Address:	443 W. 151st St., #2A, NY, NY 10030	**Date:**	April 30, 2024

MISCELLANEOUS INFORMATION			
Corporation Name:	Hamilton Heights Condominium		
Shares			
Purchase Price:	$415,000		
Maintenance (Coop):	CC: $303.00. RET: annual $3,622.84		
Closing Date:	ASAP		
Commission:	5% split 50/50 between 2 Brokerages		
Flip Tax:			
NYS/NYC Transfer Tax:			
Assessment(s):	None		
Financing:	90%	Contingent?	Yes
Pets:	One dog		
Exclusions:	None		
Inclusions:	None		
Storage:	None		
Misc Comments:	Sold in As Is condition, 10% at contract signing,		

SELLER		**BUYER**	
Name:	Judette Coward	Name:	Gaurav Kumar Jha
Address:	443 W. 151st St., #2A	Address:	442 West 54th St., #2
	New York, NY.10031		New York, NY 10019
SSN:	With attorney	SSN:	With attorney
Email:		Email:	
Office:		Office:	
Cell:		Cell:	
Fax:		Fax:	

SELLER'S ATTORNEY		**BUYER'S ATTORNEY**	
Name:	Howard A. Balsam, Esq.	Name:	Jacob Davidoff, Esq.
Firm:	Balsam Law Firm PLLC	Firm:	Fenton, Goldman, Turk, & Davidoff LLP
Address:	261 Madison Ave., 26th Fl.	Address:	270 Madison Ave., Ste. 1500
	New York, NY 10016		New York, NY 10016
Email:	hbalsam@fsfllp.com	Email:	jdavidoff@fentingoldman.com
Office:	212-972-7040	Office:	212-381-4533
Fax:		Fax	646-964-6600

SELLER'S BROKER		**BUYER'S BROKER**	
Name:	Carol Landon	Name:	Lois Steinig
License:	30LA1094344	License:	10401342985
Firm:	Douglas Elliman Real Estate	Firm:	The Gonzalez Property Group LLC
Firm License:	104911203187	Firm License:	10491211950
Address:	111 Fifth Ave., 7th Floor	Address:	260 Madison Ave., 8th Floor
	New York, N 10003		New York, NY 10016
Email:	clandon@elliman.com	Email:	lois@gonzalezpg.com
Office:	212-645-4040	Office:	
Cell:	212-920-7990	Cell:	716-20-7304
Fax:		Fax:	

MANAGEMENT FIRM			
Firm:	Nest & Roost Realty	Address:	2550 Frederick Douglas Blvd., NY, NY 10031
Acct Exec:	Harold E. Cooke, Esq.	Closing Agt:	
Office:	212-234-4358 Ext. 11,Cell 347-231-4170	Office:	
Fax:	212-234-6750	Fax:	
Email:	harold@nestroostrealty.com	Email:	