



1/10/2019

Today's Date

Purchase Application For the Sale of a Condominium

BASIC INFORMATION

Condominium Name The Kingsley Number of Units _____
Condominium Address 400 East 70th Street Unit # 1503
Purchase Price \$692,000.00 Is source of Down Payment a Gift? ☐ or Loan? ☐
Proposed Closing Date 12/30/18 Common Charges \$644.00

Requested Move in Date: _____
Managing Agent Halstead Trisha Corbett Telephone 212-327-9150
Address 770 Lexington Ave, NY, NY 10065 Email Tcorbett@halstead.com

SELLER'S INFORMATION

Seller(s) Michael Mizhiritsky
Present Address 60 Hayloft, Roslyn Heights, NY 11577
Home Telephone 212-759-4553 Office Telephone 212-759-4553 Cell Telephone 516-633-7463
Seller's Attorney Jeff DAmico Firm DAmico Law
Firm Address 167 Brattle Circle, Melville, NY 11747 Email JDamicolaw.com
Office Telephone 631-390-5900 Cell Telephone _____ Facsimile _____

SELLER'S BROKER

Seller's Broker Suzanne Feldman|Halstead Email SFeldman@Halstead.com
Office Telephone 212-751-3400 Cell Telephone 917-922-8891 Facsimile _____

PURCHASER'S INFORMATION

Purchaser(s) Luba Leontieva & Sergey Golovko
Present Address 125 Sun Harbor Dr. Liverpool NY 13088
Home Telephone _____ Office Telephone _____ Cell Telephone 315 399 2424
Email leontiel@upstate.edu Facsimile _____
Amount of Financing \$553,600 Deposit on Contract \$69,200

If purchaser is a corporate entity:

Name of Corporation _____
Address of Corporation _____ Telephone _____

**PURCHASER'S INFORMATION Continued**Purchaser's Attorney Deborah Blumenfield Firm Graubard & Blumenfield, P.C.Firm Address 370 Lexington Avenue, 27th Floor Email deborah@graubard-law.comOffice Telephone (212) 597-9400 x103 Cell Telephone (201) 543-9322 Facsimile (212) 338-0940Name(s) Condominium Units would be held in Luba Leontieva & Sergey Golovko

(and type of joint ownership) [e.g. tenants in common, joint tenants with rights of survivorship, or tenants by the entirety]

Mortgage Lender N/A (paid off)

Attorney for Lender _____ Email _____

Office Telephone _____ Cell Telephone _____ Facsimile _____

PURCHASER'S BROKERPurchaser's Broker Sean Wayland Email swayland@opgny.comOffice Telephone _____ Cell Telephone 347 523 1455 Facsimile _____**PERSONAL INFORMATION REGARDING APPLICANT(S)**Name: Luba Leontieva Sergey GolovkoResidence Address: 125 Sun Harbor Dr. Liverpool NY 13088 sameDates of Residence: 18 years 18 years

Prior Address: _____

(If less than 5 years at present address)

Dates of Residence: _____

Employment Status: Full-time ☒ Part-time ☐ Full-time ☒ Part-time ☐Unemployed ☐ Retired ☐ Unemployed ☐ Retired ☐Student ☐ Student ☐Are you self-employed? Yes ☐ No ☐ Yes ☐ No ☐Current Employer: SYNY Upstate Medical University The Meadows Behavioral Health Physicians HospitalEmployer Address: 750 East Adams St, Syracuse, NY 13210 132 The Meadows Dr, Centre Hall, PA 16828Period of Employment: 7 years 8 monthsYears in Line of Work: psychiatrist psychiatristSupervisor's Name: Thomas Schwartz, MD Dr. RoyBusiness Telephone: 315 464 3166 718 710 8994



PERSONAL INFORMATION REGARDING APPLICANT(S) Continued

Prior Employer: _____ Central New York Psychiatric Center
(if less than 3 years in current job)

Prior Employer Address: _____ 9005 Old River Rd, Marcy, NY 13403

Period of Employment: _____ 7/2013-7/2017

Prior Supervisor's Name: _____ James Kneld IV, MD

Business Telephone: _____ 315 464 3104

Income Estimate This Year: \$320,000 \$300,000

Actual Income Last Year: \$311,129 \$137,988

Educational Background (Optional): MD, PhD MD, PhD

ADDITIONAL INFORMATION REGARDING APPLICANT(S)

Name(s) of all persons who will reside in the unit Luba Leontieva & Sergey Golovko

(NOTE: If applicant is a corporate entity, a new lease package must be completed and sent to the Board each time occupancy changes.)

