

750 KAPPOCK APARTMENT CORP

750 Kappock St, Bronx, NY 10463

APPLICATION FOR PURCHASE

Send seven copies plus the original.

NO DOUBLE-SIDED COPIES/STAPLES/CLIPS

750 KAPPOCK APARTMENT CORP

c/o Garthchester Realty Associates

440 Mamaroneck Avenue Suite S-512

Harrison, NY 10528

Attn: Adele Frutkin

INSTRUCTIONS

1. Please complete all sections of the application. If a section is not applicable to you, so state.
2. Applicant must provide the following documents prior to the Board considering the application.
 - a. Fully completed application with all attached forms signed
 - b. A signed copy of the applicant's last two years Federal tax returns (do NOT include Schedules).
Also, a copy of all W-2's submitted with the tax return, as well as two last (most recent) pay stubs for each applicant. If filing separate tax returns, include returns for each applicant
 - c. Most recent two months copies of latest bank and investment account statements. Only submit relevant pages with opening and closing balances. Should include both joint and separate accounts, as applicable
 - d. Two (2) personal letters of reference and two (2) professional letters of reference for each applicant
 - e. Letter of reference from each applicant's present employer stating annual salary and length of employment
 - f. Letter of reference from current landlord or managing agent and from former landlord if less than two years occupancy
 - g. Fully executed contract of sale, together with any riders thereto
 - h. A copy of your bank mortgage commitment if financing is being obtained
3. The Board reserves the right to request additional information prior to considering your application.
4. By submitting this application for the Board's consideration, you are representing that all statements contained therein are true to the best of your knowledge and are authorizing the Board to verify all statements, including the Board obtaining a current credit report.
5. The Applicant(s) will be required to attend a personal interview (likely via ZOOM) with the Board of Directors prior to the committee's moving on the application.

FEES

Send the following non-refundable checks:

- \$450 payable to Garthchester Realty Associates (application fee)
- \$150 **per person** payable to Garthchester Realty Associates (for each credit check)
- \$350 payable to 750 Kappock Apartment Corp (application fee)

Upon Approval a **Move-In Damage Deposit of One Thousand (\$1000) Dollars** is required and made payable to **750 Kappock Apartment Corp.** *Deposit, less any damages, is refundable after the completion of the move-in process*

ACCEPTANCE OF AN APPLICATION DOES NOT CONSTITUTE APPROVAL BY THE BOARD

750 Kappock Apartment Corp Application Revised April 29, 2026

750 KAPPOCK APARTMENT CORP

APPLICANT OVERVIEW

APPLICANT 1 NAME: _____

APPLICANT 2 NAME: _____

SELLER 1 NAME: _____

SELLER 2 NAME: _____

APARTMENT: _____ SHARES: _____

PURCHASE PRICE: _____

DOWN PAYMENT: _____

MORTGAGE AMOUNT: _____

MONTHLY PAYMENT: _____

CASH PURCHASE: YES NO (CIRCLE ONE)

TOTAL LIQUID
ASSETS AFTER CLOSING: _____

NUMBER OF OCCUPANT(S): _____

	APPLICANT	SELLER
AGENCY:	_____	_____
BROKER NAME:	_____	_____
PHONE NUMBER:	_____	_____
E-MAIL:	_____	_____
ATTORNEY:	_____	_____
PHONE NUMBER:	_____	_____
E-MAIL:	_____	_____

**750 KAPPOCK APARTMENT CORP.
SHAREHOLDER APPLICATION**

Apartment Number: _____ Number of Shares: _____

APPLICANT 1

Applicant Name: _____

Applicant Current Address: _____

City _____ State _____ Zip _____

Email Address _____

Phone _____ Cell Home Work (Circle One)

Phone _____ Cell Home Work (Circle One)

Current Residence (Check One)

