



**Associates, Inc.**

Exceptional Management  
Impeccable Reputation

An AKAM® Living Services Company

260 Madison Avenue  
12th Floor  
New York, New York 10016  
Phone: 212.986.0001  
Fax: 212.986.0002  
[www.akam.com](http://www.akam.com)

**10 Park Avenue  
RESALE REQUIREMENTS**

**Date:** July 11, 2012

**Apartment:** 9H

**SUBMITTED APPLICATION MUST INCLUDE:**

1. Contract of Sale.
2. Information Regarding Applicants (enclosed).
3. Financial Statement (enclosed).
4. Verification of each financial reference stated in Financial Statement.
5. Monthly Cash Flow Summary (enclosed).
6. Credit Check authorization (enclosed).
7. Copies of two (2) most recent pay stubs from each applicant.
8. Copies of the past two (2) years' tax returns and W-2 forms for each applicant.
9. Three (3) personal reference letters for each applicant.
10. One (1) financial reference letter for each applicant.
11. Employment reference letter from present employer verifying position, salary and length of employment.
12. Letter of reference from current landlord or managing agent.
13. **If financing:**
  - A). Copy of loan application
  - B). Copy of loan commitment letter
  - C). Copy of bank appraisal

**APPLICATION FEES:**

1. \$350.00 processing fee; check made payable to AKAM Associates.
2. \$125.00 credit check fee, per applicant; check made payable to AKAM Associates.
3. \$500.00 Move-In/Out deposit; check made payable to 10 Park Ave. Tenant's Corp.

Please send one (1) original and nine (9) collated copies to:

**AKAM ASSOCIATES, INC.  
c/o Closing Department  
260 Madison Avenue, 12th Floor  
New York, NY 10018**

### IMPORTANT SALE INFORMATION

- 1) All applicants for Co-op sales must be interviewed and approved by the Board of Directors. Interviews are typically conducted at monthly Board meetings that usually occur on the second Tuesday of the month. Interviews are scheduled through this office but are ultimately subject to the schedules of the Board of Directors. Therefore, closing dates/moving dates should be set with this in mind.
- 2) The processing of your application can take 4 – 6 weeks from the date we receive a completed application. Incomplete application packages will not be presented to the Board until they are complete.
- 3) Closing dates are subject to the availability of this office, and will under no circumstances be set up without a minimum notice of five (5) business days. Closings will not be scheduled prior to Board approval being granted.
- 4) All requests for building information should be made in writing.
- 5) All fees are non-refundable unless otherwise specified.
- 6) Only one person on each side of the transaction should be appointed to make inquiries into the status of the application. Please specify whom those contact people will be in the space provided below.
- 7) No application will be processed without the signatures of all parties indicated below and receipt of all fees due.

WE, THE UNDERSIGNED, UNDERSTAND AND AGREE TO THE ABOVE:

*Claude Simon*

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Purchaser

7-11-2012

\_\_\_\_\_  
Broker

\_\_\_\_\_  
Date

Building address and apartment number:

\_\_\_\_\_  
10 Park Avenue, 9H

Seller's contact person: \_\_\_\_\_  
Name \_\_\_\_\_

\_\_\_\_\_  
Phone number

Purchaser's contact person: \_\_\_\_\_  
Name \_\_\_\_\_

\_\_\_\_\_  
845 796 9140

\_\_\_\_\_  
Phone number

## INFORMATION REGARDING APPLICANT

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Home Address: 71 Tonjes Road, Callicoon, NY Telephone 845 482 3439  
12723

Business Connection & Position: Veratex, Inc., President

Business Address: 254 Fifth Ave., NY, NY 10001 Telephone 212 683 9300

Names of all persons who will reside in the apartment and if children, state number and their ages.

Claude Simon, Carolyn Simon, Charles Simon (Age 8), Henry Simon (Age 6)

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Names of all residents in the building known by the applicant.

Does applicant wish to maintain any pets, and if so, please specify: No

### REFERENCES

#### LANDLORD:

Present or Agent: \_\_\_\_\_

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

Approximate length of Occupancy: \_\_\_\_\_

Previous Landlord or Agent: \_\_\_\_\_

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

Address of previous residence and approximate length of occupancy: 15 West 12th St., 4D, NY, NY  
10011  
15 Years (1982-1997)

**FINANCIAL:**

A. (Bank - Personal Account) Citibank

Address: Park Ave & 32nd Street

B. (Bank) Bank of Soperton

Address: Main Street, Soperton, GA 30457

C. Stock Broker, CPA, Executor, if any: Arthur Langer, CPA 18 Blanche Street, Plainview, NY  
11803

D. For information regarding source of income contact: Wei Chang, Veratex, Inc. 516 702  
3002  
Address: 254 Fifth Avenue, NY, NY 10001 212 683 9300

