

COOPERATIVE PURCHASE APPLICATION

Directions

Applicant(s), please complete the enclosed application and submit it with the required attachments to the managing agent at the address listed below. If you are purchasing this apartment through the services of a real estate broker you may have your broker submit the application to the managing agent. The managing will verify that the application is complete, perform a credit search on the applicants and submit the application to the Co-op admissions committee. The committee will review the application, interview the applicant(s) and make a decision on whether or not to approve the purchase of the apartment by the applicant(s).

About the Unit

Unit _____ Shares _____ Size _____
Address _____

About the Sale

Purchase Price _____
Desired Closing Date _____

About the Seller(s)

Seller 1 _____
Seller 2 _____

About the Applicant(s)

Applicant 1

Name _____
Telephone (H) _____ (W) _____
E-mail _____ SS# _____
Date of Birth _____ State _____

Applicant 2

Name _____
Telephone (H) _____ (W) _____
E-mail _____ SS# _____
Date of Birth _____ State _____

Applicant(s) Residence History

Applicant 1		
Current Address	_____	

Agent/Landlord	_____	Phone _____
How long?	_____	Rent _____
Previous Address	_____	

Agent/Landlord	_____	Phone _____
How long?	_____	Rent _____
Applicant 2		
Current Address	_____	

Agent/Landlord	_____	Phone _____
How long?	_____	Rent _____
Previous Address	_____	

Agent/Landlord	_____	Phone _____
How long?	_____	Rent _____

Potential Residents

Name	Age	Relationship to Applicant(s)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Pets _____		

Applicant(s) Employment History

Applicant 1	
Current Employer	_____
Years with Firm	_____ Position _____
Address	_____ _____
Supervisor	_____ Phone _____
Previous Employer	_____
Years with Firm	_____ Position _____
Address	_____ _____
Supervisor	_____ Phone _____
Applicant 2	
Current Employer	_____
Years with Firm	_____ Position _____
Address	_____ _____
Supervisor	_____ Phone _____
Previous Employer	_____
Years with Firm	_____ Position _____
Address	_____ _____
Supervisor	_____ Phone _____

In Case of Personal Emergency, Please Notify:

Name	_____	Relationship	_____
Phone	_____		
Address	_____		

Attorneys

For Seller	
Name _____	Phone _____
Firm _____	
Address _____	
E-Mail _____	
For Buyer	
Name _____	Phone _____
Firm _____	
Address _____	
E-Mail _____	

Financing

Cash Amount _____
Mortgage Amount _____
Bank Providing Financing _____
Address _____

Required Attachments

- Latest three years of filed federal income tax forms for each proposed shareholder.
- Balance Sheet
- Mortgage application and letter of commitment
- Copy of contract of sale (lead paint disclosure required and signed)
- Current employer reference letters for each proposed shareholder
- Current landlord reference letter, if renting or current Board reference, if in cooperative or condominium.
- Signed copy of the house rules
- Immediate neighbor reference letter.
- Application fee of \$300 payable to Goldin Management, Inc.
- Resumes providing full employment histories for each proposed shareholder.

Authorizations

<p>I (we) hereby make an application for the purchase of the above mentioned apartment and certify that the information presented in this application and the accompanying attachments is truthful. I (we) authorized you to verify any information presented in the application and to perform a credit search on me (us). We authorize you to release this information to the committee evaluating our application.</p>	
<p>I (we) hereby confirm that I (we) have read the proprietary lease, house rules and by-laws relating to the cooperative, that I (we) fully understand them, and that I (we) agree to abide by their provisions.</p>	
Applicant 1 _____	Date _____
Applicant 2 _____	Date _____

HOUSE RULES
Part of the Proprietary Lease

Date effective:

These House Rules come into effect on April 15, 2003, and replace all previous editions.

Applicable:

All shareholders, tenants, subtenants and residents of 45-55 Pineapple Street Owners Corporation buildings are required to abide by these House Rules. The Sponsor is required to provide his tenants with up-to-date copies of the House Rules.

Amendments:

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

Consent:

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

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

Employees:

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

Service:

Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor and copied to the Board of Directors.

Application for shares:

(A) All potential buyers of shares in 45-55 Pineapple Street Owners Corporation shall be interviewed and approved by the Board of Directors or their Admissions Committee prior to any final lease or stock transfer.

(B) The applicant shall pay a non-refundable fee of four hundred dollars (\$400) to 45-55 Pineapple Street Owners Corporation.

