

# **2339 HUDSON TERRACE CORPORATION**

2339 HUDSON TERRACE  
FORT LEE, N.J. 07024  
(201) 944-9202

## **PURCHASE APPLICATION INSTRUCTION SHEET**

To Whom It My Concern:

Please be advised that the following information must be submitted to the management office prior to the consideration of the application by Board of Directors for ownership at 2339 Hudson Terrace Corporation:

1. Completed application form.
2. A non-refundable application/credit report fee in the amount of \$300.00, made payable to 2339 Hudson Terrace Corporation.
3. Four (4) consecutive weeks of paycheck stubs.
4. Copies of two (2) years current Income Tax Returns (1040) with W-2 and 1099 Forms attached.
5. Copy of the completed and executed Contract of Sale.
6. Copy of Mortgage Commitment (if applicable).
7. A copy of Certificate of Continued Occupancy issued by the Borough of Fort Lee must be submitted at closing. (This certificate is obtained by contacting Fort Lee Fire Prevention at 201-592-3538.)
8. \$250.00 Move-in Deposit, which is refundable as long as no damage occurs to the common areas.

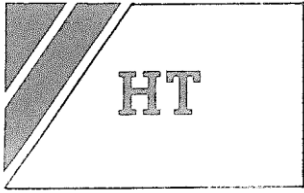
When this application is received in its entirety, a personal interview will be set up between the applicant and the Admissions Committee to take place prior to review of the application by the Board.

The Board will review all applications at their regularly scheduled Board of Directors meeting.

Closings take place at the office of the Corporation's attorney. At the time of closing, the following fees are due and payable:

- Two (2) months maintenance for reserve fund.
- One (1) month maintenance for apartment.
- \$650.00 attorney closing fee.

**\*\*\*\*\*PETS ARE NOT PERMITTED\*\*\*\*\***



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## PURCHASE APPLICATION

**Please Print**

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

### **I. PERSONAL INFORMATION**

**APPLICANT:** \_\_\_\_\_

**CO-APPLICANT:** \_\_\_\_\_

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

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

Cell/Home Phone: \_\_\_\_\_

Cell/Home Phone: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Social Security No. \_\_\_\_\_

Social Security No. \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Co-applicant's relationship to Applicant: \_\_\_\_\_

Will applicant(s) be resident(s) or investor(s)? \_\_\_\_\_

Do you own or rent your current residence? \_\_\_\_\_

Names of Dependents: \_\_\_\_\_

\_\_\_\_\_

Number of Automobiles: \_\_\_\_\_

Type: \_\_\_\_\_

License Plate No. & State: \_\_\_\_\_

Type: \_\_\_\_\_

License Plate No. & State: \_\_\_\_\_

Type: \_\_\_\_\_

License Plate No. & State: \_\_\_\_\_

Name(s) Stock to be held in: \_\_\_\_\_

Personal References:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

II. PURCHASE INFORMATION

The undersigned hereby offers to purchase \_\_\_\_\_ shares of the capital stock of 2339 Hudson Terrace Corporation and the accompanying proprietary lease for apartment number \_\_\_\_\_ in the premises located at \_\_\_\_\_

\_\_\_\_\_ on the following terms:

Purchase Price: \_\_\_\_\_

Amount to be Financed: \_\_\_\_\_

-- Monthly Financing Cost: \_\_\_\_\_

-- Monthly Maintenance Cost: \_\_\_\_\_

-- Total Monthly Financing & Maintenance Costs: \_\_\_\_\_

Source of cash to be utilized in purchase: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

Real Estate Broker: \_\_\_\_\_ Salesperson: \_\_\_\_\_

Address of Real Estate Broker: \_\_\_\_\_

Attorneys:

