



527 8th Street Tenants Corp.

REQUIREMENTS FOR SUBLETTING A COOPERATIVE APARTMENT

Dear Shareholder / Applicant:

Enclosed is the application to be completed for the sublet of your apartment. This application and the documents requested should be returned to: **Gloria Taras, Excel Bradshaw Management Group, LLC, 501 Surf Ave., Brooklyn, NY 11224**. Gloria can be reached at (718) 266-1110, via fax at (718) 996-3674 or via e-mail at gtaras@ebmg.com.

Documents Required: One (1) Original Set and Three (3) Copies

1. Sublease Agreement – Blumberg Form P193 (enclosed)
2. Sublease Application (enclosed)
3. Financial Statement (enclosed) – please attach two (2) months' bank statements
4. Your last two (2) pay stubs
5. Letter from your employer stating position, salary and dates of employment
6. Consumer Credit Application (enclosed)
7. Lead Based Paint Disclosure Forms (enclosed). The disclosure documents must be completed in their entirety. Enclosed is the Lead Paint Disclosure Brochure.
8. House Rules Acknowledgement (enclosed) – Also enclosed is a copy of the House Rules.
9. Proof of Renter's Insurance (Proof shall be submitted every year hereafter)
10. Pictures and copies of license / Social Security Card / Identification Card of all tenants.

CHECKS TO BE ENCLOSED WITH APPLICATION

- \$250 Application Fee – This fee is non-refundable. Check payable to **Excel Bradshaw Management Group, LLC**. This will cover our administrative costs in verifying your information.
- \$50 Application Fee – This fee is non-refundable. Check payable to **527 8th Street Tenants Corp.**
- \$55 **Per** applicant for a consumer credit report. Check payable to **Excel Bradshaw Management Group, LLC**. This fee is non-refundable.
- *\$350 Refundable Move-In Fee (will be refunded in full if there is no damage to the building.)

*NOTE Checks will be held pending sublet approval. Upon approval they will be processed.

No application will be forwarded to the Board of Directors unless all of the items have been properly complied with, assembled into 4 complete packages (one original & 3 copies) and received by the Closing Department. All inquiries regarding a sublet package should be from the applicant. All other parties should contact you for any information regarding the status or processing your application.

After the review of your application the Board of Directors may elect to arrange a meeting with your prospective subtenant. After the meeting, you will be notified of the Board's decision. If approved, a sublet may then take place.

Please allow thirty (30) days from the time your completed application is submitted before an interview can be scheduled. There will be a **0.75% per share sublet fee** per month to the Shareholders.



Shareholder's Sublease Application
527 8th Street Tenants Corp

DISCLAIMER AND HOLD HARMLESS AGREEMENT

NOTICE TO SHAREHOLDERS – You must make your own assessment of the credit worthiness and level of responsibility of your subtenant. The Board's approval of your subtenant(s) should not be interpreted by you to mean that the Board is in any way warranting to you that your subtenant(s) will pay their rent and act in compliance with the rules and regulations governing our cooperative. You must be fully satisfied with your subtenant(s), prior to submitting their application to us for our approval. Our examination of your subtenant is being done to protect the interest of the Co-op and its residents. We consider Shareholders as our primary obliges and their subtenant(s) as additional guarantors for assuring us that we get paid the sums due to us.

The Board's acceptance of your subtenant shall not relieve you of any responsibility for monitoring your subtenant, nor will any action or inaction on your subtenant(s) part relieve you from your obligation of paying your regular monthly maintenance, any building wide assessments, or any charges imposed against you as a result of the actions or inactions of your subtenant(s).

The Board wishes to put you on notice that the legal documents included in this application have been selected to protect the interests of the Cooperative. You may wish to consult your attorney to determine whether you would wish to include any additional riders to protect your interests.

I/we have read, understand and agree to be bound by the above. In addition, we agree to hold 527 8th Street Tenants Corp., its Board of Directors, Managing Agent and employees harmless from any lawsuits instituted by my/our subtenant(s), and from any damage to building caused by my/our subtenant(s), their families or invitees.

Signature of Shareholder

Signature of Shareholder



Shareholder's Sublease Application
527 8th Street Tenants Corp

Credit Check Authorization

Name of proposed subtenant: _____

Date of Birth: _____ Social Security #: _____

Home Address: _____

Previous Home Address (Last Seven Years):

In Connection with my proposed subleasing 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 from doing so. This authorization, in original or copy form, shall be valid for this and any future reports that may be requested.

_____ Date: _____
Proposed Subtenant's Signature

SUBLEASE AGREEMENT

The parties agree as follows:

Date of this Sublease: 19

Parties to this Sublease: Overtenant:
Address for notices:
You, the Undertenant:
Address for notices:

If there are more than one Overtenant or Undertenant, the words "Overtenant" and "Undertenant" used in this Sublease includes them.