(C) Applicants shall complete an admissions form provided by the Board of Directors and they shall provide the necessary documentary evidence required to verify financial standing and personal and business references.

Late fees and collections:

(A) Shareholders whose maintenance payments are received at the office of the

managing agent after the calendar 12th of the month in which they are due, or are insufficient to cover charges due, will be assessed a late fee of \$25.00 per apartment.

(B) All shareholder payments received subsequent to the above actions will be applied to any fees due first, then to any regular maintenance payments and assessments due. As a result of this, nonpayment of the late fees will result in the incurrence of additional fees.

(C) Any shareholder who is delinquent in their payments to the 45-55 Pineapple Street Owners Corporation will be referred to the Lessor's attorney for collection and all legal fees accrued by the Lessor in collecting the outstanding amount shall be paid by that shareholder.

Sublets:

[A] No sublet is allowed without the written approval of the Board of Directors who shall have the right to disallow any applications for subletting. Subject to board approval, sublets will only be granted for one (1) year per application. A two (2) year sublet will require the shareholder to re-apply 60 days before the initial one (1) year sublet period expires. The Board of Directors has the right to disallow any application for the second year sublet. No sublet will be granted for more than two consecutive years.

[B] All prospective subtenants and lessees must be interviewed and approved by the Board of Directors before any sub-lease agreement is signed.

[C] Sublets will only be considered in situations where the Lessee will be returning to the apartment after the end of the sublet period, which shall not be longer than two (2) years.

[D] Subject to approval of the sublet, the shareholder will pay 25% of the apartment maintenance fee per month as a sublet fee.

[E] The usual application fee of four hundred dollars (\$400) will be payable by the subtenant to the 45-55 Pineapple Street Owners Corporation.

[F] A sublet contract between shareholder and subtenant will only be valid if approved by the Board of Directors prior to signing by both parties. The shareholder will be solely responsible for any legal fees the Lessor incurs in reviewing the contract or during its term.

Renovation:

All renovations which require construction must have Board approval before they are started. To get Board approval:

(A) Plans must be submitted in writing, and all plumbers or electricians must be licensed, and all permits required by law are the responsibility of the owner.

(B) Contractors must have \$1,000,000 worth of liability and property damage insurance (the 45-55 Pineapple Street Owners Corporation Goldin Management Inc. should be listed as the co-insured) and the minimum workman's compensation and disability insurance required by law.

(C) A \$1,000 deposit must be paid to 45-55 Pineapple Street Owners Corporation toward any damage caused by or building cleaning required by the construction. The deposit shall be refunded if not used.

(D) The Lessee shall make no alterations of any kind to water, gas, or steam riser pipes, or electrical wiring, outlets, or any such system owned by the Lessor without the express written consent of the Board of Directors. The Lessee shall not remove any fixtures, appliances, additions or renovations owned by the Lessor from the apartment without the express written consent of the Board of Directors.

Child safety:

Children shall not play in the public halls, courts, stairways, fire towers or elevators and shall not be permitted on the roof viewing area unless accompanied by a responsible adult at all times.

Noise:

(A) 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 or other amplified sound system in such Lessee's apartment between the hours of nine o'clock p.m. and the following eight 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 8:30 a.m. and 5:00 p.m.

(B) 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 noisereducing material to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets, and foyers.

Public spaces, escapes, windows, vehicles:

(A) No public hall in the building shall be decorated or furnished by any Lessee in any manner without the prior consent of the Board of Directors.

(B) 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.

(C) No article shall be placed in the halls or on the staircase landings or fire escapes, nor shall anything be hung or shaken from the doors, windows,

terraces or balconies or placed upon outside window sills of the building.

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(D) No Lessee shall install any plantings on the terrace, balcony, fire escapes, or roof without the prior written approval of the Lessor. In no event will Lessee install plantings, leave objects on, or store objects on fire escapes or obstruct the escapes in any way. Lessee shall never use fire escapes for personal access to the roof or for anything other than emergency use.

(E) 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 of the managing agent.

(F) 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 of the managing agent, nor shall anything be projected out of any window of the building without similar approval.

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

(H) 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 a manner as to impede or prevent ready access to any entrance of the building by another vehicle.

