

Century Tower

**ONE CENTURY CITY APARTMENT CORPORATION
1600 PARKER AVENUE
FORT LEE, NEW JERSEY 07024**

Dear Prospective Purchaser(s):

The Board of Directors is pleased that you have decided to purchase a cooperative unit at Century Tower. To process your request to join our cooperative, you will need to complete the attached application. We suggest that you read the form carefully and call the Management Office at Century Tower (201-944-5325) to ask for assistance, if necessary. The Board would like to call your attention to certain areas of the application itself:

- Section 1 lists the documentation required for submission. (Some items listed are applicable only if the purchase is to be financed.)
- Sections 2 & 3 request simple background data.
- Section 4 asks for data regarding income.
- Section 5 requests net worth data. If you prefer, in lieu of completing Section 5, you may instead submit a compilation statement containing the requested information.
- Section 6 lists the guidelines that the Board of Directors uses in evaluating your application and their calculations, namely:
 - Income as a “multiple” of expenses of at least four to one (4:1);
 - No more than 65 percent (65%) of the purchase price of the shares may be financed; and
 - A liquidity requirement as determined by the Board to meet short-term anticipated expenditures.
- Section 7 tells you about some of our co-op’s rules.

Assuming your application is complete when submitted, the review generally takes about one (1) month. A personal interview will then be scheduled with applicants passing the financial review. All documents submitted remain the property of One Century City Apartment Corporation.

Sincerely,

Century Tower Board of Directors
1600 Parker Avenue
Fort Lee, New Jersey 07024

**ONE CENTURY CITY APARTMENT CORPORATION
1600 PARKER AVENUE
FORT LEE, NEW JERSEY 07024**

PURCHASE APPLICATION (CASH OR FINANCE PURCHASE)

If this application is not submitted in a full, complete and legible manner, pursuant to the requirements below, your application may be denied without further requests for information, at the Board's sole and absolute discretion. Therefore, it is important for the applicant to provide all the requested data with the initial application. Omissions, missing documentation, falsehoods or illegible documentation may result in a denial of the application without a review on the merits.

Listed below are the items that must be submitted along with the completed purchase application:

- 1) A check in the sum of \$500.00 (\$250.00 if you are already a shareholder at Century Tower), payable to One Century City Apartment Corp, is required to be submitted with the application. This fee is a nonrefundable processing fee. Note that fees are subject to change without notice.
- 2) Four (4) complete sets of the completed application with all accompanying documentation must be submitted.
- 3) Completed credit check application (last page of package).
- 4) Last three (3) years of filed federal income tax returns for all applicants. If you are a partner in a partnership, majority shareholder in a corporation or member of an LLC, the last three (3) years of those filed federal tax returns are also required to be submitted.
- 5) Copy of fully executed Contract of Sale, with any signed addendums.
- 6) Financial documents (including bank statements) for the past three (3) months; summary pages are sufficient for brokerage accounts.
- 7) Letter(s) verifying employment for each applicant on employer's professional letterhead with address and phone number of employer, and signed by employer, including current salary and employment commencement date.
- 8) Three letters of reference for each applicant as follows: One (1) personal reference (excluding family members) and Two (2) professional references (Lawyer, Accountant, Banker, Employer, etc.). All reference letters must contain the full name and title of the author, along with his/her address, phone number and emails, and must be on a professional letterhead.
- 9) Fully executed Mortgage Commitment, if you are obtaining financing.

If your application is approved, prior to moving in, you must submit two (2) checks, payable to One Century City Apartment Corporation: (1) a nonrefundable \$300.00 check for the move-in fee and (2) a \$500.00 (\$1,000.00 for those who are moving belongings themselves, without use of a moving company) deposit, to be refunded so long as there are no damages from your move-in. If your move-in causes damage in excess of the deposit, you are responsible for the excess.

If you are recommended for approval by the Board of Directors' Finance Committee, a personal interview shall be required before you receive written approval by the Board of Directors for your purchase of shares.