Information from Over-Lease: Landlord:
Address for notices:
Overtenant:
Address for notices:
Date of Over-Lease: 19

Term: from: 19 to: 19
A copy of the Over-Lease is attached as an important part of the Sublease.

Term: 1. years: months: Beginning: 19
ending: 19

Premises rented: 2.

Use of premises: 3. The premises may be used for only.

Rent: 4. The yearly rent is \$. You, the Undertenant, will pay this yearly rent to the Overtenant in twelve equal monthly payments of \$. Payments shall be paid in advance on the first day of each month during the Term.

Security: 5. The security for the Undertenant's performance is \$. Overtenant states that Overtenant has received it. Overtenant shall hold the security in accordance with Paragraph of the Over-Lease.

Agreement to lease and pay rent: 6. Overtenant sublets the premises to you, the Undertenant, for the Term. Overtenant states that it has the authority to do so. You, the Undertenant, agree to pay the Rent and other charges as required in the Sublease. You, the Undertenant, agree to do everything required of you in the Sublease.

Notices: 7. All notices in the Sublease shall be sent by certified mail, "return receipt requested".

Subject to: 8. The Sublease is subject to the Over-Lease. It is also subject to any agreement to which the Over-Lease is subject. You, the Undertenant, state that you have read and initialed the Over-Lease and will not violate it in any way.

Overtenant's duties: 9. The Over-Lease describes the Landlord's duties. The Overtenant is not obligated to perform the Landlord's duties. If the Landlord fails to perform, you, the Undertenant, must send the Overtenant a notice. Upon receipt of the notice, the Overtenant shall then promptly notify the Landlord and demand that the Over-Lease agreements be carried out. The Overtenant shall continue the demands until the Landlord performs.

Consent: 10. If the Landlord's consent to the Sublease is required, this consent must be received within days from the date of this Sublease. If the Landlord's consent is not received within this time, the Sublease will be void. In such event all parties are automatically released and all payments shall be refunded to you, the Undertenant.

Adopting the Over-Lease and exceptions: 11. The provisions of the Over-Lease are part of this Sublease. All the provisions of the Over-Lease applying to the Overtenant are binding on you, the Undertenant, except these:
a) These numbered paragraphs of the Over-Lease shall not apply:
b) These numbered paragraphs of the Over-Lease are changed as follows:

No authority: 12. You, the Undertenant, have no authority to contact or make any agreement with the Landlord about the premises or the Over-Lease. You, the Undertenant, may not pay rent or other charges to the Landlord, but only to the Overtenant.

Successors: 13. Unless otherwise stated, the Sublease is binding on all parties who lawfully succeed to the rights or take the place of the Overtenant or you, the Undertenant. Examples are an assign, heir, or a legal representative such as an executor of your will or administrator of your estate.

Changes: 14. This sublease can be changed only by an agreement in writing signed by the parties to the Sublease.

Signatures:

OVERTENANT:
.....
.....

You, the UNDERTENANT:
.....
.....

Witness:

GUARANTY OF PAYMENT WHICH IS PART OF THE SUBLEASE

Date of Guaranty: 19

Guarantor and address:

Reason for Guaranty: 1. I know that the Overtenant would not rent the premises to the Undertenant unless I guarantee Undertenant's performance. I have also requested the Overtenant to enter into the Sublease with the Undertenant. I have a substantial interest in making sure that the Overtenant rents the premises to the Undertenant.

Guaranty: 2. The following is my Guaranty:
I guaranty the full performance of the Sublease by the Undertenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.

Changes in Sublease have no effect: In addition, I agree to these other terms:
3. This Guaranty will not be affected by any change in the Sublease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will be binding even if I am not a party to these changes.

Waiver of notice: 4. I do not have to be informed about any failure of performance by Undertenant. I waive notice of non-payment or nonperformance.

Performance: 5. If the Undertenant fails to perform under the Sublease, the Overtenant may require me to perform without first demanding that the Undertenant perform.

Waiver of jury trial: 6. I give up my right to trial by jury in any claim related to the Sublease or this Guaranty.

Changes: 7. This Guaranty of payment and performance can be changed only by written agreement signed by all parties to the Sublease and Guaranty.

Signatures:

GUARANTOR:
.....
.....