Applicant's Attorney: \_\_\_\_\_

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

Telephone No.: \_\_\_\_\_

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

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

Telephone No.: \_\_\_\_\_

III. APPLICANT'S INCOME

Applicant's Base Salary: Annual: \$ \_\_\_\_\_ Monthly: \$ \_\_\_\_\_

Co-Applicant's Base Salary: Annual: \$ \_\_\_\_\_ Monthly: \$ \_\_\_\_\_

Other Income: \_\_\_\_\_

Describe the nature of other income: \_\_\_\_\_

IV. EMPLOYMENT

Applicant's Employer: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

Person to Contact: \_\_\_\_\_

Position Held: \_\_\_\_\_ Nature of Business: \_\_\_\_\_

Period of Employment: \_\_\_\_\_ Prior Year's Salary: \_\_\_\_\_

Co-Applicant's Employer: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

Person to Contact: \_\_\_\_\_

Position Held: \_\_\_\_\_ Nature of Business: \_\_\_\_\_

Period of Employment: \_\_\_\_\_ Prior Year's Salary: \_\_\_\_\_

If you are a principal in or are employed by a family business, please complete the following section:

Percentage Owned: \_\_\_\_\_

Relationship to other owners: \_\_\_\_\_

Business Name & Address: \_\_\_\_\_

Nature of Business: \_\_\_\_\_

Age of Business: \_\_\_\_\_ Years Employed by this Business: \_\_\_\_\_

Annual Sales: \$ \_\_\_\_\_ Current Assets: \$ \_\_\_\_\_

Business Net Worth: \$ \_\_\_\_\_

Applicant's Dividend Income:

Present Year: \$ \_\_\_\_\_ Last Year: \$ \_\_\_\_\_

Bank: \_\_\_\_\_

Telephone No. \_\_\_\_\_ Account No. \_\_\_\_\_

Note: If a substantial portion of the applicant's income and/or assets are derived from a family business or a business in which the applicant holds an interest exceeding 25%, a signed copy of the company's balance sheet and income statement for each of the past two years must accompany this application.

V. ASSETS

Cash (Including money funds or equivalent)\*:

<u>Bank Name</u>	<u>Account Number</u>	<u>A/C Balance</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Cash:		_____

Stocks and Bonds\*:

<u>Description of Security</u>	<u>Market Value</u>	
_____	_____	
_____	_____	
_____	_____	
Total Market Value:		_____

\*Enclose photocopies of current broker's statements or equivalent.

Real Estate:

Address of Current Residence (Disregard if a rental):

\_\_\_\_\_

Holder(s) of Title: \_\_\_\_\_

Mortgage Indebtedness: \$ \_\_\_\_\_ Monthly Mortgage Cost: \$ \_\_\_\_\_

Other Monthly Expenses (Utilities, Taxes, Etc.): \$ \_\_\_\_\_

Do you intend to sell your current residence if approved? \_\_\_\_\_

If so, have you entered into a formal contract of sale? \_\_\_\_\_

Selling Price: \$ \_\_\_\_\_ Closing Date: \_\_\_\_\_

Other Assets:

Type: \_\_\_\_\_ Extent of Ownership: \_\_\_\_\_ Value: \_\_\_\_\_

Type: \_\_\_\_\_ Extent of Ownership: \_\_\_\_\_ Value: \_\_\_\_\_

Type: \_\_\_\_\_ Extent of Ownership: \_\_\_\_\_ Value: \_\_\_\_\_

VI. LIABILITIES

<u>Nature of Indebtedness*</u>	<u>Date of Indebtedness</u>	<u>Date Indebtedness Comes Due</u>	<u>Monthly Payment</u>

Do you pay alimony or child support? \_\_\_\_\_ Monthly Cost: \$ \_\_\_\_\_

Are you a guarantor of another's indebtedness? \_\_\_\_\_

If so, describe: \_\_\_\_\_

\* Do not include indebtedness listed in Part V.