One Century City Apartment Corporation makes no representations with respect to the value of the building or apartment and Purchaser relies only on his or her own investigation, if any. One Century City Apartment Corporation has no liability to the Purchaser concerning any representation or lack thereof, or any act or failure to act on the part of the Seller in connection with this application or in connection with any sale contemplated herein. The Purchaser of a cooperative apartment takes possession subject to provisions of the Proprietary Lease, By-Laws and the House Rules and Regulations of the cooperative corporation and assumes all of the Seller's obligations thereunder. As a result, the Purchaser is obligated to sign such documents to accomplish such purpose as the cooperative corporation may require, during the application process. The undersigned also understands that the information contained in the application is essential to the undersigned's application as Century Tower is a cooperative housing corporation, the financial integrity of which depends upon the financial capacity of all of its shareholders.

The Board of Directors and all officers of the Corporation and the Managing Agent shall not be liable to the purchaser or any third party for any reason with regard to the submission of this application and its information, or the denial of this application.

The undersigned hereby specifically authorizes the Board of Directors of One Century City Apartment Corporation to request any and all investigative reports that the Board deems advisable, and/or to contact any third party in conjunction with this application.

The undersigned has no outstanding direct, indirect or contingent obligations or liabilities as a borrower, co-maker, endorser, guarantor, surety or in any other capacity to any bank, creditor, person or entity, except those shown on this financial statement. All assets listed in this statement are free of any claims and are in my/our name(s) alone.

The undersigned understands and acknowledges that if this information is inaccurate or missing from the application, this application can be denied at the discretion of the Board of Directors.

The undersigned hereby certifies that all information contained in this application is true, accurate and complete. If it is discovered the application is not true, not accurate or not complete, for any of these reasons or a combination of these reasons, regardless of the materiality to the application, this application can be denied. The undersigned agrees to be bound by the Board of Director's final decision with respect to said application.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

SECTION 1 - DOCUMENTATION REQUIREMENTS

DATA REQUIRED FOR PURCHASE:

1. This entire application to be completed and signed, and be accompanied by the appropriate check.
2. Federal income tax returns – including all schedules for prior three (3) years, all pages and adjustments needed for applicant and co-applicant (do not copy just the first two pages).
3. Fully signed contract of sale and any signed riders for this co-operative unit.
4. If financing, signed loan commitment letter(s) from lender(s) for this unit.
5. If financing, loan recognition letter for this unit, to be obtained from your lender(s).
6. Letter(s) from employer describing total compensation for applicant and co-applicant.
7. Any divorce agreements and property settlement agreements for applicant and co-applicant.
8. Statements proving value of items valued greater than \$10,000 in schedules A - L of Section 5.
9. Fully signed contract of sale and any riders for any other real estate to be sold, which is listed in Schedule D or Schedule E of Section 5.
10. Most current mortgage statement for any mortgages you have, if applicable.

The undersigned certifies that the aforementioned required documentation has been enclosed with this application and understands that an incomplete application or inadequate documentation may lead to a denial of the application without review on the merits.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

SECTION 2 – PERSONAL INFORMATION

APPLICANT

CO-APPLICANT

Name:		
Social Security Number:		
Date of Birth:		
Current Address:		
Phone Number(s): Home: Cell:		
Dates of Occupancy		
Contact Name, Address, Phone		
Prior Residence Address (if at current address fewer than five years)		
Dates of Occupancy		
Contact Name, Address, Phone		
Previous Prior Residence Address (if at above addresses fewer than five years)		
Dates of Occupancy		
Contact Name, Address, Phone		
Relationship Between Applicant and Co-Applicant:		