Schools and years attended of occupants (if different from purchaser) [optional]

Names of anyone in the building known to applicants _____

Are any pets to be maintained in the unit? If yes, note number and kind. (NOTE: Please refer to building rules)

No pets

Names of organizations to which applicants belongs (clubs, societies, board memberships, etc.) [optional]

American Psychiatric Association

Will occupancy be: Full-time ☒ Part-time ☐

If Part Time, what is the approximate number of days per month you will use the unit?

Do you plan to lease your unit? Yes ☐ No ☒ (NOTE: Please refer to building rules)

Do you plan to perform any alterations to the unit? Yes ☐ No ☒ (NOTE: Please refer to Alteration Agreement)

If yes, please describe the plans:



ADDITIONAL INFORMATION REGARDING APPLICANT(S) Continued

Will there be any business or profession conducted in the unit? Yes ☐ No ☒ (NOTE: Please refer to building rules)

If yes, please describe the nature of your business:

If you do not plan to receive mail at the unit, please specify where monthly bills and correspondence should be sent:

Address of any additional residences owned or leased by applicant:
owned

Is this your first time purchasing a condominium? Yes ☐ No ☒
660 Riverside Drive, Apt 1E, NY NY

If no, where else have you owned before? 48 West 138th St, Apt 6L, NY NY

Emergency Contact:

Office Telephone: 615 464 3278 Cell Telephone: 315 399 2424 Email: leontiel@upstate.edu

APPLICANT'S HOUSING HISTORY We own: 125 Sun Harbor Dr. Liverpool NY 13088

Current Landlord _____ Landlord's Address _____

Landlord Telephone Number _____ Current Rent _____

Reason for Moving _____ Dates of Occupancy _____

Prior Landlord (if at present location less than 5 years) _____

Prior Landlord's Address _____

Prior Landlord Telephone Number _____ Prior Rent _____

Reason for Moving _____ Dates of Occupancy _____

BUSINESS AND PROFESSIONAL REFERENCES

1. Name: Dan Pantor

Address: 46-12 Queens Blvd, Sunnyside NY 11104

2. Name: Jason Heron

Address: 301 2nd St, Liverpool NY 13088



PERSONAL REFERENCES

1. Name: Eric Macmaster
Address: 750 East Adams St, Syracuse NY 13210

2. Name: Oleg Sirkis
Address: 2652 East 26th St, Brooklyn 11235

3. Name: Carmen Nichita
Address: 600 E Genesee St, Syracuse, NY 13202

4. Name: Olga Lyavdansky
Address: 3235 Emmons Ave Brooklyn, NY 11235

BANK AND CREDIT REFERENCES

1. Bank Name:	<u>Key Bank</u>	<u>BOA</u>
Address:	<u>301 2nd St, Liverpool NY</u>	<u>7610 Oswego Rd, Liverpool, NY 13090</u>
Account #:	<u>320112006178</u>	<u>483054985769</u>
Type:	Checking <input checked="" type="checkbox"/> Savings <input type="checkbox"/> Loan <input type="checkbox"/>	Checking <input checked="" type="checkbox"/> Savings <input type="checkbox"/> Loan <input type="checkbox"/>
2. Bank Name:	<u>Key Bank</u>	<u>Ally Bank</u>
Address:	<u>301 2nd St, Liverpool NY</u>	<u>PO BOX 2554, Cranbery TWP, PA</u>
Account #:	<u>325910429803</u>	<u>2145170136</u>
Type:	Checking <input checked="" type="checkbox"/> Savings <input type="checkbox"/> Loan <input type="checkbox"/>	Checking <input type="checkbox"/> Savings <input checked="" type="checkbox"/> Loan <input type="checkbox"/>
3. Stock Broker or CPA:	<u>Dan Pantor</u>	
Firm:	<u>ParagonTax, Inc.</u>	
Address:	<u>46-12 Queens Boulevard, Suite 205, Sunnyside, NY 11104</u>	
Phone:	<u>(718) 707-0606</u>	
Fax:	<u>(718) 707 0166</u>	
Email:	<u>info@paragontax.us</u>	
Account #:		



