

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT
Contract of Sale - Cooperative Apartment

This Contract is made as of _____
between the "Seller" and the "Purchaser" identified below.

1 CERTAIN DEFINITIONS AND INFORMATION

1.1 The "Parties" are:

1.1.1 "Seller":

Prior names used by Seller:

Address:

S.S. No.:

1.1.2 "Purchaser":

Address:

S.S. No.:

1.2 The "Attorneys" are:

1.2.1 "Seller's Attorney"

Address:

Telephone:

Fax:

1.2.2 "Purchaser's Attorney"

Address:

Telephone:

Fax:

1.3 The "Escrowee" is the [Seller's] [Purchaser's] Attorney.

1.4 The Managing Agent is:

Address:

Telephone:

Fax:

1.5 The real estate "Broker(s)" (see ¶12) is/are:

Company Name:

**1.6 The name of the cooperative housing corporation
("Corporation") is:**

1.7 The "Unit" number is:

1.8 The Unit is located in "Premises" known as:

**1.9 The "Shares" are the _____ shares of the
Corporation allocated to the Unit.**

**1.10 The "Lease" is the Corporation's proprietary lease or
occupancy agreement for the Unit, given by the
Corporation which expires on _____.**

**1.11 "Personalty" is the following personal property, to the
extent existing in the Unit on the date hereof: the
refrigerators, freezers, ranges, ovens, built-in microwave
ovens, dishwashers, garbage disposal units, cabinets and
counters, lighting fixtures, chandeliers, wall-to-wall
carpeting, plumbing and heating fixtures, central
air-conditioning and/or window or sleeve units, washing
machines, dryers, screens and storm windows, window
treatments, switch plates, door hardware, mirrors, built-
ins not excluded in ¶1.12 and**

**1.12 Specifically excluded from this sale is all personal
property not included in ¶1.11 and:**

**1.13 The sale [does] [does not] include Seller's interest in
[Storage/ Servant's Rm]/[Parking Space]
("Included Interests")**

**1.14 The "Closing" is the transfer of ownership of the Shares
and Lease.**

**1.15 The date scheduled for Closing is
("Scheduled Closing Date") at**

(See ¶¶ 9 and 10)

1.16 The "Purchase Price" is: \$

1.16.1 The "Contract Deposit" is: \$

**1.16.2 The "Balance" of the Purchase Price due at closing is:
\$0.00**

(See ¶2.2.2)

1.17 The monthly "Maintenance" charge is:

(See ¶4)

**1.18 The "Assessment", if any, payable to the Corporation, at
the date of this Contract is \$ _____, payable
as follows:**

**1.19 [Seller] [Purchaser] shall pay the Corporation's flip tax,
transfer fee (apart from the transfer agent fee) and/or
waiting of option fee ("Flip Tax"), if any.**

**1.20 Financing Options (Delete *two* of the following ¶¶1.20.1,
1.20.2 or 1.20.3)**

**1.20.1 Purchaser may apply for financing in connection
with this sale and Purchaser's obligation to purchase
under this Contract is contingent upon issuance of a
Loan Commitment Letter by the Loan Commitment
Date (¶18.1.2).**

**1.20.2 Purchaser may apply for financing in connection
with this sale but Purchaser's obligation to purchase
under this Contract is not contingent upon issuance
of a Loan Commitment Letter.**