SECTION 2.1 – PERSONAL INFORMATION

Personal Financial Statement – Applicant 1

Current Assets	Current Liabilities
Cash and Cash Equivalents \$	Credit Card & Other Consumer Debt \$
IRAs and Other Retirement Accounts \$	Mortgage Payable – short-term (i.e., next 12 months) \$
Marketable Securities \$	Income Tax Payable \$
Total Current Assets \$_____	Total Current Liabilities \$_____
Other Assets	Long-Term Liabilities
Residence(s) \$	Notes Payable \$
Other Real Estate holdings \$	Mortgage(s) Payable net of short-term obligations \$
Vehicles \$	Total Long-Term Liabilities \$_____
Other Misc. Assets \$	
Total Other Assets \$_____	
TOTAL ASSETS \$_____	TOTAL LIABILITIES \$_____

SECTION 2.1 – PERSONAL INFORMATION

Personal Financial Statement – Applicant 2

Current Assets	Current Liabilities
Cash and Cash Equivalents \$	Credit Card & Other Consumer Debt \$
IRAs and Other Retirement Accounts \$	Mortgage Payable – short-term (i.e., next 12 months) \$
Marketable Securities \$	Income Tax Payable \$
Total Current Assets \$_____	Total Current Liabilities \$_____
Other Assets	Long-Term Liabilities
Residence(s) \$	Notes Payable \$
Other Real Estate holdings \$	Mortgage(s) Payable net of short-term obligations \$
Vehicles \$	Total Long-Term Liabilities \$
Other Misc. Assets \$	
Total Other Assets \$_____	
TOTAL ASSETS \$_____	TOTAL LIABILITIES \$_____

General Information about Purchase

1) Purchase Price of Unit: \$_____

2) Amount of Mortgage (maximum of 65%) to be borrowed: \$_____

3) Name and contact information of Mortgage Lender (email, phone, address):

4) Name(s), Age(s) and Relationship of Persons Who Will Be Residents in Apartment:

5) Shares to be registered in Name(s):_____

Check one: As Joint Tenants _____ As Tenants in Common_____

6) Does Applicant or Co-Applicant Intend to Use Apartment for Professional or Business Purposes?

Check one: Yes_____ No_____. If yes, indicate the name and nature of the Business:

7) Name(s) of anyone in Century Tower known to applicant or co-applicant:

8) Name of realtor/agent of applicant (attach business card or fill out name, address, email and phone number):_____

9) Name of attorney of applicant (attach business card or fill out name, address, email and phone number):_____

10) Name of realtor/agent of seller (attach business card or fill out name, address, email and phone number):_____

11) Name of attorney of seller (attach business card or fill out name, address, email and phone number):_____

SECTION 3 – EMPLOYMENT HISTORY

APPLICANT 1

APPLICANT 2

Current Employer/ Name and Address		
Person to Contact/Phone		
Position Held		
Nature of Business		
Period of Employment (Start Date to End Date)		
If Employment Listed Above Is Less Than 5 Years, Provide Name and Address of Previous Employer		
Person to Contact/Phone/Email		
Position Held		
Nature of Business		
Period of Employment (Start Date to End Date)		

APPLICANT 1	APPLICANT 2
1	1
2	2
3	3
4	4
5	5
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9	9
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- | | | |
|---|--|--|
| 1. Are you a defendant in any suit or legal action? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Are you presently subject to any unsatisfied judgments or tax liens? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Have you ever been through bankruptcy or settled any debts for less than the amount owed? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Has any property you have ever owned or had a substantial interest in been the subject of foreclosure proceedings or ever given a deed in lieu of foreclosure? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5. Have you ever been convicted of a crime? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

If the answer is yes to any of the above, please provide details.

[illegible]

Section 4 – Income

Requirement: Please provide your income for the most recent prior two years and a projection of any material changes to this income history that you anticipate for the current year.

