



338 East 92nd Street • New York, N.Y. 10128
212-534-3131 • Fax: 212-534-6237
www.SalonRealty.com

**Apartment Rental Application
120 Gramercy Hill Condominium**

Dear Prospective Renter,

Thank you for your interest in renting an apartment at 120 East 29th Street. Enclosed is the Rental Application that will be reviewed by the Board of Managers. Please return 1 original and three (3) copies of the application along with all supporting documentation. Checks for the following fees should be enclosed with your application.

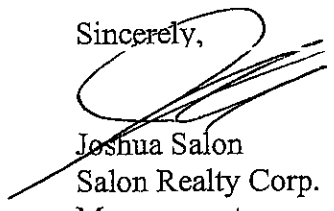
- 1) \$350.00 – Processing fee made payable to: Salon Realty Corp.

- 2) Unit Owner: \$1,500.00 – Non-refundable contribution to Condominium reserve fund made payable to: 120 Gramercy Hill Condominium

- 3) Renter: \$500.00 – Refundable move in damage deposit made payable to: Salon Realty A.A.F. 120 Gramercy Hill Condominium

Please do not hesitate to contact our office with any questions you may have regarding the completion of your application.

Sincerely,



Joshua Salon
Salon Realty Corp.
Management

Supporting Documents for Rental Application

1. Application & documents submitted to unit owner
2. If none, please fill out enclosed application
3. Letter of Reference from Current Landlord/Management Company
4. Letter of Reference from Employer stating salary, position and length of Employment along with a copy of the most recent W-2
5. Acknowledgement of the House Rules to be signed by both unit and tenant
6. Copy of Lease

APPLICATION FOR Rental OF Condominium APARTMENT

Name of Applicant _____

Name of Co-Applicant/Spouse _____

Maiden Name of Applicant/Co-Applicant/Spouse _____

Date/Place of Birth of Applicant _____

Schools Attended _____

Degrees Earned _____

Number of Persons Who Would Occupy Apartment _____

Number and Ages of Children (if any) _____

Names of Other Persons Who Will Occupy Apartment _____

Address of Any Additional Residence(s) Owned or Leased _____

Information Regarding Any Pets to Be Maintained in the Apartment _____

Do any of the intended occupants play a musical instrument? If
so, name instrument _____

Special remarks and additional information which may be pertinent or helpful
as an indication of the nature of applicant's occupancy _____

APPLICATION FOR Rental OF Condominium APARTMENT

	APPLICANT	SPOUSE OR CO-APPLICANT
NAME		
CURRENT ADDRESS		
PRIOR ADDRESS		
TELEPHONE		
SOCIAL SECURITY NO.		
DATE OF BIRTH		
EMPLOYER		
ADDRESS		
TELEPHONE		
PRIOR EMPLOYER		
ADDRESS		
TELEPHONE		
Brokers	FOR APPLICANT	FOR Unit Owner
NAME		
ADDRESS		
TELEPHONE		

SCHEDULE A

RULES AND REGULATIONS FOR 120 GRAMERCY HILL CONDOMINIUM

1. Nothing shall be done or kept in any Unit or the Common Elements which will increase the rate of insurance on the Building, or contents thereof, without the prior written consent of the Board of Managers. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements which will result in the cancellation of insurance on the Building, or contents thereof, or which would be in violation of any law. No Unit Owner or occupant or any of its agents, servants, employees, licensees or visitors shall at any time bring into or keep in its Unit or in the Common Elements any hazardous, flammable, combustible or explosive fluid, material, chemical or substance. No waste shall be committed in the Common Elements.
2. All electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit.

No radio or television aerial, satellite dish or other similar device shall be erected on the roof, terraces or exterior walls of the Building without obtaining in each instance the written consent of the Board of Managers. Any aerial or dish so installed without such required consent shall be subject to removal without notice at any time.
3. Nothing shall be done in any Unit or in, on or to the Common Elements which will impair the structural integrity of the Building or which would structurally change the Building without the prior written consent of the Board of Managers.
4. Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board of Managers.
5. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be complied with by and at the sole expense of the Unit Owners or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property.
6. No swill, brine, offensive animal matter, noxious liquid, or other filthy matter of any kind, shall be allowed by any person to fall upon or run into any street, or Common Element or be taken to or put therein.

There shall be no obstruction of the Common Elements. The entrances, passages, public halls, elevators, vestibules, corridors, stairways and other areas within the Common Elements

shall not be used for any other purpose than that for which they are intended. Nothing shall be stored in the Common Elements without the prior consent of the Board of Managers, except as otherwise expressly provided for in writing herein or elsewhere.