Rent _____ Own _____ Other (Explain) _____

If Rent, Landlord Name: _____ Phone #: _____

Years at Current Address: _____

If less than 2 years, previous address: _____

City _____ State _____ Zip _____

APPLICANT 2

Applicant Name: _____

Applicant Current Address: _____

City _____ State _____ Zip _____

Email Address _____

Phone _____ Cell Home Work (Circle One)

Phone _____ Cell Home Work (Circle One)

Current Residence (Check One)

Rent _____ Own _____ Other (Explain) _____

If Rent, Landlord Name: _____ Phone #: _____

Years at Current Address: _____

If less than 2 years, previous address: _____

City _____ State _____ Zip _____

PERSONAL INFORMATION:

List names and ages of all individuals expected to occupy the apartment.

NAME	RELATIONSHIP	AGE

NUMBER OF PETS _____

Unless expressly waived by the Corporation's Board of Directors in writing, all individuals expected to occupy the apartment must be present at the time of the applicant's interview with the Board of Directors.

EMPLOYMENT DATA *(Applicant 1)*

Current Employer _____ Position/Title _____

Address _____

Dates Employed: From _____ to _____ Current Salary _____

Phone # _____ Supervisor's Name _____

COMPLETE IF EMPLOYED IN CURRENT POSITION FOR LESS THAN TWO (2) YEARS:

Previous Employer _____ Position/Title _____

Address _____

Dates Employed: From _____ to _____ Previous Salary _____

Phone # _____ Supervisor's Name _____

(Applicant 2)

Current Employer _____ Position/Title _____

Address _____

Dates Employed: From _____ to _____ Current Salary _____

Phone # _____ Supervisor's Name _____

COMPLETE IF EMPLOYED IN CURRENT POSITION FOR LESS THAN TWO (2) YEARS:

Previous Employer _____ Position/Title _____

Address _____

Dates Employed: From _____ to _____ Previous Salary _____

Phone # _____ Supervisor's Name _____

FINANCIAL DATA

Source of down payment and settlement charges: _____

THESE QUESTIONS APPLY TO ALL APPLICANTS

If a "yes" answer is given to a question in this column, explain on separate sheet.

	Applicant 1 <u>Yes or No</u>	Applicant 2 <u>Yes or No</u>
Do you have or have you had any outstanding judgements?	_____	_____
In the last 7 years, have you declared bankruptcy?	_____	_____
Have you had property foreclosed upon or given title or deed in lieu thereof?	_____	_____
Are you a co-maker or endorser on a note?	_____	_____
Are you a party in a lawsuit?	_____	_____
Are you obliged to pay alimony, child support, or separate maintenance?	_____	_____
Is any part of the down payment borrowed or gifted?	_____	_____

DESCRIBE OTHER INCOME

NOTICE: Alimony, child support or separate maintenance income doesn't need to be reported if the applicant (s) chooses not to have it considered as a basis for paying maintenance charges:

	Monthly Amount
_____	\$ _____
_____	\$ _____
_____	\$ _____

DETAILS OF PURCHASE

a.	Purchase Price*	\$ _____
b.	Total closing cost (est.)	\$ _____
c.	Total (a + b)	\$ _____
d.	Amount of financing	\$ _____
e.	Other financing	\$ _____
f.	Amount of cash deposit	\$ _____
g.	Cash reqd. for closing	\$ _____

If applicable, explain other financing _____

***Copy of Contract of Sale to be submitted with this application**

Estimated closing date: _____

GROSS MONTHLY INCOME

ITEM	APPLICANT 1	APPLICANT 2	TOTAL
Base Income			
Overtime			
Bonuses			
Commissions			
Dividends/Interest			
Net Rental Income			
Other Income (specify) *			
TOTAL			

*Other Income (specify): _____

MONTHLY EXPENSES

ITEM	PRESENT	PROPOSED
Rent/Maintenance		
Mortgage Payment		
Homeowners Insurance		
Real Estate Taxes		
Mortgage Insurance		
Co-op/Condo/HOA Assessments		
Auto Loans/Leases		
Installment Loans/Credit Cards		
Tuition Payments		
Alimony		
Child Support		
Liens/Judgements		
Travel Expenses (commuting)		
Utilities		
Parking		
Tuition & Child Care		
Other Monthly Payments*		
TOTAL MONTHLY PAYMENTS		