WITNESS:

EPA and HUD Lead Paint Regulations, Effective September 6, 1996'

Landlords must disclose known lead-based paint and lead-based paint hazards of pre-1978 housing to tenants.' Use the following BLUMBERG LAW PRODUCTS (800 LAW MART) to comply:

3140 Lead Paint Information Booklet 3141 Lead Paint Lease Disclosure Form

'December 6, 1996 for owners of 1 to 4 residential dwellings.
'Leases for less than 100 days, 0-bedroom units, elderly and handicapped housing (unless children live there) and housing found to be lead-free by a certified inspector are excluded.

SUBLEASE APPLICATION
FOR THE SUBLEASE OF COOPERATIVE APARTMENT

Building: _____ Apt: _____ Shares: _____

Length of lease: _____ Monthly Maintenance: \$ _____

To Begin: _____ To Expire: _____

Security: _____ Annual Rent: _____ Monthly Rent _____

Special conditions if any: _____

Name of Corporation: _____

Managing Agent: _____ Telephone: () _____

Address: _____ Contract: _____

Shareholder(s): _____ SS#: _____ - _____ - _____

_____ SS#: _____ - _____ - _____

Present Address: _____

Address for Notices: _____ Tel: () _____ Fax: () _____

Sub-tenant(s) _____ SS#: _____ - _____ - _____

Office#: () _____ Home#: () _____

_____ SS# _____ - _____ - _____

Office# () _____ Home#: () _____

Present Address: _____

Broker(s): _____

Telephone: _____

Owner's Mortgage Lender _____



PERSONAL INFORMATION REGARDING APPLICANT(S)

DATE _____

APPLICANT

CO-APPLICANT

NAME: _____

ADDRESS: _____

DATES OF RESIDENCE: _____ TO _____

_____ TO _____

OCCUPATION: _____

NATURE OF BUSINESS: _____

EMPLOYER: _____

ADDRESS: _____

PERIOD OF EMPLOYMENT: _____ TO _____

_____ TO _____

POSITION HELD: _____

PRIOR EMPLOYER AND POSITION OR RESIDENCE IF LESS THAN 3 YEARS

INCOME ESTIMATE FOR THIS YEAR: _____

ACTUAL INCOME LAST YEAR: _____

EDUCATIONAL BACKGROUND: _____

FOR LEASE OR SUBLEASE OF: _____ ADDRESS _____ APT # _____ OWNER _____

ADDITIONAL INFORMATION REGARDING APPLICANTS

Names of all persons who will reside in the Apartment: _____

Schools and colleges attended by applicants and occupants (optional): _____

Names of anyone in the building known to Applicant: _____

Are any pets to be maintained in the Apartment. If yes indicated number and kind: _____

Name of organizations to which Applicant belongs (optional): _____

REFERENCES

LANDLORD: _____ **ADDRESS:** _____

OCCUPANCY FROM: _____ TO _____

PREVIOUS LANDLORD: _____ **ADDRESS:** _____

OCCUPANCY FROM: _____ TO _____

PERSONAL REFERENCES:

APPLICANT

CO-APPLICANT

- 1. NAME _____
ADDRESS _____
- 2. NAME _____
ADDRESS _____
- 3. NAME _____
ADDRESS _____
- 4. NAME _____
ADDRESS _____

- 1. NAME _____
ADDRESS _____
- 2. NAME _____
ADDRESS _____
- 3. NAME _____
ADDRESS _____
- 4. NAME _____
ADDRESS _____

BUSINESS AND PROFESSIONAL REFERENCES

APPLICANT

CO-APPLICANT

- 1. NAME _____
ADDRESS _____
- 2. NAME _____
ADDRESS _____

- 1. NAME _____
ADDRESS _____
- 2. NAME _____
ADDRESS _____

FOR LEASE OR SUBLEASE OF _____

FINANCIAL STATEMENT

Name (s) _____

Address _____

The following is submitted as being a true and accurate statement of the financial condition of the undersigned on the _____ day of _____ 19____.