VII. RESIDENCE

Present Landlord (if renting): \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

VIII. OTHER INFORMATION

Names of all persons who will occupy apartment, relationship to applicant(s), and ages of children (include self):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Have you ever been convicted of a crime? \_\_\_\_\_

Have you or any company or business in which you are a principal, filed for, or been forced into bankruptcy? \_\_\_\_\_

Is there any outstanding litigation involving you or any company in which you have substantial interest? \_\_\_\_\_

Are you subject to any judgement lien, tax lien, or court-ordered lien? \_\_\_\_\_

• Has any property that you have owned or had a substantial interest in been the subject of foreclosure proceedings? \_\_\_\_\_

Have you ever given a deed in lieu of foreclosure? \_\_\_\_\_

IX. FINANCIAL SUMMARY

1. <u>Gross Monthly Income:</u>	<u>Applicant</u>	<u>Co-Applicant</u>	<u>Total</u>
Base Employment	\$ _____	\$ _____	\$ _____
Overtime	_____	_____	_____
Bonuses	_____	_____	_____
Commissions	_____	_____	_____
Dividends/Interest	_____	_____	_____
Net Rental Income	_____	_____	_____
Other	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____
2. <u>Present Monthly Expense:</u>			<u>Total</u>
Rent			\$ _____
First Mortgage			_____
Other Financing			_____
Auto Loan			_____
Hazard Insurance			_____
Real Estate Taxes			_____
Mortgage Insurance			_____
Homeowner Assn. Dues			_____
Other			_____
Total Monthly Payment			\$ _____
Utilities			_____
Total			\$ _____
3. <u>Details of Purchase:</u>			
Purchase Price			\$ _____
Total Closing Costs			\$ _____
Total			\$ _____
Amount of First Mortgage			\$ _____
Amount of Other Financing			\$ _____
Amount of Cash Deposit			\$ _____
Cash Required for Closing			\$ _____
a. Monthly Financing Cost			\$ _____
b. Monthly Maintenance			_____
c. Total (a + b)			\$ _____

**TENANT DATA VERIFICATION CO., INC.**

**AUTHORIZATION TO OBTAIN A CREDIT REPORT**

IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06 (A) OF THE FEDERAL FAIR CREDIT REPORTING ACT, I AUTHORIZE YOU TO RETAIN A CREDIT REPORTING AGENCY, WHICH AGENCY MAY OBTAIN INFORMATION REGARDING EMPLOYMENT, INCOME, CREDIT HISTORY, ACCOUNTANTS, BANKING INFORMATION, FINANCIAL BROKER, AND LANDLORD.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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



PLEASE NOTE:

The Board of Directors may require further information and may require that the applicant(s) appear for a personal interview or interviews.

The applicant is advised that its application is subject to the approval of the Board of Directors without which the proposed purchase may not be consummated. In this regard, the applicant is directed to the By-Laws of 2339 Hudson Terrace Corporation.

The applicant is directed to the Proprietary Lease and House Rules which govern the occupancy of 2329-2339 Hudson Terrace by its residents and which would govern occupancy of the applicant.

In no event will 2339 Hudson Terrace Corporation, the Board of Directors, or its agent be responsible for any liabilities or expenses incurred by any applicant whose application is disapproved. While the Board of Directors will attempt to promptly review all applications, the manager, the Board of Directors, and its agents assume no responsibility for expenses and liabilities resulting from delay in its review.

All information furnished to the Board of Directors will be treated as confidential. All efforts will be made to respect the rights and privacy of applicants.

The applicant is advised that falsification of any of the foregoing information, or omission of material information herefrom, may result, without limitation, in revocation of the Board of Directors' approval and termination of the applicant's Proprietary Lease.

The undersigned hereby authorize(s) the Board of Directors to contact any of the employers, banks, landlords, educational institutions, references, etc. described herein in order to elicit information bearing upon this application. A credit check will be performed.

THE UNDERSIGNED CERTIFIES THAT THE INFORMATION FURNISHED HEREIN IS TRUE AND COMPLETE.