8. The agents of the Board of Managers or the managing agent, and any contractor or worker authorized by the Board of Managers or the managing agent, may enter any Unit at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of 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, provided that such right will be exercised in such a manner as will not unreasonably interfere with the normal conduct of business by any Commercial Unit Owner.
9. If any key or keys are entrusted by a Unit Owner or occupant or by his or her agent, servant, employees, licensee or visitor to any employee of the Board of Managers, whether for such Unit or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Managers shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
10. Except to the extent expressly authorized herein or in the By-Laws, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes. However, and notwithstanding any future amendment or repeal of this Rule, the Sponsor and its designee shall have the right to place "For Sale", "For Rent" or "For Lease" signs on the Condominium Property and on any unsold or unoccupied Units, and to maintain such selling and informational signs as are deemed necessary by Sponsor (or its designee) to sell or lease any Units. No illuminated sign may be placed on the exterior of such Unit or in its appurtenant Limited Common Elements. Except as provided above with respect to the rights of the Sponsor and its designees, no sign, canopy, awning or flag may extend above the top of the first floor of the Building.
11. The Board of Managers or the managing agent may retain a passkey to each Unit. The Unit Owner shall not alter any lock on any door leading to his or her Unit without the written consent of the Board of Managers or the managing agent. If such consent is given, the Board of Managers or the managing agent shall be provided with a key.
12. Unit Owners shall, at their sole cost and expense, comply with all present and future laws, orders and regulations of all state, federal, municipal and local governments, departments, commissions and boards regarding the collection, sorting, separation, recycling and disposal of waste products, garbage, refuse and trash (including, without limitation, medical, regulated or other hazardous waste). Unit Owners shall sort and separate such waste products, garbage, refuse and trash into such categories as provided by law, and in accordance with the rules and regulations adopted by the Board of Managers of the Condominium for the sorting and separating of such designated recyclable materials. Unit Owners shall comply with the

requirement to rinse recyclable bottles and containers before placing them in the designated receptacles, in accordance with all applicable law and regulations. The Board reserves the right, where permitted by law, to refuse to collect or accept from Unit Owners any waste products, garbage, refuse or trash which is not separated and sorted as required by law. Unit Owners shall pay all costs, expenses, fines, penalties or damages which may be imposed on the Board of Managers, the Sponsor or any Unit Owner by reason of the Unit Owner's failure to comply with these provisions and, at the Unit Owner's sole cost and expense, the Unit Owner shall indemnify, defend and hold harmless the Board of Managers, the Sponsor and the other Unit Owners (including legal fees and disbursements) from and against any actions, claims and suits arising from the Unit Owner's noncompliance, utilizing counsel reasonably satisfactory to the Board or the Sponsor, as the case may be, if said party so elects. The Unit Owner shall be liable to the Board of Managers for any costs, expenses or disbursements, including legal fees, which may be incurred by the Board in the commencement and/or prosecution of any action or proceedings by the Board against the Unit Owner, predicated upon the Unit Owner's breach of this paragraph. Unit Owners are advised that local regulations governing recycling make Unit Owners liable for non-compliance.

13. Unit Owners will faithfully observe the procedures established from time to time by the Board of Managers or the managing agent with respect to services provided and management of the Building.
14. Unit Owners may keep dogs, cats or other common household pets in their Units, subject to rules and regulations adopted by the Board of Managers. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash. Notwithstanding any future amendment or repeal of this Rule, any Unit Owner who purchased his or her Unit from the Sponsor may continue to keep such common household pets in their Units, as such pets were owned by such Unit Owner as of the closing date of such Unit.
15. These Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

Acknowledgement of Rules and Regulations of the Condominium Association

Re: 120 Gramercy Hill Condominium
120 East 29th Street
New York, NY 10011

Dear Board of Managers,

I acknowledge that I shall be responsible for any violations of the Condominium Association's Rules and Regulations by the tenant leasing my apartment.

Unit Owner

Unit Owner

Acknowledgement of Rules and Regulations of the Condominium Association

Re: 120 Gramercy Hill Condominium
120 East 29th Street
New York, NY 10011

Dear Board of Managers,

I acknowledge receipt of the Rules and Regulations of the Condominium Association as part of the rental application given to me. I understand, accept and agree to adhere to and comply with said Rules and Regulations.

Tenant

Tenant