

RE: ADDITIONAL SUBLEASE REQUIREMENTS
COOPERATIVE

LEAD-BASED PAINT DISCLOSURE INFORMATION

Shareholders in buildings built prior to 1978 seeking to sell their shares and assign their proprietary leases or sublease their apartments must comply with certain regulations promulgated by the Environmental Protection Agency and the Department of Housing and Urban Development regarding disclosure of lead-based paint (the "Regulations"). Note that "0" bedroom apartments, which covers most studios, need not comply. (See Below) In order to ensure compliance with the Regulations, shareholders are urged to discuss this matter with their attorneys prior to entering into a contract of sale or sublease affecting their apartment. Attached is a brief summary of the Regulations.

Exhibit A - Also enclosed is a form entitled "Cooperative Information Regarding Lead-Based Paint in Common Areas" which contains the information available to the Cooperative Corporation regarding the presence of Lead-Based Paint and/or Lead-Based Paint Hazards in your building. If there are any reports or records of lead-based paint, they will be listed on the form and copies enclosed. The Board of Directors requires the following steps:

The following documents must be included in your package as submitted to us as the managing agent. IF ANY ITEM IS MISSING OR INCOMPLETE, YOUR ENTIRE PACKAGE WILL BE RETURNED TO YOU.

1. Exhibit B - Lead Warning Statement - Sublessor/Sublessee

An original of this disclosure statement or one similar to it must be completed with all available information, (including that contained in Exhibit A, if any) initialed and signed by all shareholders as sublessors, all prospective sublessees and by any agent (the brokers) hired and paid by the shareholder to find a sublessee for the apartment. Two copies must be returned with the completed Board application/package.

2. Exhibit C - Certification of Disclosure - The top portion of this form must be completed and signed by all shareholders as sublessors and prospective sublessees. Two copies must be returned with the completed Board application/package.

For owners of a "0" Bedroom Apartment - Exemption Certificate

The exemption certificate attached as Exhibit D is for shareholders as sublessors and prospective sublessees who understand and certify that the apartment involved in the transaction is a "0" bedroom apartment in a building built prior to 1978 and is exempt from the Federal Disclosure Regulation regarding lead-based paint and/or lead-based paint hazards. It must be signed and dated by the shareholder as sublessor(s) and by the prospective sublessee(s). In this case, only, the other documents need not be completed. One original and two copies of this certificate must be returned with the completed application/package.

Also, enclosed is a copy of the pamphlet "Protect Your Family from Lead in Your Home". The reports, if any and the pamphlet must be given to the prospective sublessee(s).

These items and a \$75 transaction fee payable to the managing agent, must be forwarded to the Transfer Department along with all other materials required as part of the application procedure for the prospective sublessee(s).

IT IS IMPORTANT THAT YOU CONSULT YOUR ATTORNEY REGARDING THESE MATERIALS. NEITHER DOUGLAS ELLIMAN PROPERTY MANAGEMENT NOR YOUR BOARD OF DIRECTORS MAKE ANY REPRESENTATION THAT THE FOREGOING PROCEDURES WILL ENSURE COMPLIANCE WITH THE REGULATIONS. SHAREHOLDERS ARE ALSO ADVISED THAT THE CORPORATION WILL NOT CONSENT TO THE SUBLET UNLESS ALL REQUIRED DOCUMENTS ARE PROPERLY EXECUTED AND RETURNED.

ALSO NOTE THE COOPERATIVE'S DISCLOSURE PROVIDED HEREIN CONTAINS ONLY THE KNOWLEDGE THAT THE COOPERATIVE CORPORATION HAS REGARDING LEAD-BASED PAINT IN THE COMMON AREAS. IF YOU HAVE ANY ADDITIONAL KNOWLEDGE, THEN IT IS YOUR RESPONSIBILITY TO INCLUDE IT IN THE DISCLOSURE FORMS.

FEDERAL REGULATIONS SUMMARY

Generally, the Regulations require a seller (i.e., the shareholder selling his shares) or a lessor (i.e., a shareholder subleasing his apartment) (the "Selling Shareholder" or the "Subleasing Shareholder" respectively) to comply with the following activities before a potential purchaser or sublessee is obligated under a contract of sale or sublease:

1. A Selling Shareholder or a Subleasing Shareholder must provide the prospective purchaser or sublessee with an EPA approved lead hazard information pamphlet.
2. A Selling Shareholder or a Subleasing Shareholder must disclose to the prospective purchaser or sublessee, based upon any actual knowledge, if any, the presence of any known lead-based paint in the apartment, as well as provide the purchaser or sublessee with any records or reports available to such shareholder about lead-based paint in the apartment.
3. The Selling Shareholder or Subleasing Shareholder must obtain from the Corporation, and the Corporation must provide to such shareholder, based upon any actual knowledge, if any, the presence of any known lead-based paint in the common areas of the buildings, as well as provide any records or reports available to it about lead-based paint in the common areas. Common areas may include but are not limited to lobbies, hallways, stairwells, laundry and recreational rooms and playgrounds. The Selling Shareholder or Subleasing Shareholder is also obligated to disclose to the prospective purchaser or sublessee any information and reports provided by the Corporation.
4. If the transaction involved an agent (Broker) hired and paid for by the Selling Shareholder/Subleasing Shareholder to find a purchaser or sublessee for the apartment, such Shareholder must disclose to such agent (Broker), based upon actual knowledge, the presence of any known lead-based paint in the apartment or common areas (as the case may be) and the existence of any available records or reports about lead-based paint. In turn, the agent (Broker) is required to inform the shareholder of the disclosure requirements.
5. A Selling Shareholder (but not a Subleasing Shareholder) must permit the purchaser a 10 day period (unless the parties mutually agree, in writing, upon different period of time or to waive such obligation) to conduct a risk assessment or inspection for the presence of lead-based paint.