| ASSETS | | Applicant | Co-Applicant | LIABILITIES | | |
|--|-----------|--------------|--------------|--|--------------|--------|
| | | | | Applicant | Co-Applicant | |
| Cash in banks | | | | Notes Payable: | | |
| Money markets Funds | | | | To Banks | | |
| Contract Deposit | | | | To Relative | | |
| Investments: Bonds & Stocks -see schedule | | | | To Others | | |
| Investment in Own Business | | | | Installment Accounts Payable: | | |
| Accounts and Notes Receivable | | | | Automobile | | |
| Real Estate Owned - see schedule | | | | Other | | |
| Year Make | | | | Other Accounts Payable | | |
| Automobiles: | | | | Mortgages Payable on Real Estate - see schedule | | |
| Personal Property & Furniture | | | | Unpaid Real Estate Taxes | | |
| Life Insurance | | | | Unpaid Income Taxes | | |
| Cash Surrender Value | | | | Chattel Mortgages | | |
| Retirement Funds/IRA | | | | Loans on Life Insurance Policies (Include Premium Advances) | | |
| 401K | | | | Outstanding Credit Card Loans | | |
| KEOGH | | | | Other Debts - itemize | | |
| Profit Sharing/Pension Plan | | | | TOTAL LIABILITIES | \$0.00 | \$0.00 |
| Other Assets | | | | NET WORTH | \$0.00 | \$0.00 |
| TOTAL ASSETS | | \$0.00 | \$0.00 | | | |
| COMBINED ASSETS | | | \$0.00 | | | |
| SOURCE OF INCOME | | | | COMBINED | | \$0.00 |
| | Applicant | Co-Applicant | | | | |
| Base Salary | | | | CONTINGENT LIABILITIES | | |
| Overtime Wages | | | | As Endorser or Co-maker on Notes | \$ | |
| Bonus & Commissions | | | | Alimony Payments (Annual) | \$ | |
| Dividends and Interest Income | | | | Child Support | \$ | |
| Real Estate Income (Net) | | | | Are you defendant in any legal action? | | |
| Other Income - itemize | | | | Are there any unsatisfied judgments? | | |
| TOTAL | \$0.00 | \$0.00 | | Have you ever taken bankruptcy? Explain: | | |
| GENERAL INFORMATION | | | | | | |
| | Applicant | Co-Applicant | | PROJECTED EXPENSES / MONTHLY | | |
| Personal Bank Accounts at | | | | Maintenance | | |
| Savings & Loans Accounts at | | | | Apartment Financing | | |
| | | | | Other Mortgages | | |
| | | | | Bank Loans | | |
| Purpose of Loan | | | | Auto Loan | | |
| | | | | TOTAL | \$0.00 | |

| SCHEDULE OF BONDS AND STOCKS | | | |
|------------------------------|--|------------------|----------------------|
| Amount of Shares | Description (Extended Valuation in Column) | Marketable Value | Non-Marketable Value |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SCHEDULE OF REAL ESTATE | | | | |
|--------------------------|------|--------------|-----------------|---------------|
| Description and Location | Cost | Actual Value | Mortgage Amount | Maturity Date |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |

| 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 application (pages 1 through 5) has been carefully prepared, and the undersigned hereby solemnly declare(s) and certify(s) that all the information contained herein is true and correct.

Date _____ 19____ Signature _____
 Date _____ 19____ Signature _____

The foregoing application (pages 1 through 5) has been carefully prepared, and the undersigned hereby solemnly declare(s) and certify(s) that all the information contained herein is true and correct.

By signing below, Applicant(s) authorize Broker, Managing Agent and/or any party connected with its business organization to perform any credit checks or reference checks in connection with this application.

Date _____ 20 _____

Signature _____

Date _____ 20 _____

Signature _____



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

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

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

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

(ii) ---- Lessor has no knowledge of lead-based paint and/or lead-based paint hazard in the housing.

Records and reports available to the lessor (Check (i) or (ii) below):

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

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

Agent's Acknowledgement

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

Lessee's Acknowledgement

Lessee has received copies of all information listed above.

Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*

| | | | |
|--------|------|--------|------|
| Lessee | Date | Lessee | Date |
| Agent | Date | Agent | Date |
| Lessor | Date | Lessor | Date |



527 8th Street Tenants Corp.

HOUSE RULES ACKNOWLEDGEMENT

Re: Building: _____
Apartment _____

I have received a copy and read the current House Rules for 527 8th Street Tenants Corp. and abide by them.

I also understand that I may not move into the building until:

- The Board of Directors has approved my application
- I/we have paid all required move-in fees and deposits and have scheduled a move-in date with the Superintendent.

Signed: _____ Date: _____

Signed: _____ Date: _____

Revised 10/24/07

527 EIGHTH STREET TENANTS CORP

HOUSE RULES

This second revision is a clarification of provisions already part of the Proprietary Lease and original House Rules therein. These rules apply to all persons residing in the Cooperative's apartment, and to their guests. These rules are in accordance with Federal, New York State and New York City codes as well as the Corporation's Proprietary Lease. They are grounded in common sense, for the enhancement of all Shareholders' security, healthy, safety, soundness of investment and quality of life.

COMPLAINTS: Complaints regarding the service of the building or any other problem shall be made to the Managing Agent.

HEATING: The radiator vents and shutoff valves are the property and responsibility of the Cooperative and may not be removed tampered with or replaced without written Board approval. The Cooperative is not responsible for maintaining legally required temperatures in apartments in which any obstruction has been placed over a radiator or riser, or where air conditioners are left unsealed or windows left open.