*Other Monthly Payments (specify): _____

**BALANCE SHEET AT THE LAST DAY OF MONTH IMMEDIATELY
PRECEDING DATE OF APPLICATION (see notes on attached page)**

ASSETS

Contract deposit for this apartment

Checking Accounts (Note 1 – Not including contract deposit)

Savings Account (Note 1 – Not including contract deposit)

Marketable Securities (Note 2)

Certificates of Deposits (Note 1)

Real Estate Owned (Note 3)

Automobiles/Pleasure Craft Owned (Note 4)

Vested Interest in Retirement Fund (Note 5)

Example: 401K, Pension Funds, IRAs, ROTHs

Other Assets (Note 5) \$ _____

TOTAL ASSETS: \$ _____

LIABILITIES

Installment Debt Payable (Note 6) \$ _____

Other Unsecured Loans (Note 6) \$ _____

Mortgage Loans (Note 6) \$ _____

Automobiles/Pleasure Craft Loans (Note 6) \$ _____

Other Secured Loans (Note 6) \$ _____

Other Liabilities (Note 6) \$ _____

TOTAL LIABILITY: \$ _____

NET WORTH (*Assets – Liabilities*) \$ _____

NOTES TO BALANCE SHEET

Please use additional page if necessary

NOTE 1: Liquid Assets

Please provide last two months of statements for each account listed below.

Type	Name of Banking Institution	Balance
Checking 1		\$
Checking 2		\$
Savings 1		\$
Savings 2		\$
Investment		\$

NOTE 2: Securities

Please provide last quarter of statements for each account listed below.

Financial Institution	Investment Name	Value
		\$
		\$
		\$
		\$

NOTE 3: Real Estate Owned

Property Address	Market Value	Total Mortgage & Loans
	\$	\$
	\$	\$

Rental Properties, if listed above:

Monthly Liabilities vs. Revenue	Gross Rental Income	Mortgage Payments	Taxes, Insurance, Maintenance & Misc. Payments	Net Income
				\$
				\$

NOTE 4: Automobiles/Pleasure Craft Owned

Make	Model	Year	Plate #

NOTE 5: Other Assets

Financial Institution	Description of Investment (Other Assets)	Value

NOTE 6: Liabilities, Loans and Credit Debt

Please provide the following for all Debt (Credit cards, Student loans, Bank loans, other liabilities, etc.)

Creditor's Name	Monthly Payments	Months Left	Unpaid Balance

CERTIFICATION OF ACCURACY AND DISCLOSURES

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries to any person or institution being made for the purpose of verifying the facts herein stated. I understand and accept that 750 Kappock Apartment Corp. has the right to rely on information given herein, and in the event investigation proves any of the statements false, 750 Kappock Apartment Corp. may reject this application, or if lease has been executed, may terminate same as if breach of lease had occurred.

Signature: _____ Date: _____

Signature: _____ Date: _____

**AUTHORIZATION FOR THE RELEASE OF CONSUMER CREDIT REPORT
INFORMATION TO THE FOLLOWING COMPANY OR CORPORATION**

I _____ hereby authorize Garthchester Realty and the agencies used by this company or corporation, the release of, and/or permission to obtain and review, full consumer credit report information from the credit reporting agencies and/or their vendors. Without exception this authorization shall supersede and retract any prior request or previous agreement to the contrary. Copies of this authorization, which show my signature, have been executed by me to be as valid as the original release signed by me.

Compliance by the Subscriber with all provisions of the Federal Fair Credit Reporting Act (Public Law 91-508, 15 U.S.C. Section 1681 ET SEQ., 604-615) and the Consumer Credit Reporting Act (California Civil Code Sec. 1785.1-1785.34) or other jurisdictional requirements. Information will be requested only for the Subscriber's exclusive use, and the Subscriber will certify for each request the purpose for which the information is sought and that the information will be used for no other purposes.