DECLARATIONS

- | | | | | |
|---|------------------------------|--|------------------------------|--|
| 1. Are there any outstanding judgments against you? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 2. Have you been declared bankrupt in the last 7 years? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 3. Have you had a property foreclosed upon or given title or a deed in lieu thereof in the last 7 years? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 4. In the last 5 years, have you been a party to any lawsuit? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 5. Have you directly or indirectly been obligated on a loan that resulted in foreclosure or transfer of title in lieu of foreclosure or judgment? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 6. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 7. Is any part of the down payment borrowed or a gift? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 8. Do you intend to occupy the unit as your primary residence? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 9. Are you obligated to pay alimony or child support? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 10. Do you or any member of your family have diplomatic status? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 11. Has any business you have controlled been the subject of bankruptcy in the last 7 years? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 12. Are you a co-maker or endorser on a note? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 13. Have you ever been convicted of a felony or misdemeanor? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

If yes, please describe:



THE FOREGOING APPLICATION, INCLUDING ALL PERSONAL AND FINANCIAL INFORMATION, HAS BEEN CAREFULLY PREPARED, AND THE UNDERSIGNED HEREBY SOLEMNLY DECLARE(S) AND CERTIFIES THAT ALL THE INFORMATION IS TRUE AND CORRECT AND THAT THE FINANCIAL INFORMATION SUBMITTED IS A TRUE AND ACCURATE STATEMENT OF THE UNDERSIGNED AS OF THE DATE SET FORTH BY EACH SIGNATURE. THE UNDERSIGNED ALSO AGREE(S) THAT IN PROCESSING THIS APPLICATION, THE MANAGING AGENT NAMED HEREIN AND ITS EMPLOYEES AND AGENTS NEITHER BEAR NOR ASSUME ANY RESPONSIBILITY WHATSOEVER FOR THE VERIFICATION OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. IN ADDITION, THE UNDERSIGNED HEREBY AUTHORIZE(S) THE MANAGING AGENT AND THE CONDOMINIUM ASSOCIATION TO SHARE SUCH PORTIONS OF THE APPLICATION AS THEY MAY REASONABLY BELIEVE NECESSARY TO FULFILL THE PURPOSES OF THIS APPLICATION WITH ANY OTHER PARTIES, AND FURTHER AGREE TO HOLD THE MANAGING AGENT, ITS EMPLOYEES AND AGENTS HARMLESS FROM ANY ERROR OR OMISSION IN THE TRANSFER OF THE INFORMATION OR THE DISTRIBUTION OF SUCH INFORMATION TO THIRD PARTIES.

Applicant: X

Date:

1/21/19

Co-Applicant: X

Date:

1/21/19

Discrimination is prohibited in Board admissions procedures under the following laws:

The Federal Fair Housing Act
The Civil Rights Act
The New York State and New York City Human Rights Laws

The New York City Human Rights Law provides that it is unlawful to refuse to sell, rent, lease, approve the sale, rental or lease or otherwise deny a housing accommodation based on actual or perceived race, creed, color, national origin, gender (including gender identity), age, disability, sexual orientation, marital status, partnership status, lawful source of income, alienage or citizenship status or because children are, may be, or would be residing in the accommodation. Where a housing accommodation or an interest is sought or occupied exclusively for residential purposes, the provisions shall be construed to prohibit discrimination in the sale, rental, or leasing of such housing accommodation or interest on account of a person's occupation. Complaints may be filed within one year of an unlawful discriminatory act at the Law Enforcement Bureau of the City's Commission on Human Rights.

The New York State Human Rights Law provides that it is unlawful to refuse to sell, rent, lease or otherwise deny a housing accommodation on the basis of race, creed, color, national origin, sex, age, disability, sexual orientation, military status, marital status, or familial status. Complaints may be filed within one year of an unlawful discriminatory act to the New York State Division of Human Rights or within three years of an unlawful discriminatory act in State Court. Complaints may not be filed with both the Division and the Court.

The Federal Fair Housing Act prohibits discrimination in housing practices on the basis of race, color, religion, sex, handicap, familial status, or national origin. Individuals who believe they have been victims of an illegal housing practice may file a complaint within one year of the unlawful discriminatory act with the Department of Housing and Urban Development (HUD) or file their own lawsuit in federal or state court. The Department of Justice brings suit on behalf of individuals based on referrals from HUD.

The Civil Rights Act provides that all citizens of the United States shall have the same right to inherit, purchase, lease, sell, hold, and convey real and personal property. The law concerns the rights of all persons to make and enforce contracts, to sue, be parties, give evidence, and to the full and equal benefit of all laws and proceedings for the security of persons and property. Complaints may be filed with the Office for Civil Rights.