

WINTHROP ON THE PARK

PROCEDURE TO PURCHASE 87 WINTHROP ST

Once you have decided to purchase a condo at 87 Winthrop Street, you will be asked to provide the following:

- A Completed Submit Offer Form
- NYS Agency Disclosure (if you have not already signed one)
- Mortgage Pre-Approval from the preferred mortgage lenders. Please find our Preferred Vendor List attached with full contact information. For all cash offers, please provide a bank statement with proof of funds.
- Once an offer is accepted, you will be asked to provide the Sales Agent with your full contact information, as well as your NYC Closing Attorney information. For recommendations, please refer to our Preferred Vendor List attached.
- The prospectus/Offering Plan, amendment, and contract of sale will be sent to your attorney who will have five (5) business days to review. The contract will be signed and returned to the Sponsor's attorney along with a contract deposit in the amount of ten percent (10%).
- There is no restriction on obtaining financing imposed by the Sponsor. Sponsor will only grant a mortgage contingency provided that Purchaser uses the Preferred Mortgage Lenders. A maximum of 90% financing is allowed; however, the sponsor may agree, at its sole discretion to a higher amount.
- All transactions are subject to customary closing costs and recorded taxes

PURCHASE OFFER SUBMIT FORM

Date _____, 20__

Residence # _____ Price \$ _____ Financing _____ %

Purchaser's Name

1. _____

2 _____

Address _____

City _____ State _____ Zip _____

Home# _____ Mobile# _____

Email _____

Purchasing Attorney

Name _____

Firm _____

Address _____

City _____ State _____ Zip _____

Home# _____ Mobile _____

Email _____

PROCEDURE TO PURCHASE

New York City Real Property Transfer Tax:	1.425% of Purchase Price
New York State Transfer Tax:	0.4% of Purchase Price
Working Capital Fund Contribution:	2 months Common Charges
Mansion Tax:	1% of Purchase Price: \$1-2M
Sponsor's Attorney Fee:	\$3,000
Creation Cost:	\$2,000
Purchaser's Attorney Fee:	Variable
Title Insurance, Title Search & Recording Fee:	Varies with Purchase Price

MORTGAGE ASSOCIATION FEES

Application & Credit Check:	\$1,000 and up
Mortgage Title Insurance:	Varies with Purchase Price
Appraisal:	Varies with Purchase Price
Bank Attorney Fee:	\$1,000 and up
NY State Mortgage Recording Tax:	Varies with Purchase Price
Real Estate Tax Escrow:	Based on Timing of Transaction

PREFERRED LENDERS

Brian McNamara

Private Mortgage Banker | NMLSR ID 1233483

Wells Fargo

o: 212-214-3993 | m: 646-306-3037

brian.p.mcnamara@wellsfargo.com

Dan Peleg, AVP

Senior Home Lending Officer | NMLS#

825324

Citibank

m: 718-885-5120

dan.peleg@citi.co

Michael Goldberg

Mortgage Loan Originator | NMLS# 40184

Luminate Bank

m: 917-642-1462

Michael.Goldberg@luminate.bank

Jason Ritchie

Premier Mortgage Consultant | NMLS# 470860

HSBC Bank USA, N.A.

m: 917-277-1944

jason.p.ritchie@us.hsbc.com

REAL ESTATE CLOSING ATTORNEYS

Tina Hu

Gunner Cooke

475 Park Avenue South, Ste. 2300

New York, NY 10016

m: 215.715.8585

tina.hu@gunnercooke.com

Adam Seth Turk, Esq.

Fentin, Goldman, Turk, & Davidoff LLP

270 Madison Ave, Ste. 1500

New York, NY 10016

o: 212.265.4900 | m: 212.381.4531

aturk@fentingoldman.co

Rosalind Kwast, Esq.

Kwast Law, PLLC

733 3rd Ave, 16th Fl

New York, NY 10017

o: 646.968.2388 | f: 646.626.7568

rosalind@kwastlaw.co