1 Year Prior to Application (20__)	Applicant 1	Applicant 2
Salary or Net Professional Income	\$_____	\$_____
Bonus	_____	_____
Commission	_____	_____
Pension	_____	_____
Social Security	_____	_____
Interest	_____	_____
Dividends	_____	_____
Net Real Estate Income	_____	_____
Capital Gains (losses)	_____	_____
Child Support Alimony received	_____	_____
(Other)	_____	_____
(Other)	_____	_____
(Other)	_____	_____
Total	\$_____	\$_____
Combined Incomes	\$_____	

2 Years prior to application (20__)**Applicant 1****Applicant 2**

Salary or Net Professional Income	\$_____	\$_____
Bonus	_____	_____
Commission	_____	_____
Pension	_____	_____
Social Security	_____	_____
Interest	_____	_____
Dividends	_____	_____
Net Real Estate Income	_____	_____
Capital Gains (losses)	_____	_____
Child Support Alimony received	_____	_____
(Other)	_____	_____
(Other)	_____	_____
(Other)	_____	_____
Total	\$_____	\$_____

Combined Incomes \$_____

Current Year (20__):

Do you expect any material changes in your income from last year to the current year?

Yes____ No ____

If yes, please project the following for the current year:

Salary or Net Professional Income	\$_____	\$_____
Bonus	_____	_____
Commission	_____	_____
Pension	_____	_____
Social Security	_____	_____
Interest	_____	_____
Dividends	_____	_____
Net Real Estate Income	_____	_____
Capital Gains (losses)	_____	_____
Child Support Alimony received	_____	_____
(Other)	_____	_____
(Other)	_____	_____
(Other)	_____	_____
Total	\$_____	\$_____

Combined Incomes \$_____

SECTION 5 – NET WORTH

NOTE: In lieu of completing Section 5, you may instead submit a compilation statement containing the requested information. If you complete Section 5 and run out of space on any schedule, attach a separate sheet of paper for the schedule and list only the totals on the schedule on the application.

SCHEDULE A - Cash in Bank – Checking/Savings Accounts - Certificates of Deposit - Money Markets

Name of Bank/Money Market Fund/Address	Deposit Balance	Account Number
TOTAL	\$	\$

SCHEDULE B – Marketable Securities – Stocks and Bonds Registered and Traded on National Exchanges or Over the Counter – Treasury Bills – Municipal Bonds – Commercial Paper – Include Margin Loans with Brokerage Firms

Bonds – Face Value Stock – Number of Shares	Description of Security	Market Value	Are Any Securities Pledged? If So, To Whom?	Brokerage Margin Loans
TOTAL	\$	\$	\$	\$

SCHEDULE C – Consumer (Installment Credit) Credit Debt – Auto Loans – Student Loans – Credit Cards – Credit Unions – Charge Accounts – Bank Loans, Unsecured and Secured – Etc.

Creditor/Address	Is Loan Secured? By What?	Total Monthly Payment	Total Amount Outstanding	Account Number
TOTAL	\$	\$	\$	////////////////////////////////////

SCHEDULE D – Real Estate for Personal Use

Property #1

Address _____

Legal owner _____

If property is encumbered:

Lender _____

Original loan amount \$ _____

Loan maturity date _____

Property #2

Address _____

Legal owner _____

If property is encumbered:

Lender _____

Original loan amount \$ _____

Loan maturity date _____

Property #3

Address _____

Legal owner _____

If property is encumbered:

Lender _____

Original loan amount \$ _____

Loan maturity date _____

	Purchase Date	Purchase Price	Present Loan Balance	Market Value	Monthly Payments for Taxes, Mortgage, and Carrying Costs
Property 1					
Property 2					
Property 3					
TOTAL	////////////////	\$	\$	\$	\$

SCHEDULE E – Real Estate for Investment Purposes

Property #1

Address _____

Legal owner _____

If property is encumbered:

Lender _____

Original loan amount \$ _____

Loan maturity date _____

Property #2

Address _____

Legal owner _____

If property is encumbered:

Lender _____

Original loan amount \$ _____

Loan maturity date _____

Property #3

Address _____

Legal owner _____

If property is encumbered:

Lender _____

Original loan amount \$ _____

Loan maturity date _____

	Purchase Date	Purchase Price	Present Loan Balance	Market Value	Monthly Payments for Taxes, Mortgage, and Carrying Costs	Monthly Net Cash Flow
Property 1						
Property 2						
Property 3						
TOTAL	////////////////	\$	\$	\$	\$	\$