(I) Shareholders who have barbecues or social events in the courtyard are fully responsible for any risks involved, the repair of any damages, and the cleaning of all facilities used. No event shall continue later than 10:00pm. All BBQ ashes, bottles, food and other garbage shall be properly disposed of immediately after the event. In no event will ice, waste water, bottle tops, cigarettes or other trash be placed on the garden or planting areas. The shareholder is required to make booking arrangements for a barbecue or garden party 7 days before the event and to complete a booking form supplied by the Board or the Staff.

Moving In/Out:

All residents of 45 and 55 Pineapple Street shall arrange with the Board of Directors and the Superintendent to move out or in to the buildings in advance of the actual date of moving. All moving shall be carried out between the hours of 9:00am-5:00pm.

Residents of 45 and 55 Pineapple Street will be charged a fee of \$700.00 to 45-55 Pineapple Street Owner's Corporation for moving in or out over the weekend (Saturday or Sunday) or public holidays. No charge shall be made for moving in or out on Monday to Friday (excluding public holidays).

Entry and Exit:

Lessees or their hired help, including messengers, trades people, contractors and movers are only permitted to bring furniture and other heavy or bulky objects into

the building via the basement entrance of 55 Pineapple Street and the garden gate and back entrance of 45 Pineapple Street.

At no time will the Lessee use or have used the front doors for such purposes unless bringing in furniture which will not fit through the basement/garden door/gate at which time they may use the front doors providing the Superintendent is notified and is on hand to ensure no damage is caused.

If any damage is caused to the building or its fixtures by the Lessee or their help while bringing objects into the building, the Lessee shall be charged for the repair of such damages.

If the Lessee wishes to use the elevator(s) to bring large or heavy objects to an apartment, the Lessee shall give the building superintendent reasonable prior notice and ensure pads are fitted to protect the elevators from damage.

The Lessee further agrees to ensure that all building doors are watched and never left unattended while moving in items and that such doors are securely closed after the work is finished.

Toilets:

Toilets and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed. Sweepings, rubbish, rags or any other articles shall not be put into toilets. The cost of repairing any damage resulting from misuse of toilets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

Animals:

No dogs or other animals, excepting cats, shall be kept in the building. Cats are permitted providing there are no more than two (2) in the apartment. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or public portions of the building, or on the sidewalks or street adjacent to the building.

Laundry:

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

Tours, auctions:

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.

Window cleaning:

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 Lessor or the managing agent to clean windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the apartment for

the purpose and to charge the cost of such cleaning to the Lessee.

Garbage disposal:

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. The following rules shall be observed with respect to refuse disposal:

(A) All garbage is to be securely wrapped in small plastic bags before being cosigned to the garbage chute. Cat litter is not to be disposed of down the garbage chute. Cat litter is to be bagged securely and taken to the waste disposal bin.

(B) Wet debris should be double-bagged and completely drip-free before it leaves the apartment and is carried to the garbage chute closet for disposal.

(C) No garbage shall be dropped down the garbage chute before 8:00 a.m. or after 9:00 p.m.

(D) No refuse or recyclable refuse shall be left for any reason at any time in the public halls, stairways, lobbies, basement, or garbage chute closets.

(E) Lessee shall comply with all relevant laws governing the recycling of glass, cans, paper and other refuse, as directed by the Department of Sanitation and other relevant authorities. No recyclable refuse is to be placed in the garbage chute. All recyclable refuse is to be taken to the recycling areas designated by the Lessor and managing agent. All recyclable refuse is to be sorted into its components before final disposal in recycling receptacles.

(F) Cartons, boxes, crates, sticks of wood or other large solid matter shall not be put down the garbage chute.

(G) Under no circumstances should any inflammable, explosive, highly combustible or noxious substance or lighted cigarettes or cigar stubs be thrown into the garbage chute.

(H) The superintendent shall be notified of any drippings, or moist refuse appearing on the garbage chute closet floor and corridors.

Extermination:

The agents of the Lessor, and any contractor or workman 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 pests.

Fire risk and insurance:

The Lessee shall not permit or suffer anything to be done or kept in the apartment which will increase the rate of fire insurance on the building or contents thereof. If

Lessee is in violation of this rule, Lessee shall be responsible for paying the additional insurance premiums incurred by the Lessor.

Waterbeds:

No Lessee shall install a waterbed in his/her apartment.

Washing machine:

No Lessee shall install a washing machine or Jacuzzi in any apartment or shall install machinery or appliances which cause unreasonable stress of the plumbing or unreasonable water use.

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