

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

Lancaster Lexington Apartment Corporation –Purchase Application and Required Documents

The following is a list of the items you are required to submit for the board to review your application. Please be sure to provide all the information requested. All of the required documents must be e- mailed to carine@kyrousrealtygroup.com. **DO NOT DUPLICATE HOUSE RULES.** Please retain the copy included in this package for your information.

Upon receipt of a completed package and after verification of all financial data and references, the application will be submitted to the Board of Directors for review.

1. Purchase Application (enclosed)
2. Executed Contract of Sale
3. Net Worth Statement. Provide supportive documentation
4. Last two (2) year's Income tax Returns (include W-2's)
5. Tax Information Authorization Form (8821) attached.
6. Signed Credit Report Release
7. Letter from current landlord/management agent verifying status of tenancy
8. Letter from current employer verifying salary, position length of employment and likelihood of continued employment.
9. Two (2) personal letters of recommendation for each person to be named on the proprietary lease.
10. Letter of financial reference
11. If financing is involved, copies of the loan application, commitment letter and three (3) original AZTECH Recognition Agreements signed by the lender. The Recognition Agreements **MUST** include the bank's address and telephone number of loan department for notices. (Any information not provided will hold up financing process.)
12. Copies of Checking & Savings Account Statement for past three (3) months
13. New York City: Window Guard/Lead Paint Notice

Schedule of Fees–Due with Application

1. Move-in/Move-out /Deposit/Fee: A Five Hundred Dollar (\$500.00) refundable move in deposit and a One Hundred Dollar (\$100.00) fee must be submitted with the application. Please make check payable to Lancaster Lexington Apartment Corporation. All moves must be coordinated with management, 72hours, in advance of your move date.
Move-in/out deposits will be returned after move has been completed and no damages have occurred.
2. Application Processing Fee: \$650 certified check or money order payable to Kyrous Realty Group, Inc.
3. Credit Check Fee: \$150.00 per applicant. This check is non-refundable and made payable to Kyrous Realty Group, Inc. This check must be certified check or money order.
4. Administrative Fee: \$500 certified check or money order payable to Lancaster Lexington Apartment Corporation

Application: Lancaster Lexington Apartment Corporation (Market Units)

Closing Fees

- All fees must be paid by Certified Check, Money Order, or Attorney Escrow Check.
- All closings take place at the office of the Attorneys Office:

Tara Snow, Esq.
Novitt, Sahr & Snow, LLP.
118-35 Queens Boulevard
15th Floor
Forest Hills, New York 11375
Phone (718) 544-8665
Facsimile (718) 544-5703
TSnow@NSSESQ.com

- Processing fee for Recognition Agreements: \$200.00 Payable to Kyrour Realty Group, Inc.

Please note that there are additional fees for messenger service, etc.

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

IMPORTANT NOTICE

Please Read Carefully

Kyrous Realty Group, Inc. realizes that this application contains sensitive personal information. We require the social security number for each applicant (and each other adult occupant of the apartment) on the authorization to obtain Credit Report Information (see Credit Report Release). This is the only place on the application requiring a social security number, but social security numbers may be contained on other documents that you are submitting (e.g. tax returns, contracts of sale). Before submitting these documents, please blacken out or otherwise obliterate the social security number as Kyrous Realty Group, Inc. cannot be responsible for the security of this information if it is included in these documents.

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

Applicant Information

Name(s): _____

Occupants' _____

Present
Address: _____

Relationship _____

Years at this address: _____

Do you own your present residence?