SCHEDULE F – Accounts/Notes Receivable

Date of Receivable	Due From	Original Amount	Amount To Be Rec'd in Next 36 Months	Present Balance
TOTAL	//////////////////////////////////// //////////////////////////////////// ////////////////////////////////////	\$	\$	\$

SCHEDULE G – Accounts/Notes/Taxes Payable

Date of Obligation	Due To	Original Amount	Amount Due in Next 36 Months	Present Balance
TOTAL	//////////////////////////////////// ////////////////////////////////////	\$	\$	\$

SCHEDULE H – Cash Value Life Insurance

Insurance Company	Face Value of Policy	Annual Premium	Beneficiary	Cash Value	Surrender	Loan Balance
TOTAL	\$	\$	//////////////////////////////////// ////////////////////////////////////	\$		\$

SCHEDULE I – Other Investments

Investments	Date Acquired	Present Estimated Market Value	Cash Invested	Promissory Note	
				Original Amt.	Current Balance
TOTAL	///////////////// ////////////////	\$	\$	\$	\$

SCHEDULE J – Privately Owned Businesses

Business Name and Address	Type	Year of Investment	Percentage of Ownership	Present Net Book Value of Investment (Provide Statements)
TOTAL	//////////////////// ////////////////////	//////////////////// ////////////////////	//////////////////// ////////////////////	\$

SCHEDULE K – Other Liabilities – Alimony – Child Support – Contingent Liabilities (on Leases, Legal Claims, Contracts, Stand-by Letters of Credit, Guarantor for Debts of Others)

Description	Monthly Amounts Due	Contingent Liability
TOTAL	\$	\$

SCHEDULE L – Other Assets – Trusts – Vested Pensions – Deferred Income – Stock Options – IRAS – Keogh Plans – Etc.

Description	Amount
TOTAL	\$

SECTION 6 – FINANCIAL SCREENING

The Board of Directors will apply several financial guidelines to this application. The application must be found to qualify under each of the following guidelines. By completing this section, you will obtain an indication of whether you will qualify financially. The final decision, however, is made by the Board of Directors.

A. INCOME (from Section 4)

Combined, Two Years Ago \$ _____

Combined, Last Year \$ _____

Combined, This Year, Estimated \$ _____

TOTAL A \$ _____

DIVIDE TOTAL A BY 3 (This figure is your average annual income.) \$ _____

B. CO-OP EXPENSES

Monthly Maintenance (Incl. Garage) \$ _____

If purchase is financed, enter monthly

Loan Payment \$ _____

TOTAL B \$ _____

MULTIPLY TOTAL B BY 48 (This figure is 4 times your annual carrying cost of the unit.) \$ _____

C. OTHER RECURRING EXPENSES (monthly payments reported in Section 5)

Schedule C (Consumer Debt) \$ _____

Schedule D (Real Estate for Personal Use) \$ _____

Schedule E (Real Estate for Investment) \$ _____

Schedule K (Other Liabilities) \$ _____

TOTAL C \$ _____

MULTIPLY TOTAL C BY 12 (This figure is 1 times your annual recurring expenses.) \$ _____

Your average annual income calculated in A should equal or exceed the sum of the final figures computed in B plus C.

SECTION 7 – HOUSE RULE NOTICE - PARTIAL LIST (1 of 2)

The Proprietary Lease which is signed by all Shareholders, contains rights and obligations of a Shareholder. You are obligated to abide by the Lease, Cooperative Bylaws and House Rules. It is recommended that you read these documents thoroughly, prior to proceeding. If you do not do so, and you violate their terms, you will be subject to a termination of your Proprietary Lease and revocation of your shares of stock. The following rules are some of the rules of importance and do not represent a full statement of that which is in the Proprietary Lease, Bylaws or House Rules. Note that House Rules are subject to change in accordance with Century Tower procedure.