LATE CHARGE: Maintenance charges including any general assessments or other monthly fees or charges are due and payable on the first day of each month. A monthly statement is sent to all Shareholders listing maintenance charges due, as well as any outstanding charges for repairs, late charges or other charges. Late charges of 5% will be charged to Shareholders for maintenance and other fees received after the 15th day of the month (not cumulative). Non-receipt or late receipt by the Shareholder of the monthly invoice from the management does not constitute grounds for waiver or a late fee. The Shareholder shall be responsible for the costs incurred by the Cooperative in recovering delinquent payments, including but not limited to legal costs. After 30 days, a 5-day notice will be sent to shareholder, after 40 days, legal process will commence for delinquencies. (Note: Shareholders undergoing financial difficulties should contact management as soon as possible in order to forestall management's notification of delinquency to shareholder's mortgage bank which is required by law.)

LEAD PAINT DISCLOSURE: As per code, the Shareholder must fully comply with Lead Disclosure Laws as part of any sale or sublease of shares.

NOISE: No Shareholder shall make or permit any disturbing noises in the building or grounds or do or permit anything to be done therein, which will interfere with the rights, comfort or convenience of other Shareholders. No Shareholder shall play upon or suffer to be played upon any musical instrument

Revised 10/24/07

or permit to be operated a phonograph or a radio or television loudspeaker in such Shareholder's apartment between the hours of 11:00 p.m. and the following 8:00 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.

PETS: Shareholders may keep cats, dogs or birds in the building so long as the keeping of such pets does not interfere with the rights or convenience of other Shareholders. In no event shall pets be permitted in any of the public portions of the building or grounds unless carried or on a short leash. No pigeons or other birds or animals shall be fed from the windowsills, 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. (Note: The Health Department has determined that pigeon feces are a health hazard, especially to pregnant women.)

PUBLIC COMMON AREAS: The public areas of the building and grounds shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building or basement storage areas or the laundry room. The rear and side courtyards and roof are for emergency exits only. (Exceptions are stoop sales and children's play on sidewalks, noted below.)

- Fire escapes must be kept free of objects
- Children shall not play in the public areas except for the front sidewalk areas
- No public area shall be decorated or furnished by any Shareholder in any manner without the prior written of the Cooperative
- No article shall be placed in the public areas nor shall anything be hung or shaken from the doors and windows or placed upon the window sills of the building
- No awning or ventilators shall be used in or about the building except as shall have been expressly approved by the Cooperative, nor shall anything be projected out of any window of the building without similar approval, except for air conditioner which must be screwed to the window and supported according to all applicable codes and insulated properly to retain heat during the heating season according to all applicable codes and insulated properly to retain heat during the heating season.
- Smoking is prohibited in any public areas of the building and grounds
- 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 Cooperative.
- No radio or television aerial shall be attached to or hung from the exterior of the building without prior written approval of the Cooperative.
- Main and cellar doors must be kept closed at all times except for passing, deliveries, etc.

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- No personal items are to be left in any common areas of the buildings. This does not apply to very short term (hours) of placement of groceries, carriages, contractor tools and supplies, etc. as long as egress access to mailboxes, safety, or any applicable codes are not compromised. However, no bicycles, scooters, or similar vehicles shall be allowed to stand in the public areas at any time. Any party identified to be in default of this rule will be notified in writing and allowed to correct the violation within five days from the date of notice. If the party fails to correct the violation within the five days, a \$50.00 penalty fine will be imposed and billed to the party's maintenance account. For any repeat offence by a party previously identified to have been in default of the same house rule, if the violation is not corrected upon notification by the Managing Agent, in addition to the penalty fine of \$50.00 per occurrence, the objects left in the common areas will be removed and disposed of after five days, at the owners expense.

REFINANCING: Shareholders wishing to refinance their mortgages must notify the Board of Directors, for which mortgage the mortgagee must submit proper documents for the Board representative's signature. Such refinancing is automatic and without charge if there is no title change. Title changes, which require a closing new stock certificates and proprietary lease may require Board approval and will require a transfer fee to be paid by the Shareholder.