Yes No

CURRENT EMPLOYER INFORMATION:

Employer: _____

Office Phone: _____

Position: _____

Business
Address: _____

Annual Salary: \$ _____

Length of Employment: _____

Nature of Business: _____

Office Phone: _____

PREVIOUS EMPLOYER INFORMATION:

Employer: _____

Position: _____

Business
Address: _____

Annual Salary: \$ _____

Length of Employment: _____

SPOUSE'S EMPLOYER INFORMATION:

Employer: _____

BROKER INFORMATION:

Name: _____

Business
Address: _____

Address: _____

Phone: _____

Nature of Business: _____

ATTORNEY INFORMATION:

Phone: _____

Name: _____

SS#: _____

Address: _____

SS#: _____

Phone: _____

Apartment to be occupied by:

Applicant(s) • Yes No

Are there any outstanding judgments against you? Yes No

Application: Lancaster Lexington Apartment Corporation (Market Units)

If yes, please explain: _____

Do you have any diplomatic immunity or other special status? Yes No

If yes, please explain: _____

Have you ever declared bankruptcy or are involved in a bankruptcy procedure? Yes No

If yes, please explain: _____

Names of all clubs and society memberships, fraternities and honorary societies to which applicant belongs:

Schools and colleges attended by husband, wife and children: _____

Names of all residents in the building known by the applicant: _____

Does applicant wish to maintain any pets in the apartment, and if so, please specify with full information:

Do you own or rent another residence, and if so, where?

PERSONAL & BUSINESS REFERENCES

PERSONAL REFERENCE#1:

Name: _____

Address: _____

Phone: _____

Relationship: _____

BUSINESS REFERENCES

Name: _____

Address: _____

Phone: _____

PERSONAL REFERENCE#2:

Name: _____

Address: _____

Phone: _____

Relationship: _____

Person to verify Applicant's Employment or
Applicant's Supervisor

Name: _____

Address: _____

Phone: _____

FINANCIAL REFERENCES

PERSONAL ACCOUNTS: CHECKING

Bank Name: _____

Account No: _____

Address: _____

PERSONAL ACCOUNTS: CHARGE CARD#1

Account Name: _____

Account No: _____

Exp. Date: _____

PERSONAL ACCOUNTS: CHARGE CARD#2

Account Name: _____

Account No: _____

Exp. Date: _____

PERSONAL ACCOUNTS: CHARGE CARD#3

Account Name: _____

Account No: _____

Exp. Date: _____

PERSONAL ACCOUNTS: CHARGE CARD#4

Account Name: _____

Account No: _____

Exp. Date: _____

BUSINESS ACCOUNTS: CHECKING/ PERSONAL ACCOUNTS: SAVINGS

Bank Name: _____

Account No: _____

Address: _____

Applicant Signature

CLOSEST LIVING ADULT RELATIVE

(Not intending to reside with Applicant)

Name: _____

Address: _____

Phone: _____

Relationship: _____

Date: _____

Date: _____

EMERGENCY CONTACT INFORMATION

APPLICANT INFORMATION:

Person to call in the event of an emergency

Contact Name: _____

Relationship: _____

Residence Phone: _____

Office Phone: _____

The following is submitted as being a true and accurate statement of the financial condition of the undersigned on _____ day of _____, 20____

Applicant Name

Applicant Name

Applicant Signature

Applicant Signature

Address:

Address:

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

Attach additional pages if necessary.

| ASSETS | Applicant | Co-Applicant | LIABILITIES | Applicant | Co-Applicant |
|--|-----------|--------------|--|-----------|--------------|
| Cash in banks | | | Notes Payable: | | |
| Money Market Funds | | | To Banks | | |
| Contract Deposit | | | To Relatives | | |
| Investments: Bonds & Stocks <i>(See schedule)</i> | | | To Others | | |
| Investment in Own Business | | | Installment Accounts Payable: | | |
| Accounts and Notes Receivables | | | Automobile | | |
| Real Estate Owned <i>(See schedule)</i> | | | Other | | |
| Automobiles: Year: Make: | | | Other Accounts Payable | | |
| Personal Property & Furniture | | | Mortgages Payable on Real Estate <i>(see schedule)</i> | | |
| Life Insurance Cash Surrender Value | | | Unpaid Real Estate Taxes | | |
| Retirement Funds/IRA | | | Unpaid Income Taxes | | |
| 401K | | | Chattel Mortgages | | |
| KEOGH | | | | | |
| Profit Sharing/Pension Plan | | | Outstanding Credit Card Loans | | |
| Other Assets | | | Other Debts <i>(itemize)</i> | | |
| TOTAL ASSETS | | | TOTAL LIABILITIES | | |
| | | | NET WORTH | | |
| COMBINED ASSETS | | | COMBINED NET WORTH | | |