THIS IS FOR INFORMATIONAL PURPOSES. ALL APARTMENT OWNERS ARE DIRECTED TO READ THE REGULATIONS AND/OR CONSULT WITH AN ATTORNEY TO FULLY UNDERSTAND THEIR CONTENT.

COOPERATIVE SUBLEASES

Cooperative Information Regarding Lead-Based Paint in Common Areas

Cooperative Corporation:

Building Address:

Date:

The above referenced Cooperative Corporation has the following information regarding lead-based paint and/or lead-based paint hazards in the common areas of the building.

Attached hereto are copies of the reports or records pertaining to lead-based paint and/or lead-based paint hazards:

THE REPRESENTATIONS SET FORTH HEREIN ARE MADE SOLELY TO THE TENANT-SHAREHOLDER REQUESTING SUCH INFORMATION AND ARE NOT USED FOR ANY OTHER PURPOSE OR RELIED UPON BY ANY PERSON OTHER THAN SUCH TENANT-SHAREHOLDER.

Cooperative Corporation

DOUGLAS ELLIMAN PROPERTY MANAGEMENT
Managing Agent

By:

Date:

Building Address: _____

COOPERATIVE SUBLEASES
Lessor (Tenant Shareholder)
Lessee (Subtenant)

Apt# _____

LEAD WARNING STATEMENT & DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
LEASES/SUBLEASES

HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD-BASED PAINT. LEAD FROM PAINT, PAINT CHIPS, AND DUST CAN POSE HEALTH HAZARDS IF NOT MANAGED PROPERLY. LEAD EXPOSURE IS ESPECIALLY HARMFUL TO YOUNG CHILDREN AND PREGNANT WOMEN. BEFORE RENTING PRE-1978 HOUSING, LESSORS MUST DISCLOSE THE PRESENCE OF KNOWN LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN THE DWELLING. LESSEES MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

Lessor's Disclosure (Tenant Shareholder)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the Unit and/or common areas (explain).
 - (ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the Unit and/or common areas.
- (b) Records and reports available to the lessor (check (i) or (ii) below):
 - (i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-base paint and/or lead-based paint hazards in the Unit and/or common areas (list documents below).
 - (ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Unit and/or common areas.

Lessee's Acknowledgment (Subtenant) (Lessee(s) to initial (c) (d) below):

- (c) _____ Lessee has received copies of all information listed above.
- (d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's (Broker) Acknowledgment (Agent (All Brokers) to initial (e) below):

- (e) _____ Agent (All Brokers) has informed the lessor of the lessor's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor _____ Date _____

Lessee _____ Date _____

Lessor _____ Date _____

Lessee _____ Date _____

Agent (Broker) _____ Date _____

Agent (Broker) _____ Date _____

COOPERATIVE SUBLEASES

CERTIFICATION OF DISCLOSURE

RE: Building Address:

Apartment #:

Shareholder as
Sublessor:

Prospective Sublessee:

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the AAct≅) and regulations promulgated by the Department of Housing and Urban Development and Environmental Protection Agency (the ARegulations≅) require that the Shareholder as Sublessor disclose, based upon actual knowledge, to the Prospective Sublessee the presence of any known lead based paint and/or lead based paint hazards in the apartment or common areas. The cooperative corporation must provide any information it has regarding the common areas.

The undersigned, being all the Shareholders as Sublessors and all Prospective Sublessee(s) of the above referenced apartment hereby certify to the Cooperative Corporation owning the building that:

- (i) They have received the information, if any, in the possession of the Cooperative Corporation regarding lead based paint and/or lead based paint hazards in the common areas.
- (ii) They have complied in all respects with the Regulations.

The Shareholder(s) as Sublessor(s) and the Prospective Sublessee(s), each individually, hereby agrees to indemnify and defend the Cooperative Corporation, its directors, officers, employees and agents, (the AIndemnified Parties≅) against any and all claims, losses, liabilities, fines, penalties, damages, costs and expenses (including reasonable attorneys= fees) that may at any time be imposed upon the Indemnified Parties for failure to comply with the Regulations. The Prospective Sublessees hereby release the Indemnified Parties from any claims with respect to the existence of lead based paint in the apartment and common areas and any disclosure with respect thereto.

Shareholder(s) as Sublessor(s):

Prospective Sublessee(s):

Date: _____, 200

COOPERATIVE SUBLEASES
Lessor (Tenant Shareholder)
Lessee (Subtenant)

EXEMPTION CERTIFICATE

Re: Building Address:

Apartment #:

Sublessor:
(Tenant Shareholder)

Sublessor:
(Tenant Shareholder)

Sublessee:
(Subtenant)

Sublessee:
(Subtenant)

The undersigned, being all the sublessor(s) and sublessee(s) on the transfer of the above referenced apartment understand that this apartment is in a building built prior to 1978 and is subject to the Federal Disclosure Regulations regarding lead-based paint.

The undersigned certify that the above apartment is a "0" bedroom apartment as defined in the Federal Regulations and therefore the Disclosures otherwise required to be made are not applicable.

Sublessor: _____ **200**
(Tenant Shareholder) Date

Sublessor: _____ **200**
(Tenant Shareholder) Date

Sublessee: _____ **200**
(Subtenant) Date

Sublessee: _____ **200**
(Subtenant) Date