Applicant:

\_\_\_\_\_

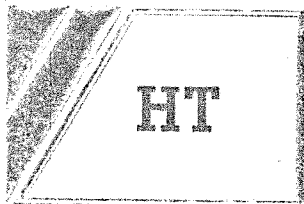
Co-Applicant:

\_\_\_\_\_

State of \_\_\_\_\_  
                  ss:  
County of \_\_\_\_\_

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
Notary Public



# 2339 HUDSON TERRACE CORPORATION

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## RIDER TO APPLICATION FOR PURCHASE

Kindly complete the following in its entirety and submit the completed package for purchase. Type or print clearly the full names as you wish them to appear on the closing documents and on the records of the corporation. Attorneys must be admitted to practice in New Jersey.

SELLER: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

APARTMENT NUMBER: \_\_\_\_\_

NUMBER OF SHARES: \_\_\_\_\_

PURCHASE PRICE: \_\_\_\_\_

LENDING INSTITUTION - SELLER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

LENDING INSTITUTION - PURCHASER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

SELLER'S ATTORNEY NAME: \_\_\_\_\_

NAME OF FIRM: \_\_\_\_\_

ADDRESS & ZIP CODE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

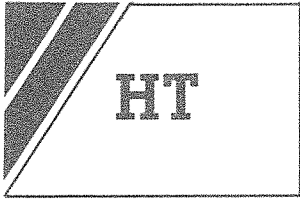
PURCHASER'S ATTORNEY NAME: \_\_\_\_\_

NAME OF FIRM: \_\_\_\_\_

ADDRESS & ZIP CODE: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

PLEASE ATTACH A COPY OF THE FULLY EXECUTED CONTRACT TO YOUR COMPLETED PACKAGE.



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ADDENDUM TO APPLICATION

NO PETS

According to the 2339 Hudson Terrace Corporation's House Rules and Regulations in the Proprietary Lease, it clearly states the following:

"No pets including, but not limited to, dogs, cats, birds or reptiles are permitted in Hudson Terrace."

I have read and understand the aforementioned House Rule Covenant, as it relates to the Proprietary Lease and acknowledge that I will abide by same by not harboring any pets at the property.

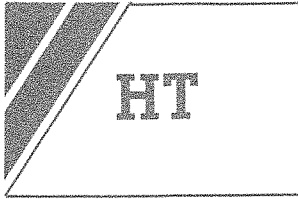
Apt. #: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Purchase Applicant

Dated: \_\_\_\_\_

\_\_\_\_\_  
Purchase Applicant



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## APPLICATION TO PURCHASE

### CHECK LIST / APPROVAL-REJECTION

SHAREHOLDER: \_\_\_\_\_

APPLICANT(S): \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_ HUDSON TERRACE, FORT LEE, NJ 07024

APARTMENT # : \_\_\_\_\_ PURCHASE AMOUNT: \$ \_\_\_\_\_

#### FOLLOWING INFORMATION RECEIVED:

Completed Application: Yes \_\_\_\_\_ No \_\_\_\_\_

Credit Report Fee: Yes \_\_\_\_\_ No \_\_\_\_\_

Credit Report: Yes \_\_\_\_\_ No \_\_\_\_\_

4 Weeks Pay Stubs: Yes \_\_\_\_\_ No \_\_\_\_\_

Copies of Two Years Income  
Tax Returns with W-2 Forms: Yes \_\_\_\_\_ No \_\_\_\_\_

Copy of Executed Contract  
of Sale: Yes \_\_\_\_\_ No \_\_\_\_\_

Copy of Mortgage Commitment: Yes \_\_\_\_\_ No \_\_\_\_\_

Copy of Continued Certificate  
of Occupancy: Yes \_\_\_\_\_ No \_\_\_\_\_

Maintenance Balance Current: Yes \_\_\_\_\_ No \_\_\_\_\_

\$250.00 Move-In Deposit:  
(Refundable) Yes \_\_\_\_\_ No \_\_\_\_\_

\*NOTE: \_\_\_\_\_

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_ REJECTED: \_\_\_\_\_

SIGNED: \_\_\_\_\_