

**THE OPERA OWNERS, INC.
2166 BROADWAY
NEW YORK, NY 10024**

CREDIT REPORT RELEASE

I/We hereby authorize Lawrence Properties, on behalf of the Opera Owners, Incorporated, to request and receive any and all information from any credit reporting bureaus, previous employers, law enforcement agencies, and references.

I/We will hold harmless and/or release Lawrence Properties, and the Opera Owners, Inc., and its board of directors from and against any and all claims and liability which may arise now or in the future with regard to the obtaining or the releasing of the above stated information for the purpose of performing credit checks, and criminal activity checks.

	Applicant	Co-applicant
Name:		
Street Address 1:		
Street Address 2:		
City, State ZIP		
Social Security Number:		

Applicant Signature: _____

Date: _____

Co-applicant Signature: _____

Date: _____

**THE OPERA OWNERS, INC.
2166 BROADWAY
NEW YORK, NY 10024**

DOORMAN/PACKAGE ROOM RELEASE

I/We, the owner(s) or occupant(s) of apartment _____ in the co-operative apartment building known as the Opera Owners, Inc., (the "Opera") located at 2166 Broadway, New York, NY 10024, (the "building") agree that my use of the package room services provided by the doorman is solely for my convenience and as an accommodation, and I waive any claim against, and hereby release the Opera, its board of directors, officers, agents, servants and employees from and against any and all loss, cost, or expense that I may sustain arising out of any item that I may leave with the doorman or cause to be left with the doorman.

Signature: _____

Date: _____

Signature: _____

Date: _____

**LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR PREVENTION
OF LEAD BASED PAINT HAZARDS – INQUIRY REGARDING CHILD**

You are required by law to inform the owner (managing agent) if a child under six years of age resides or will reside in the dwelling unit (apartment) for which you are signing this lease/commencing occupancy. If such a child resides or will reside in the unit, the owner of the building (managing agent) is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. **IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD.**

If a child under six years of age does not reside in the unit now, but does come to live in it at any time during the year, you must inform the owner in writing immediately. If a child under six years of age resides in the unit, you should also inform the owner immediately at the address below if you notice any peeling paint or deteriorated surfaces in the unit during the year.

Please complete this form and return one copy to the owner or his or her agent or representative when you sign the lease/commence occupancy of the unit. Keep one copy of this form for your records. You should also receive a copy of a pamphlet developed by the New York City Department of Health explaining about lead based paint hazards when you sign your lease/commence occupancy.

- CHECK ONE:**
- A child under six years of age resides in the unit
 - A child under six years of age does not reside in the unit.

_____ (Occupant signature)

_____ (Occupant signature)

Print occupant's name, address and apartment number:

Name: _____

Address: 2166 Broadway, New York, NY Apt: _____

Certification by owner: I certify that I have complied with the provisions of §27-2056.6 of Article 14 of the Housing Maintenance Code and the rules promulgated thereunder relating to duties to be performed in vacant units, and that I have provided a copy of the New York City Department of Health pamphlet concerning lead based paint hazards to the occupant.

_____ (Owner signature)

RETURN THIS FORM TO: Lawrence Properties
855 Avenue of the Americas
New York, NY 10001

**OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS
OWNER COPY/OCCUPANT COPY**

Notice to Tenant or Occupant

You are required by law to have window guards installed in all windows* if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment if a child 10 years of age or younger lives in your apartment, OR if you ask him to install window guards at any time (you need not give a reason).

It is a violation of law to refuse, interfere with installation, or remove window guards where required, *or to fail to complete and return this form to your landlord.* If this form is not returned promptly, an inspection by the landlord will follow.

CHECK WHICHEVER APPLY:

<input type="checkbox"/> CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT	<input type="checkbox"/> WINDOW GUARDS ARE INSTALLED IN ALL WINDOWS*
<input type="checkbox"/> NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT	<input type="checkbox"/> WINDOW GUARDS ARE NOT INSTALLED IN ALL WINDOWS*
<input type="checkbox"/> I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER	<input type="checkbox"/> WINDOW GUARDS NEED MAINTENANCE OR REPAIR.
	<input type="checkbox"/> WINDOW GUARDS DO NOT NEED MAINTENANCE OR REPAIR.

Occupant's Name: _____ 2166 Broadway, New York, NY APT. #
(PRINT) Address

Occupant's Name: _____ Date: _____
(PRINT)

Occupant's Name: _____
(SIGNATURE)

Occupant's Name: _____
(SIGNATURE)

PLEASE BE SURE TO ENTER YOUR FULL ADDRESS AND APARTMENT NUMBER!

RETURN THIS FORM TO:

ON SITE MANAGEMENT OFFICE / SUPERINTENDENT
OR

LAWRENCE PROPERTIES
855 AVENUE OF THE AMERICAS
NEW YORK, NY 10001

For Further Information Call:
 Window Falls Prevention (212) 676-2158

***Except windows giving access to fire escapes or a window on the first floor that is a required means of egress from the dwelling unit.**