Stock Broker: Ken Morris, Morgan Stanley PWM, 212 492 6337

**PERSONAL:**

1. Name Gary Rosenberg Address: 300 Jericho Triangle, Jericho, NY 11753

2. Name XXXXXX Address: XXXXXX

3. Name David Dubin Address: 33 West Second Street, Riverhead, NY 11901

4. Name David Lans Address: 1 Elk Ave., New Rochelle, NY 11804

**SPECIAL REMARKS:**

Please give any additional information which may be pertinent or helpful: In terms of income,

2012 is a "cash out" year for me in Real Estate. Consequently, there will be a  
large income in 2012. Instead of using that number, I used an average conservative  
return of 1.8% on the real estate "asset" whatever it may turn out to be after the  
cash is reinvested in real estate later this year. Also, since the building that was  
the subject of the sale in 2012 had to be delivered vacant, 2009 and 2010 were  
weak years in terms of real estate income.

## EMPLOYMENT CHECK AUTHORIZATION

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### APPLICANT:

Occupation & Title Textiles, President

Employer Veratex, Inc.

Address 3rd Floor, 254 Fifth Avenue, New York, NY 10001

Telephone Number 212 683 9300 How long with present employer 35 Years

Name of supervisor N/A Telephone Number 212 683 9300

### CO-APPLICANT:

Occupation & Title \_\_\_\_\_

Employer \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ How long with present employer \_\_\_\_\_

Name of supervisor \_\_\_\_\_ Telephone Number \_\_\_\_\_

In connection with my purchase I authorize procurement of any employment verification on myself.

*Claude Simon* 7-11-2012  
Signature, Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature, Co-Applicant \_\_\_\_\_ Date \_\_\_\_\_

## MONTHLY CASH FLOW SUMMARY

Name: Claude Simon  
 Building: 10 Park Avenue Apartment: 9H

1.	INCOME		
	SALARY (GROSS)	<u><del>\$5,000</del> 4,583</u>	
		<u>Total</u>	<u><del>\$5,000</del> 4,583</u>
	OTHER INCOME	<u><del>\$50,000</del> 12,500</u>	
		<u>Total</u>	<u><del>\$50,000</del> 12,500</u>
		<u>TOTAL</u>	<u><del>\$55,000</del> 17,083</u>
2.	FIXED EXPENSES		
A.	HOUSING	0	
	Mortgage	<u><del>\$5,000</del> 1,250</u>	
	Maintenance	<u><del>\$5,000</del> 1,250</u>	
	Other Mortgage(s)	<u><del>\$2,000</del> 1,000</u>	
	Taxes	<u><del>\$2,000</del> 1,000</u>	
	Miscellaneous	<u><del>\$3,000</del> 3,000</u>	<u><del>\$3,000</del> 5,250</u>
		<u>Total</u>	
B.	TUITION	0	
C.	ALIMONY or CHILD SUPPORT	0	
D.	OTHER DEBT SVC		
	Car Loans	0	
	Credit Cards	0	
	Personal Loans	0	
	Other	0	0
		<u>Total</u>	
E.	OTHER	0	
		<u>TOTAL</u>	
3.	MONTHLY DISCRETIONARY INCOME		<u>11,833</u>
4.	SPECIAL INSURANCE COVERAGE	YES <u>      </u>	NO <u>  X  </u>
	ON WHICH SALARIES?		

Claude Simon

Name \_\_\_\_\_  
Address 71 Tonjes Road, Callicoon, NY 12723

For the purpose of procuring credit from the above-named company, or its assigns, the following is submitted as being a true and accurate statement of the financial condition of the undersigned on the 30th day of June, 2012.

FILL ALL BLANKS, WRITING "NO" OR "NONE" WHERE NECESSARY TO COMPLETE INFORMATION.