I/we agree not to violate any of the House Rules, including but not limited to the following:

- 1) NO dogs or other animals are permitted as pets, other than one (1) cat or one (1) bird, which must be maintained in accordance with our Pet Application process. Note that with proper documentation in accordance with Century Tower House Rules, Emotional Support Animals and Service Animals are permitted.
- 2) NO subletting of your apartment.
- 3) NO recording of the Proprietary Lease or any other memorandum thereof.
- 4) NO washing machine and/or dryer are permitted in your apartment without prior authorization from the Board of Directors.
- 5) NO structural changes to your unit are permitted without prior written approval of the Corporation and Board of Directors. Any costs incurred by Century Tower in determining structural issues as a result of your proposed renovation work will be the responsibility of purchaser.
- 6) NO financing or refinancing the shares allocated to your apartment is permitted without the expressed written consent of the Board of Directors.
- 7) You MUST provide to Century Tower a set of keys to your apartment for entry in case of emergency.
- 8) You MUST provide a notarized certificate, within ten (10) days prior to your moving in, from a licensed exterminator stating that the furniture you will be moving to Century Tower has been inspected for bed bugs and is free of same.
- 9) You MUST ensure that all Members of your household and guests of yours adhere to the House Rules, and it is your responsibility to be sure that this occurs.
- 10) You MUST permit exterminator to enter your unit when you move in to exterminate against unwanted insects and bugs, and thereafter for two additional visits after the cartons, boxes, etc. have been completely unpacked, to ensure that no roaches, bed bugs, etc. have entered into the building via the moving vans, cartons, boxes, etc.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

CONTINUATION OF HOUSE RULES NOTICE - PARTIAL LIST (2 of 2)

- 11) I/we understand that the Proprietary Lease specifies the uses to which the apartment may be put, the persons who may occupy same, and that there may not be any other use or occupancy of the apartment, nor may all or any part of the apartment be sublet without the express written consent of the Board of Directors.
- 12) I/we understand that the Proprietary Lease prohibits the making of any alterations or additions to the apartment without the express written consent of the Management or the Board of Directors, and that all such work must be in accordance with rules adopted by the Board and by applicable governmental agencies. Any violation of this provision may result in the enforced removal of any such alteration or addition. Alterations must be completed within **six (6) months** of commencement date, and if they are not, I/we understand I/we am/are subject to fines imposed by the Association, as already established. Please check with Management to confirm the current fines to be imposed if the work is not done in a timely manner. Work hours are Monday through Friday, 8:30 a.m. to 4:30 p.m. Work is not permitted on weekends or holidays.
- 13) I/we understand the following directions set forth by the Board of Directors regarding the current move-in and move-out policy:
- a) Written authorization must be obtained from the Managing Agent at least (ten) 10 calendar days before the scheduled move to ensure the availability of the service elevator. The service elevator will be reserved on a first-come, first-serve basis.
 - b) Move-ins and move-outs will be permitted only Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. There will be absolutely **NO SERVICE ELEVATOR RESERVATIONS PERMITTED ON WEEKENDS OR HOLIDAYS.**
 - c) A refundable deposit of \$500.00 (\$1,000.00 for those who are moving belongings themselves, without use of a moving company) is required before any move-ins or move-outs take place. These monies will be returned after an inspection is made of the common areas and it is ascertained by the building staff that no damage has occurred and all keys have been returned. If the cost of the damage exceeds the deposit, I/we understand I/we are responsible for that excess cost. Deposit checks must be payable to One Century City Apartment Corporation.
 - d) A copy of the insurance certificate providing adequate coverage from the moving company is required by the Managing Agent before the scheduled move.