RENOVATIONS/ALTERNATIONS: No Cooperative approval is required for minor apartment work such as painting, plastering, floor sanding or small repairs. Electrical repairs must be done by a licensed and insured electrician, and major plumbing repairs by a licensed and insured plumber. To ensure that the interests of all Shareholders are adequately safeguarded, no structural alterations or renovations to any Apartment may be commenced without written consent of the Board of Directors. An Alteration Agreement Form for such work must be obtained from the Managing Agent and must be completed and submitted in writing to the Board together with all requisite undertakings before any alterations or renovations may commence. The Corporation, primarily for the larger renovations, may consult, at its sole discretion, with legal counsel, engineers or architects at the Shareholder's expense. The Cooperative will process the Alteration Agreement Form promptly, but shall not be responsible for damages or expenses that may result from any delay. Attached to the form must be a) certificates of insurance from your contractor, evidencing adequate liability and workman's compensation insurance, and naming 527 Eighth St. Tenants Corp and the Managing Agent as certificate holders, in order to protect the Cooperative against any claims for damage or injury to persons; b) evidence of required approvals from all governmental or other applicable agencies. Any alterations made without the Board's approval, as required, shall be a breach of the House Rules, Proprietary Lease, and the Cooperative may deny access to the building and to the apartment by delivery persons, contractors or laborers,

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and may take legal action to stop such activity by the Shareholder, the cost of which shall be borne by the Shareholder. All Shareholders who are considering alterations should contact the Managing Agent sufficiently in advance to allow time for the appropriate review of any plans. (Note: The Cooperative's Workman's Compensation Insurance policy does not cover the super for work done in apartments when done directly for a Shareholder.)

RUGS/CARPETING: The floors of each apartment must be covered with rugs, carpeting and/or equally effective noise-reducing material to the extent of at least 80% of the floor area of each room and hall excepting only kitchens and bathrooms. The cost of treatment for carpet beetles shall be borne by the Shareholder.

SALES: All proposed apartment sales must be approved by the Board of Directors. Sellers must contact the Managing Agent for a purchase application form and a list of required supporting documents and fees that must be paid in connection with a proposed sale. Currently, the non-refundable application fee, paid by the buyer to the managing agent is \$300 and the transfer fee, paid to the Transfer Agent at the closing is \$400. Upon receipt of the required documents and fees, and upon certification by the Managing Agent that all maintenance charges assessments and other charges of the seller are current, the Managing Agent will process the application forward all documents to the Board of Directors for review. Members of the Board of Directors will interview the prospective purchasers if the sale is conditionally approved. Shareholders are asked to permit sufficient time in planning their resale to comply with the foregoing requirements. Any attempt to consummate a sale without first obtaining the consent of the Board of Directors is invalid and may result in legal action, including an action to void the purported sale. Any costs incurred by the Cooperative in connection with any sale or attempted sale shall be charge to the Shareholder involved. (Note: The Cooperative urges sellers and buyers to engage the services of attorneys specializing in real estate only to facilitate a smooth closing. Before going to contract, Sellers should get the Buyer's broker to send them copies of the Buyer's verification of income and assets and a credit report.)

SMOKE ALARMS: As per code, a smoke detector must be within fifteen feet of each sleeping area and can be mounted on wall or ceiling. If on wall, it must be four to twelve inches from ceiling. If on ceiling, must be at least four inches from wall. Repair and maintenance of the smoke detectors located in each apartment is the responsibility of the shareholder.

STOOP SALES AND APARTMENT AUCTIONS: Stoop sales are permitted between the hours of 10:00 a.m. and 5:00 pm. And must be cleared in advance with the Managing Agent to avoid possible scheduling conflicts e.g. a resident moving in or out, etc. No auction sale may be held in any apartment without the written consent of the Cooperative.

Revised 10/24/07

SUBLEASING AND SUBLEASE RENEWAL:

Beginning January 1, 2008, subletting is permitted for renewable one-year terms. Any shareholder sub-leasing their unit will be charged a fee of \$.75 per share, per month until the end of their sub-lease period including all extensions to the sub-lease as approved by the Board of Directors.

The Board of Directors will review proposed sub-leases in much the same way as if they were potential purchasers. Shareholders wishing to sublet should contact the Managing Agent for the requisite sublease application form. The non-refundable application fee charged to the applicant by the Cooperative is currently \$250, payable in advance to the Managing Agent. No fee is charged for the sublease renewal. The Managing Agent will notify the shareholder 60 days prior to their end of their sublease that an extension will be required to continue the sub-lease and the correct form will need to be submitted to the Board of Directors for approval. If Shareholder does not notify the Board of Directors through the Managing Agent of their intention to continue the sub-lease they will be moved to the top of the list for discontinuation of sub-lease to maintain the Maximum Sublet amount. The Managing Agent will send out the abbreviated sublease extension forms, which when completed will be forwarded to the Board of Directors for approval.

The number of subleases at one time (not counting sponsor apartments) is limited to six units (with a temporary maximum of one additional making seven for a period of no more than 12 months maximum while the shareholder at the top of the list is notified that their sub-lease will not be renewed at the end of their lease period. This is to maintain the maximum sublet amount, which is six units). When a seventh Shareholder wishes to sublet the Shareholder subletting for the most consecutive years will be the first to lose eligibility. The Board of Directors will notify them that their sub-lease will not be renewed at the end of their lease period. Once a Shareholder is notified to end a sublease they will be unable to apply for a new sublease for a period of two years after the end of their sublease to allow other shareholders the opportunity to sublease.

