WINDOW GUARDS REQUIRED

LEASE NOTICE TO TENANT

YOU ARE BY LAW REQUIRED TO HAVE WINDOW GUARDS INSTALLED IF A CHILD 10 YEARS OF AGE OR YOUNGER LIVES IN YOUR APARTMENT.

YOUR LANDLORD IS REQUIRED BY LAW TO INSTALL WINDOW GUARDS IN YOUR APARTMENT:

. IF YOU ASK HIM TO PUT IN WINDOW GUARDS AT ANY TIME (YOU NEED NOT GIVE A REASON.)

OR

. IF A CHILD 10 YEARS OF AGE OF YOUNGER LIVES IN YOUR APARTMENT.

IT IS A VOILATION OF LAW TO REFUSE, INTERFERE WITH INSTALLATION, OR REMOVE WINDOW GUARDS WHERE REQUIRED.

CHECK ONE:

- ( ) CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN APARTMENT
- ( ) NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN APARTMENT
- ( ) I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER

\_\_\_\_\_  
PURCHASER (PRINT)

\_\_\_\_\_  
PURCHASER'S SIGNATURE

FOR FURTHER INFORMATION CALL:

WINDOW FALLS PREVENTION PROGRAM  
NEW YORK CITY DEPT. OF HEATH  
125 WORTH STREET, ROOM 222A  
NEW YORK, NEW YORK 10013  
(212) 566-8082

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on 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 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) — Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) — Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) — Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) — Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)**

(c) — Purchaser has received copies of all information listed above.

(d) — Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) — Purchaser has (check (i) or (ii) below):

(i) — received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) — waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

(f) — Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification 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.

_____	_____	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

## HOUSE RULES

(1) The public halls and stairways of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building.

(2) Children shall not play in the public halls, courts, stairways, or elevators, or on the roof.

(3) No public hail above the ground floor of the building shall be decorated or furnished by any Lessee in any manner with out the prior consent of all of the Lessees to whose apartments such hail serves a means of ingress and egress; in the event of disagreement among such Lessees, the Board of Directors shall decide.

(4) No Lessee shall make or permit any disturbing noises in the building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loud speaker in such Lessee's apartment between the hours of 11:00 o'clock p.m. and the following 8:00 o'clock a.m. if the same shall disturb or annoy other occupants of the building. No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 8:00 a.m. and 5:00 p.m.

(5) No article shall be placed in the halls or on the stair case landings or elevators nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the building.

(6) No awnings, window air—conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the building with out similar approval.

(7) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Lessor or the managing agent.

(8) No velocipedes, bicycles, scooters or baby carriages shall be allowed to stand in public halls, passageways, areas or courts of the building.

(9) Messengers and trades people shall use such means of ingress and egress as shall be designated by the Lessor.

(10) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the building may direct.

(11) Water closets and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown into the water closets. The cost of repairing any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

(12) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(13) No bird or animal shall be kept or harbored in the building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable by the Lessor. In no event shall dogs be permitted in any of the public portions of the building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building.

(14) No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.

(15) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle.

(16) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage.

(17) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

(18) The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during 10 days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the rights, by its officers or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the Lessee.

(19) Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor.

(20) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(21) No Lessee shall install any plantings on the terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet; and flashing, and raised at least two inches from terrace, balcony or roof surface, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition.

(22) The agents of the Lessor, and any contractor or work man authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pest. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.

(23) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

(24) Trunks and heavy baggage shall be taken in or out of the Building through the service entrance.

(25) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.

(26) No tenant shall use, permit or maintain any clothes washer or clothes dryer in their apartment. No such laundry or drying apparatus shall be permitted in the building except for those machines supplied by the building in the laundry room designed for said purpose.

(27) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least (80%) percent of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets and foyer.

AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York )  
 ) SS.:  
County of )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

\_\_\_\_\_ Street Address \_\_\_\_\_ Uni/Apt. \_\_\_\_\_  
New York, \_\_\_\_\_ (the "Premises"):  
Borough \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices:

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

_____ Name of Grantor (Type or Print)	_____ Name of Grantee (Type or Print)
_____ Signature of Grantor	_____ Signature of Grantee
Sworn to before me this _____ date of _____ 19 _____	Sworn to before me this _____ date of _____ 19 _____

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.