Application: Lancaster Lexington Apartment Corporation (Market Units)

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

| SOURCE OF INCOME | Applicant | Co-Applicant | CONTINGENT LIABILITIES | Applicant | Co-Applicant |
|---------------------------------|-----------|--------------|--------------------------------|--|--|
| Base Salary | | | Endorser or Co-maker on Notes | | |
| Overtime Wages | | | Alimony Payments (Annual) | | |
| \$Bonus & Commissions | | | Child Support | | |
| \$Dividends and Interest Income | | | Defendant in any legal action? | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Other Income (<i>itemize</i>) | | | Any unsatisfied judgments | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| TOTAL | | | Ever filed for bankruptcy | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| COMBINED TOTAL | | | Explain | | |

| PROJECTED COMBINED MONTHLY EXPENSES | Applicants |
|-------------------------------------|------------|
| Maintenance | |
| Apartment Financing | |
| Other Mortgages | |
| Bank Loans | |
| Auto Loan | |
| TOTAL | |

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

SCHEDULE OF STOCKS AND BONDS

| Amount of Shares | Description (Extended Valuation in Column) | Marketable Value | Non-Marketable Value |
|------------------|---|------------------|----------------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SCHEDULE OF REAL ESTATE

| Description | Cost | Actual Value | Mortgage Amount | Maturity Date |
|-------------|------|--------------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SCHEDULE OF NOTES PAYABLE

Specify any assets pledged as collateral, including the liabilities they secure:

| To Whom Payable | Date | Amount | Due | Interest | Pledged As Security |
|-----------------|------|--------|-----|----------|---------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

Applicant Signature

Date: _____

Applicant Signature

Date: _____

Application: Lancaster Lexington Apartment Corporation (Market Units)

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

CREDIT REPORT RELEASE

I (we) hereby authorize Kyrous Realty Group, Inc., on behalf of **Lancaster Lexington Apartment Corporation**, to request and receive any and all information from any credit bureaus, previous employers, law enforcement agencies, and references.

I (we) will hold harmless and/or release Kyrous Realty Group, Inc. and **Lancaster Lexington Apartment Corporation**, from any and all claims and liability which may arise now or in the future with regard to the obtaining or the releasing of the above stated information for the purpose of doing credit checks, and criminal activity checks.

Each Applicant and all adults who will reside in the Unit must complete Credit Report Release.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Name: _____ Date of Birth: _____

Social Security #: _____ Age: _____

Address: _____

Employer's Company Name

Address: _____

Date: _____

Applicant Signature:

*Duplicate for Additional Applicants

Application: Lancaster Lexington Apartment Corporation (Market Units)

KYROUS REALTY GROUP, INC.

263 West 38th Street ♦ Suite 15E ♦ New York, NY 10018

Phone: 212.302.1500 ♦ Fax: 212.302.3855

Lancaster Lexington Apartment Corporation - Letter to Board of Directors

The Board of Directors
Lancaster Lexington Apartment Corporation
c/o Kyrous Realty Group
263 West 38th Street - suite 15E
New York, NY 10018

Re: Lancaster Lexington Apartment Corporation
Unit #: _____

Dear Board of Directors:

I (We) have received, read, understand and agree to abide by the House Rules for
Lancaster Lexington Apartment Corporation

Signature of Applicant

Date

Signature of Applicant

Date