I/we understand that if I/we violate any of the foregoing, or any other terms of the Proprietary Lease, By Laws or House Rules of the Corporation, I/we will be subject to termination of my/our Proprietary Lease and revocation of my Shares of Stock in One Century City Apartment Corporation.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

PROCEDURES WITH RESPECT TO CLOSINGS

1. All Closings will take place at the offices of the Corporation's attorney, Verde, Steinberg & Pontel, located at 19 Main Street, Hackensack, NJ. Telephone number: (201) 944-4200. The date and time of the Closing will be established by Counsel for the Corporation, after consultation with the parties or their attorneys, and will not be scheduled unless and until the Board of Directors has rendered a favorable written determination as to the application.
2. Specific Closing instructions will be provided to you or to your attorney if you have one, by the Corporation's attorney, prior to the Closing.
3. All charges due and owing to the Corporation, i.e., assessments, maintenance, garage, late fees, must be paid in full at or prior to the Closing. This includes all charges for the month following that in which the Closing takes place.
4. A Co-op Transfer Fee, as established by the Board of Directors, is to be paid in full at the Closing by the selling Shareholder.
5. It is expected that the Closing will take place at the scheduled time and date and should not take more than one hour to conclude. Any adjournment of a Closing or undue delay in concluding the Closing will result in the levying of additional charges upon the parties.
6. All charges and fees payable to the Corporation at Closing shall be paid by Certified Check, Bank Check, or New Jersey Attorney's Trust Account check.
7. The terms and conditions of any document to be executed by the Corporation at Closing are subject to the prior approval of the Corporation's attorney. In order to avoid any problem at Closing, any such document must be submitted at least five days in advance of Closing.
8. If you wish to rent garage space(s) for your vehicle(s), garage space(s) will be assigned by the Century Tower Management Office after the Closing. The Purchaser will be unable to assume the Seller's space(s).
9. Moving dates will be scheduled by the Management Office once you have a firm closing date. The move-in date cannot occur until after the Closing.

I/we understand the foregoing and agree to be bound by same.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Please Retain a Copy for Your Records

INSURANCE REQUIREMENTS

All Shareholders are required to maintain property damage insurance in the minimum amount of \$100,000.00 and general liability co-op/condo insurance in the minimum amount of \$100,000.00/\$300,000.00 covering personal property and physical damage, which includes, but is not limit to personal property, floors, ceilings, walls and structural elements of other Shareholders' property and the Corporation's property. Proof of this coverage must be presented prior to closing, to the Corporation's legal counsel at closing, and continuing proof of coverage must be presented upon request by the Property Manager or his or her designee at the time of purchase of shares, and thereafter upon request.

All claims for damages to personal property (including automobiles) must be submitted to the resident's own insurance carrier. Written evidence to this effect must be submitted to the Management Office.

NOTE: Shareholders are encouraged, but not required, to maintain their insurance coverage throughout the full term of their ownership.

AUTHORIZATION TO OBTAIN
ANY LANDLORD /TENANT
& CRIMINAL COURT RECORDS

For the company known as TENANT DATA VERIFICATION, INC.

Unit # _____

Building address 1600 Parker Avenue, Fort Lee, NJ 07024

I/we hereby authorize any individual, company or institution to release to One Century City Apartment Corporation and/or its representative or agents, any and all information that they have concerning any of my/our criminal activity and landlord/tenant court records. A copy of this document shall have the same force and effect as the original.

I/we permit the cooperative to use duplicates of this form if it needs to do so.

I/we hereby release the individual, company, or institution and all individuals connected therewith from all liability for any damage whatsoever incurred in furnishing such information.

Applicant 1

Applicant 2

Print Name: _____ Print Name: _____

Signature: _____ Signature: _____

Date of Birth: _____ Date of Birth: _____

Month/date/year: _____ Month/date/year: _____

Address: _____ Address: _____

City: _____ City: _____

State: _____ State: _____

Zip Code: _____ Zip Code: _____

Date: _____ Date: _____

AUTHORIZATION TO OBTAIN A CREDIT REPORT

For the company known as TENANT DATA VERIFICATION, INC.

In order to comply with the provisions of section 606(a) of the federal Fair Credit Reporting Act, I/we 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 and landlord/tenant court records. I/we hereby release the individual, company or institution and all individuals connected therewith from all liability for any damage whatsoever incurred in furnishing such information.

Applicant 1

Print Name: _____

Signature: _____

Date: _____

Applicant 2

Print Name: _____

Signature: _____

Date: _____