Shareholders subletting without Board of Directors approval will incur a fine of \$250.00 per month for the duration of this infraction. Shareholders having been notified that their sublease will not be renewed at the end of their current lease period who continue to sublease do so without approval of the Board of Directors and incur the same \$250.00 per month fine for the duration of this infraction. Any legal fees incurred by The Board of Directors Pursuant to infractions in the sublease policy will be the responsibility of the Shareholder.

(Note: The traditional "cooperative philosophy" has been to limit subletting to a) facilitate both apartment and building financing and refinancing; and b) to create a stronger, less transient community of resident owners.) updated 10/24/07

Revised 10/24/07

WASHERS/DRYERS: Washing machines and dryers are not permitted in any apartment. Dishwashers are permitted with written Board approval, but must be installed by a licensed plumber and have sufficient vibration isolation. (Note: Previous experience with apartment with laundry equipment indicates numerous problems such as flooding—with resulting apartment damage—contaminated water entry into apartment drains, reversed hot and cold water output, blocked drainage lines, unmeterable water use, failure to break even on laundry room contract and noise problems.)

WATER USE: Water closets and other water apparatus in the buildings shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish or any other article be thrown into the water closets. No hose or other water apparatus may be attached to any water valve or line for use anywhere in the building common areas or grounds. Shareholders are responsible for maintenance of state-mandated low flow sink aerators, showerheads and water closets and for water costs or damages arising from un-repaired leaks at those fixtures. The low-flow water closets require unit –specific flapper mechanisms which when replacing must be correctly matched in order to maintain 1.6 gallon flush. (Note: A running toilet costs the Cooperative over \$72 a night. Occurring one a wee kin one apartment for one year, the extra cost would be %600, 25% additional to our water bill. In addition the city raises its water rates annually.)

WINDOWS: The cooperative is responsible for the replacement of glass panes damaged by natural causes only. If a window is damaged other than a result of a natural force, the Cooperative shall endeavor to repair or replace same and the cost of all labor and parts shall be payable by the Shareholder. The Shareholder shall keep in the windows of the apartment clean. Replacement of the entire window is the exclusive responsibility of the Cooperative.

WINDOW GUARDS: The NYC Health Department requires the Cooperative to determine if a child under the age of ten years old reside in any apartment, and to install window guards on all windows, except for the fire egress window and those with permanently installed air conditioners in such apartments. Such installations are a strict liability law. The cost for the materials and the installation shall be charged to the shareholder. The Sponsor and all Shareholders who sublease their apartments must contact their tenants to determine whether their apartment is subject to this requirement. The size of the window guard will be the smallest (3-tier) unless otherwise requested in advance by the Shareholder, who is also responsible for immediately informing the Cooperative of having children in residence. Upon the Cooperative gaining knowledge of children on the premises, the Shareholder will be permitted ten days to grant access to the Cooperative's agent for the guard installation. The Health Department permits no child guard on a fire exit window, the Fire Dept. permits only Department-approved security gates.

Revised 10/24/07

HOUSE RULES AMENDMENT—VIOLATION—RECOVATION—REIMBURSEMENT:

These house rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Cooperative. The revised rules shall be distributed to all Shareholders as expeditiously as possible at which time they are considered to be part of the Proprietary Lease. Violations of the House Rules or its Appendices shall be considered substantial violations of the Proprietary Lease. Any consent of approval given under these House Rules by the Cooperative shall be revocable at any time. The Cooperative may bill the Shareholder for any costs incurred in the enforcement of these rules, other provisions of the Proprietary Lease or for any damage to the building caused by Shareholder.

HOUSE RULES ATTACHEMENT: Appendix A covers Basement Storage Areas and the Bike Room, Appendix B Laundry Room and Appendix C the Trash Removal Policy, all of which are herein attached and as well shall be prominently posted in the appropriate locations for easy referral.

Board of Directors, 527 Eighth St. Tenants Corp 9/98 Rev. 6/06

Simple Steps To Protect Your Family From Lead Hazards

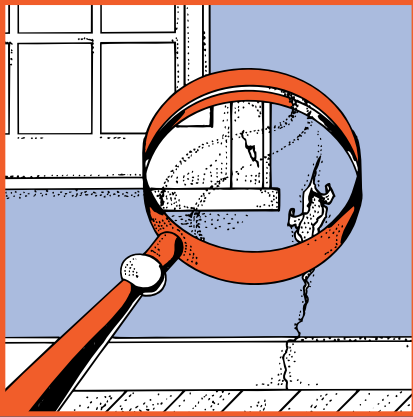
If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



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(minimum 50% postconsumer) process chlorine free.