ASSETS		LIABILITIES	
CASH IN BANKS	499,768	NOTES PAYABLE TO BANKS	0 7,381 (Margin Loan)
SAVINGS & LOAN SHARES		NOTES PAYABLE TO RELATIVES	0
EARNEST MONEY DEPOSITED		NOTES PAYABLE TO OTHERS	0
BONDS & STOCKS (See Schedule)	373,566	INSTALLMENTS ACCOUNTS PAYABLE Automobile	0
INVESTMENT IN OWN BUSINESS	9,904,124	INSTALLMENT ACCOUNTS PAYABLE Other	0
ACCOUNTS AND NOTES RECEIVABLE		OTHER ACCOUNTS PAYABLE	0
REAL ESTATE OWNED (See Schedule)	700,000	MORTGAGES PAYABLE ON REAL ESTATE (See Schedule)	0
AUTOMOBILES: Make Year Chevy Silverado 2003	9,000	UNPAID REAL ESTATE TAXES	0
PERSONAL PROPERTY & FURNITURE	200,000	UNPAID INCOME TAXES	0
LIFE INSURANCE (Cash Surrender Value)	20,000	CHATTTEL MORTGAGES	0
OTHER ASSETS (Itemize) CITIBANK IRA	2,915	LOANS ON LIFE INSURANCE POLICIES (Include Premium Advances)	0
AXA IRA	12,401	OTHER DEBTS (Itemize)	0
AXA SARSEP	66,820	TOTAL LIABILITIES	xx 7,381
		NET WORTH	
TOTAL ASSETS	11,788,594	TOTAL LIABILITIES & NET WORTH	
SOURCE OF INCOME		PERSONAL INFORMATION	
BASE SALARY	\$ 55,000	OCCUPATION OR TYPE OF BUSINESS	Textiles
OVERTIME WAGES	\$	EMPLOYER	Veratex, Inc.
DIVIDENDS & INTEREST INCOME	\$	POSITION HELD	President
REAL ESTATE INCOME (Net)	\$ 150,000	NUMBER OF YEARS	35
APPLICANT INCOME	\$	PARTNER OR OFFICER IN ANY OTHER VENTURE OR OTHER EMPLOYMENT	
OTHER INCOME (Itemize)	\$	160 MAOC, VRTX, Inc.	
		CHILDREN (Ages)	Charles (Age 8) Henry (Age 6)
		OTHER DEPENDENTS	
TOTAL	\$		
CONTINGENT LIABILITIES		GENERAL INFORMATION	
AS ENDORSER OR CO-MAKER ON NOTES	\$ 0	PERSONAL BANK ACCOUNTS CARRIED AT:	Citibank
ALIMONY PAYMENTS (Annual)	\$ 0	SAVINGS & LOAN ACCOUNT AT	
ARE YOU DEFENDANT IN ANY LEGAL ACTION	\$ no	PURPOSE OF LOAN	
ARE THERE ANY UNSATISFIED JUDGEMENTS?	no		
HAVE YOU EVER TAKEN BANKRUPTCY? EXPLAIN:	no		

*Claude Simon*

SIGNATURE

SCHEDULE OF BONDS AND STOCKS			
AMOUNT OR NO. SHARES	DESCRIPTION (Extend Valuation in Proper Column)	MARKETABLE Actual Market Value	NONMARKETABLE (Unlisted Securities Estimated Worth)
\$300,680.00	AMX American Movil	\$300,680.00	
\$66,075.72	FAX Aberdeen Asia Fund	\$66,075.72	
\$6,801.28	NVN Nuveen	\$6,801.28	

SCHEDULE OF REAL ESTATE					
DESCRIPTION AND LOCATION	COST	ACTUAL MARKET VALUE	AMOUNT	MORTGAGE	MATURITY DATE
71 Tonjes Road Callicoon, NY	220,000	550,000	0		
380 County Rte 164 Callicoon, NY	110,000	150,000	0		

SCHEDULE OF NOTES PAYABLE					
Specify any assets pledged as collateral, indicating the liabilities they secure:					
TO WHOM PAYABLE	DATE	AMOUNT	DUUE	INTEREST	ASSETS PLEDGED AS SECURITY
<del>NONE</del> xxx					
Morgan Stanley	2011	7,381	N/A	4% APR	Brokerage Account

The foregoing statements and details pertaining thereto, both printed and written, have been carefully read and the undersigned hereby solemnly declares and certifies that same is a full and correct exhibit of my/our financial condition.

Date 7-11-2012

Signature

*Claude Simon*

### Consent Form - Disclosure of Information:

Name: Claude Simon

Social Security # 106-50-1158 Date of Birth 3-5-1956  
Home Phone #: 845 482 3439 Business Phone #: 212 683 9300  
Home Address: 71 Tonjes Road  
City: Callicoon State: NY Zip: 12723

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

Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Home Phone #: \_\_\_\_\_ Business Phone #: \_\_\_\_\_  
Home Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I hereby give consent for an investigative consumer report to be done on me for tenancy purposes. I hereby authorize, without reservation, any law enforcement agency, administrator, state agency, state repository, former employer, corporation, credit agency, educational institution, city, state, federal court, military institution, information service bureau, employer or insurance company contacted by Akam Associates or TenantAlert to furnish any and all information required. I do understand the investigation will include information from law enforcement agencies, state agencies and public records information, such as credit, social security, criminal, motor vehicle and workers' compensation in accordance with the American with Disabilities Act. This report will include information as to my character work habits, performance and experience, along with the reasons for termination of past employment from previous employers. This releases the aforesaid parties from any liability and responsibility for collecting the above information at any time.

According to the Fair Credit Reporting Act (Law 91-508) SS 606:

A person may not procure or cause to be prepared an investigative consumer report on any consumer unless it is clearly and accurately disclosed to the consumers that an investigative consumer report including information as to his character, general reputation, personal characteristics and mode of living and employment history, whichever are applicable, may be made. I also understand that if I am denied tenancy because of the consumer investigation, it is my right to have the name of the agency or agencies disclosed to me within the time allowed. This authorization, in original or copy form, shall be valid for this and any further reports or updates that may be requested.

Signed: Claude Simon Date: 7-11-2012

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