 X BY WRITTEN AUTHORIZATION OF THE CONSUMER TO WHOM IT RELATES

Signature: _____ Date: _____

Printed Name: _____

Social Security Number: _____ Phone #: _____

Current Address: _____

EMERGENCY CONTACT FORM

HOME NUMBER _____

between the hours of _____ and _____

WORK NUMBER _____

between the hours of _____ and _____

ALTERNATE ADDRESS

EMERGENCY CONTACT

Name: _____

Relationship: _____

Address: _____

Phone: _____

*between the hours of * _____ and _____

Building Address: _____

Exhibit B

Apt: _____

COOPERATIVE SALES

LEAD WARNING STATEMENT – CONTRACTS OF SALE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any Information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS
SELLER/PURCHASER**

Seller's Disclosure

(a)_____ Presence of lead-based paint and/or lead-based paint hazards (Seller(s) check (i) or (ii) below):

(i)_____ Known lead-based paint and/or lead-based paint hazards are present in the Unit and/or common areas (explain)

(ii)_____ Seller has no knowledge of lead-based paint and/or lead-base paint hazards in the Unit and/or common areas.

(b)_____ Records and reports available to the seller (check (I) or (II) below):

(i)_____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the Unit and/or common areas (list documents below).

(ii)_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Unit and/or common areas.

Purchaser's Acknowledgment (purchaser(s) to initial (c) (d) (e) and check either (i) or (ii) below):

(c)_____ Purchaser has received copies of all information listed above.

(d)_____ Purchaser has received the pamphlet *Protect Your Family from Lead In Your Home*.

(e)_____ Purchaser has (check (i) or (ii) below):

(i)_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards.

Agent's (Broker) Acknowledgement (Agent (all Broker) to initial (f) below):

(f)_____ Agent (All Brokers) has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Agent's (All Brokers) Independent responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Agent (Broker)	_____ Date	_____ Agent (Broker)	_____ Date

750 KAPPOCK APT. CORP.

HOUSE RULES

USE OF COMMON AREAS

1. The public halls, stairways and lobby of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building.
2. Children shall not play in the lobby, public halls, laundry room, stairways, landscaped grounds, gym, or elevators, or on the roof of the building.
3. No recreational activities are allowed on the landscaped grounds.
4. No decoration of public space or placing of any objects in hallways is permitted.
5. No article, such as doormats, umbrellas, shoes, rubber boots, or sleds shall be placed in the halls or on the staircase landings or elevators, nor shall anything be hung or shaken from the doors, windows, terraces, balconies, or roofs or placed upon the windowsills or ledges of the building. No bicycles, scooters, strollers, baby carriages or other wheeled items shall be allowed to stand in the halls, passageways, or other public areas of the building. Anything left outside an apartment is subject to removal by building personnel.
6. Building notices shall be exhibited on building bulletin boards. Nothing shall be taped or adhered to apartment doors. Decorations in public areas are the sole prerogative of the Board of Directors.
7. Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the board or the managing agent.
8. Except for posted parcels and restaurant deliveries, all other items of every kind, including bulk deliveries, must be delivered through the service entrance to the building.
9. Compactor rooms must be kept empty of all non-recyclable garbage and refuse except for newspapers and recycling bins. All non-recyclable garbage must be disposed of in compacting chutes in tied plastic bags. If non-recyclable garbage or refuse does not fit down the chutes, it must be brought down to the main compactor room in the basement. All corrugated boxes should be collapsed and taken to the basement compactor room.
10. All cars belonging to garage space owners must exhibit a decal and have car's description registered with the Agent and Garage Manager (see Garage Rules).
11. No vehicle belonging to a resident or to a member of the family or guest, subtenant, or employee of a resident shall be parked in such a manner as to impede or prevent ready access to the entrance of the building by another vehicle.
12. Vehicles shall not idle in front of the building or be left unattended. Delivery vehicles are permitted as long as they are not blocking other vehicles.