Protect Your Family From Lead In Your Home



 **EPA** United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

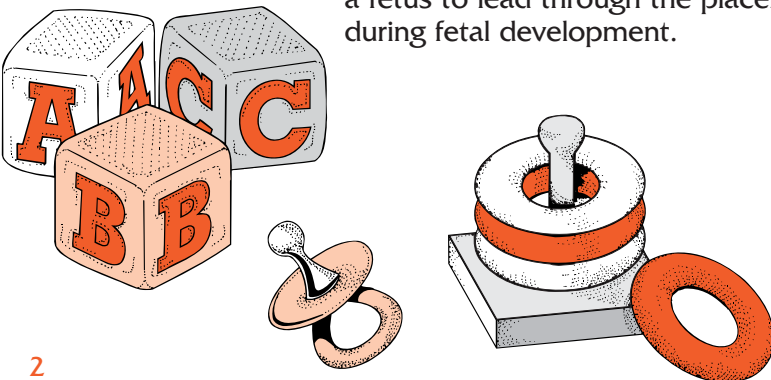
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

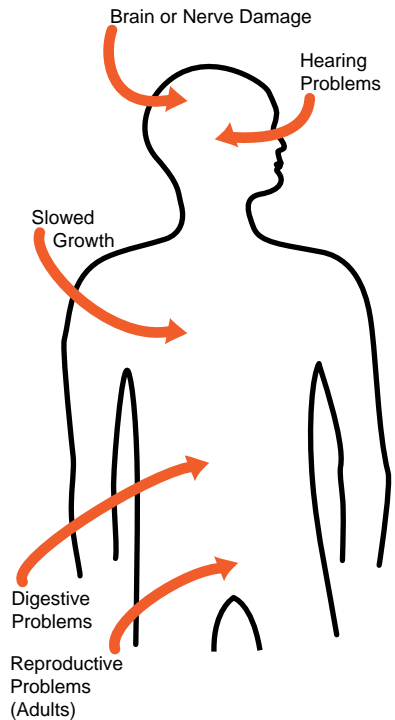
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



**Lead affects
the body in
many ways.**

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- ◆ 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.



You can get your home tested for lead in several different ways:

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

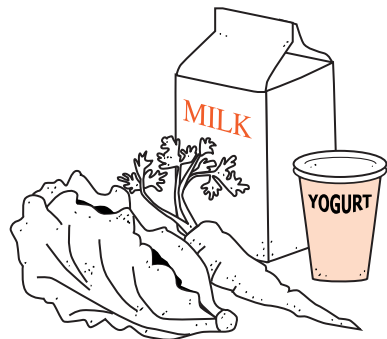
There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ If you rent, notify your landlord of peeling or chipping paint.
- ◆ Clean up paint chips immediately.
- ◆ Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- ◆ Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- ◆ Wash children's hands often, especially before they eat and before nap time and bed time.
- ◆ Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ Keep children from chewing window sills or other painted surfaces.
- ◆ Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- ◆ Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.



Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called “interim controls”) are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead “abatement” contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- ◆ 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
- ◆ 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

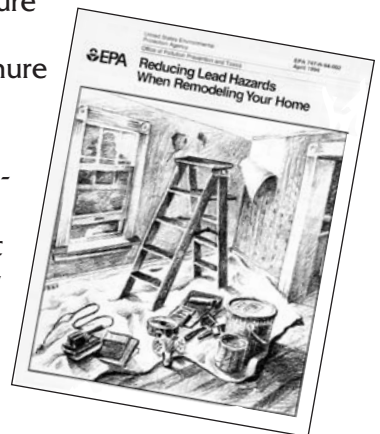
Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



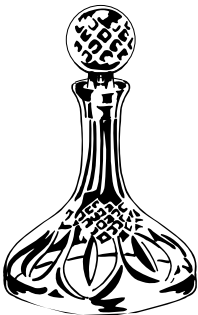
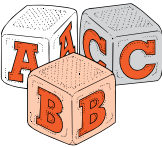
If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist.



- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ Old painted **toys** and **furniture**.
- ◆ Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain**.
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as “greta” and “azarcon” used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/**.

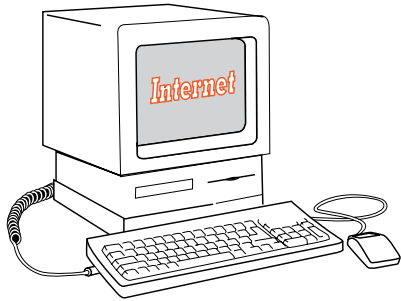


EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov**.



Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.