13. All persons using bicycles, scooters, roller blades/in-line skates must walk them through the lobby in an orderly fashion. Small children using the above vehicles must be supervised by a responsible adult (parent, grandparent, babysitter etc). Any damage to property will be the responsibility of the appropriate tenant.
14. Anyone defacing the building, or its contents will be held responsible for the repair or replacement of such property.
15. No radio or television aerial, satellite dish, etc. shall be attached to or hung from the exterior of the building.
16. Elevator number two (next to Apartment #101) has been designated as a "service elevator" for all construction material, move-ins, furniture delivery etc.
17. The carts in the laundry room are to be used only in that designated area. They are **NOT** to be removed from the room.
18. The roof is off limits to all persons except for authorized personnel or in emergencies.
19. All pets must be curbed off of our property and must be kept off the landscaped areas. Dogs must be kept on a short leash at all times when out of the owner's apartment and on the property of the cooperative. Pet owners must take special care when walking their pet through the front entrance. Damages caused by pets to property and/or persons are the sole responsibility of the pet owner, who shall pay for damages caused by the pet. Hired dog walkers will be permitted to enter or exit the building with one dog at a time. Excessive dog barking is not permitted.
20. Smoking is not allowed in common areas of the building nor on the outside property.
21. No Lithium-ion battery powered bicycles (e-bikes), scooters (e-scooters), hover-boards or similar lithium-ion battery powered personal transportation or mobility devices of their batteries may be kept, stored, or charged in any of the building grounds, garages, or apartments of 750 Kappock Apt Corp.

USE OF APARTMENTS

1. All apartments are considered to be used for private dwellings only, except for those specified as professional apartments in the certificate of occupancy.
2. No Lessee shall make or permit anything to be done therein which will interfere with the rights, comfort, or convenience of other Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a stereo, radio, or television in such Lessee's apartment between the hours of 11:00 o'clock pm and the following 8:00 o'clock am 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 9:00 o'clock am and 5:00 o'clock pm.
3. Unless expressly authorized by the Managing Agent, the floors of each apartment must be

covered with rugs or carpeting including proper matting or equally effective noise- reducing material, to the extent of at least 80 percent of the floor of each room except kitchens, pantries, bathrooms, and closets.

4. No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale or tag sale be held in any apartment without written consent of the board and its managing agent. Rules for these events must be obtained from the managing agent. Resident is responsible for strict adherence to said rules.
5. The managing agent, and any other contractor or workman authorized by said agent, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. If the managing agent takes measures to control or exterminate said vermin, the cost thereof shall be payable by the resident.
6. The use of clothes washing machines within individual apartments is prohibited.
7. The top of the garage is not a public area, and no use thereof of any kind whatsoever is to be made by tenants or others (except for the designated portions of the roof that form a part of the terrace area assigned to apartments # 101 and # 115 respectively). Tenants shall be responsible that their children, guests, and others comply fully with this rule.

SHAREHOLDER RESPONSIBILITIES

1. All residents and shareholders must retain homeowner's insurance to protect themselves and their apartment.
2. No resident shall hire or utilize the services of any building employee for private business during that employee's workday.
3. Shareholders have the right to sublet their apartments for one year with Board approval, provided they had resided in the apartment for at least two years prior to such sublet. At the end of the year, the Board of Directors will decide whether to extend the sublet for one additional year. A monthly sublet fee equal to 10% of the rent charged will be charged to the shareholder. If the lessee sublets and should default in the payment of any rent, the lessor shall receive from the subtenant the rent due. Subletters are prohibited from having dogs. Shareholders who sublet their apartment must supply the equivalent of three months maintenance as a security deposit prior to the beginning of the sublease.
4. Shareholders should leave a copy of their apartment keys with the Superintendent who will place them in a special "Lockbox". If the shareholder does not comply, he or she will be responsible for any damage done to the apartment door in order to gain entry in an emergency.
5. Residents should not feed squirrels, birds or any other wild animals from windowsills, terraces, and other public areas since it can create health problems for other residents in the building.
6. Residents of apartments are restricted to ownership of no more than one dog at a time.

7. Resolved, that, except as otherwise provided in paragraph 38 of the Proprietary Lease, no Lessee shall be permitted to transfer or assign an apartment unless such Lessee shall first have physically resided in that apartment for a period of not less than one (1) year.
8. Only an individual or individual (s) or an irrevocable trust created by shareholder (s) can be owners of shares in the cooperative.
9. If residents fall behind in apartment maintenance for one month, they will be subject to losing their storage bin rental and bike hook.
10. The Coop is not responsible for any package or other items held by building personnel. Notification will be through Building Links and on screen in Lobby. However, stickers are placed on the mailboxes for those tenants without computer access, receiving packages.

TERRACES

1. No charcoal or gas barbecue grill or cooking fire of any kind is permitted on any terrace. Use of such equipment violates existing fire laws.
2. No new terrace enclosures are permitted. The terrace floor must be accessible for inspection. Terrace enclosures are the responsibility of residents. Maintenance of the balcony railing, and slab are the responsibility of the building.
3. Plants are allowed on terraces as long as they are hung inside the railing. They must be carefully maintained to prevent moisture damage to terrace floor. Painting of terrace walls is not permitted.
4. Per NYC Ordinance: Smoking is never allowed on balconies or terraces. Cigarette or cigar butts must never be tossed out of a window or over a balcony or terrace.

BOARD OF DIRECTORS

1. Members of the Board of Directors must be resident shareholders in good standing, residing on premises $\geq$ 9 months/year, and without legal action against the cooperative. No board member may be more than 30 days in arrears.
2. The Board of Directors may impose appropriate penalties for violation of any of these House Rules, including reimbursement of expenses incurred.
3. Failure to pay any fee required under rules promulgated by the Board of Directors results in a lien on the shares allocable to that apartment.
4. A \$175 document fee is collected for reissuing of lost stock certificate, name changes, refinancing, alteration agreements, etc.
5. **These House Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors. Any consent or approval given under these House Rules by said Board shall be revocable at any time.**

At this time, the Board of Directors have voted on instituting the following fine structure. This was done after careful consideration as there have been numerous house rule violations over the last few months. These fines bring us in line with comparably sized Coops in Riverdale and will be enforced starting immediately.

Infraction	1st time	2nd Time	3rd Time	Thereafter
Dogs off leash anywhere in or on property	Warning Letter	\$100	\$300	\$500
Dogs urinating or defecating anywhere in or on property	Warning Letter, plus any cost to remedy damage	\$150	\$300	\$500
Hoteling of apartments	1 month maintenance	1 Month Maintenance, termination Proprietary Lease	N/A	N/A
Improper disposal of trash, including leaving large boxes in Chute area and foods or beverages in Recycle Bins	Warning Letter	\$25	\$50	\$100

750 KAPPOCK APT. CORP.

GARAGE RULES

1. Each owner has registered one car for each space owned. If the registered car needs to be repaired and a replacement car needs to be used, the garage manager must be notified, with details of temporary car (make, model, license plate number).
2. All cars must be registered and have numbered decals. If a new decal is needed, please notify the manager of the garage. If a new car has been purchased, a new registration form must be completed (and can be obtained from garage manager) so that a new decal can be issued.
3. Keys for all cars must be held by the garage attendants.
4. Upper-level owners who voluntarily move to the lower level forfeit their rights to upper-level parking.
5. The owner is responsible for the total monthly garage bill including the monthly surcharge for upper-level parking, regardless of whether spot is sub-leased.
6. When a garage space owner's automatic door opener malfunctions so that the owner is unable to drive into the garage, the space owner must notify the doorman who will identify the owner as a resident and direct garage personnel to open the garage door.
7. To enhance security, residents who arrange for guest parking must notify the doorman in advance of the anticipated time of arrival. Guests should first drive to the front of the building and announce themselves to the doorman. The doorman will notify the garage personnel who will then open the garage door.
8. Guests of residents wishing to park overnight will be limited to space availability. Daytime visitor parking is allowed. Daytime rates are \$3.00 for first hour, \$2.00 for each subsequent hour. Overnight rates \$ 15.00.
9. Only garage space owners shall be in the possession of an automatic garage door opener. If his or her space is sublet, the owner will provide his opener to the sublessee.
10. **The Corporation shall not be responsible for any damage to any automobile.** Person's parking in the garage shall hold harmless the Corporation and any employees for any injury or damage to person or property as well as for the loss, theft, or damage to any property. Any loss should be claimed against the person's personal insurance carrier.
11. Only four (4) wheeled motor vehicles are allowed.
12. Non-residents are not permitted to sublet or own a space in the garage.

13. A sublease form is available from the Superintendent for any garage space owner who wishes to sublease his or her space. A monthly garage sublet fee will be charged to the owner. As of 2019, this fee is \$40 per month of sublet.
14. All cars parked in the garage must be in an operable condition.
15. Lower garage space owners are not to park their cars in the center when a space along the wall is available.
16. As of 2019, new vehicles whose length is in excess of 197 inches and or width in excess of 75 inches will not be permitted. Vehicles exceeding this size that were registered prior to 2019 are subject to \$50.00 per month surcharge.
17. Any unauthorized automobile or other vehicle parked in the garage will be towed without notice and the cost billed to the Lessee.
18. Pick-up trucks are not permitted.
19. The Garage Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors. Any consent or approval given under these House Rules by said Board shall be revocable at any time.

E-Bikes & E-Scooters

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Due to concerns with fire safety issues which impact the safety and well-being of all shareholders and residents, the Board has adopted a new House Rule banning certain lithium-ion devices, effective March 31, 2023. We have done so because of the growing evidence of the dangers these devices pose.

There has been a recent increase in apartment fires causing property damage and, sadly, death to tenants in multi-family dwellings in New York City caused by electric bikes and scooters with lithium-ion batteries. In response to this, Fordham University, Pace University, New York University, and Columbia University have all banned e-bikes on their campuses. In addition, a real estate company specializing in high-end rentals, Glenwood Management, has announced that it is amending its leases to prohibit keeping or charging e-bikes in their buildings.

The House Rule banning these devices is below:

LITHIUM-ION BATTERY POWERED DEVICES

The Board of Directors has serious concerns with fire safety issues and has banned certain lithium-ion battery devices. No lithium-ion powered scooters (e-scooters), bicycles (e-bikes), hover boards or other similar lithium-ion battery powered personal transportation or mobility devices or their batteries may be kept, stored or charged in any of the buildings, garages, grounds or apartments of 750 Kappock Apt. Corp.

If the situation with these batteries and e-bikes improves, the Board will, as we often do, revisit this issue.

750 KAPPOCK STREET CORP.

**RECYCLING-TRASH DISPOSAL PROCEDURES
FOR COMPACTOR ROOMS**

GREY CONTAINERS MIXED PAPERS	BLUE CONTAINERS RINSE CLEAN: METAL, GLASS & PLASTIC	SINK PRINTED MATERIAL
YES Paper and envelopes, junk mail, bills, wrapping paper, paper bags, smooth cardboard, white or colored paper	***YES*** Milk & juice cartons, Plastic & glass bottles, Metal cans, Aluminum foil wrap & trays (cleaned) Small household metal items	***YES*** Soft cover books, Newspapers, magazines, catalogues and telephone books
NO Soiled paper cups and plates, Napkins, paper towels or tissues, plastic or waxed-coated paper	***NO*** Styrofoam food containers, plastic bags, wrap, utensils, plates, cups, and window glass	***NO*** Hardcover books