



University Towers Admissions Application Process

Dear Prospective Shareholder,

Thank you for your interest in purchasing a Cooperative Unit at University Towers. The Admissions Committee must review all applications from prospective buyers before they are approved and permitted to proceed with the closing process.

Please note:

- Units can only be rented out in accordance with UTOC's Sublet Policy.
- Any purchaser intended to be on the Title is considered a co-applicant.
- Each co-applicant must submit a separate application.
- All portions of the application must be submitted before it is considered complete.
- Interviews can only be scheduled after a completed application is received.
- All portions of the Buyers Application can be found online at utnewhaven.com. Paper copies are available in the Management Office.

Application Process (approximately 4 weeks)

1. Complete the Buyers Application and return to
University Towers Management Office
% CPE Property Management at
100 York Street, Suite 1E
New Haven, CT 06511

Applications can be hand-delivered, mailed, or submitted electronically to hester@cpepropertymanagement.com. (In case of electronic submissions, please ensure to include as many portions of your application in one file.)

2. The Management Office will review your application to ensure it is complete.
3. Once complete, your application will be forwarded to the Admissions Committee.
4. The Admissions Committee begins review of your application. Additional information may be requested at any point in the review process.

5. Interviews are scheduled and conducted via Zoom. All applicants on the application are required to participate in the interview. These are typically scheduled within one week of the application being submitted.
6. The Admissions Committee decides whether to approve or disapprove the application. If approved, the Committee recommends this purchase to the Board for approval.
7. Upon Board approval, a Letter of Acceptance is sent to the buyer, outlining conditions for purchase (if any).
8. Once your purchase has been approved please refer to the Closing Procedures below
9. Please have your attorney contact UTOC Attorney Bruce Peabody to obtain the closing documents and checklist.

Closing Procedures

In Connecticut, co-op units are both real property and personal property, unlike many other states. This means that both the purchaser and the seller of a co-op unit should be represented by an attorney in the transaction. The documentation required for a purchase or a sale of a co-op unit is different from that of a house and so is unfamiliar to many attorneys. For this reason, UTOC requires that the closing documentation be prepared by an attorney who represents the Corporation and is paid a fee of \$375.00 at the closing by the seller.

Currently, the attorney for UTOC is:

Bruce R. Peabody
110 Whitney Avenue
New Haven CT 06510
Phone: 203772-4400 x 314
Fax: 203-772-2763
email: bruce.peabody@winnicklaw.com

Once the buyer has been approved by the UTOC Board, the buyer is issued a written approval letter setting forth the conditions (if any) on the unit's purpose cc'd to Attorney Peabody. Until he has received that letter, UTOC does not permit him to do any work on the unit's transfer.

Once the buyer is approved, both the buyer and the seller should have their attorneys immediately contact Attorney Peabody so that he can send out an initial information letter to the attorneys. With that initial information letter, Attorney Peabody delivers to the attorneys:

1. A list of all required closing documents as set forth below
2. A copy of the approval letter
3. A statement of any current or past-due fees relating to the unit

4. A Common Ownership Community Resale Certificate in statutory format

Before the closing can be scheduled, Attorney Peabody must receive all of the following:

1. A copy of the sales contract
2. Information on the name(s) of the buyer(s) and how the buyer(s) is taking Title.
3. A copy of seller's stock certificate
4. A copy of seller's Proprietary Lease
5. A title search of the unit, including copies of all past Deeds and Assignments of Proprietary Leases since inception of UTOC.

Attorney Peabody's responsibility includes careful review of the back title to the unit to ensure that all previous transfers of ownership have been properly documented. If there are problems in such previous transfers, the unit cannot be sold until all such title problems are resolved.

It is the obligation of the seller and his or her attorney to clear up any issues to the satisfaction of Attorney Peabody.

Once all the above documentation has been submitted and is accepted by Attorney Peabody, the closing can be scheduled between the buyer and seller in consultation with him. He does not attend the closing, but prepares for delivery to the attorneys all of the following required closing documents to be signed by the seller and/or the buyer:

1. Deed from the seller to the buyer transferring the unit
2. Assignment and Assumption of Proprietary Lease
3. Stock Power Form
4. Buyer's Letter of Acceptance of the transfer terms

In addition, at the closing, the seller must turn over to the buyer their original Proprietary Lease, all keys to the unit, and all payment coupons. The seller must turn over to Attorney Peabody the seller's original Stock Certificate. If the seller has lost the Stock Certificate or the original Proprietary Lease, Attorney Peabody prepares affidavits relating to those losses to be signed by the seller for an additional fee.

The seller's attorney must prepare the required state conveyance tax return and the seller must pay the local and state conveyance tax.

The buyer's attorney will then record the Deed and the Assignment of Proprietary Lease on the New Haven Land Records.

For the transaction to be closed and the buyer permitted to have access to the unit, the attorneys must deliver to Attorney Peabody copies of all of the signed recorded documents as well as the original stock certificate endorsed in blank on the back, the original Letter of Acceptance, the originals of any required Affidavits, and checks to pay his \$375.00 fee, all unpaid current or past-due common fees, and the next-month's common fee.

Attorney Peabody will then confirm to UTOC that the closing is complete and the buyer may have access to the unit. After the closing, the buyer must contact the UTOC Management

Office to arrange to pick up a new stock certificate and a Replacement Proprietary Lease if the original was not delivered to the buyer at closing.

Buyers Application Checklist

Note: If any of these items are not submitted, the application is considered incomplete and will not be processed.

- I have enclosed this signed Buyers Application Checklist with this application
- I have enclosed TWO (2) checks both made payable to University Towers:
 - One check in the amount of \$150.00 for the application fee.
 - One check in the amount of \$350.00 which covers the move-in/out fee.
 - I understand that the application fee is non-refundable. * Current UTOC Residents are not required to pay the \$350.00 move-in fee
- I have included a Letter of Introduction addressed to the UT Admissions Committee
- I have included the Personal Information Admissions Application
- I have included a copy of my recent credit score with my name on it
- I have included a copy of a recent full credit report with my name on it
- I have included the Financial Summary and Itemization
- I have included proof of income (two recent pay stubs, offer letter, pension, etc.)
- I have included proof of funds for total purchase price (i.e. bank statement)
- I have included copies of two most recent tax returns (first two pages only)
- I have included a copy of the sales contract (without Disclosures)
- I have included a copy of photo identification (driver's license, passport, or state id)
- I have included the signed page of Acknowledgements for UTOC policies
- I have included the signed Non-Smoking Building Rule

Buyer Name (Please Print):

Buyer Signature:

Date:

Acknowledgments

- In addition to the Proprietary Lease, I understand that all UTOC's documents, rules and policies are available to me on the UT website at www.utnewhaven.com
- I agree to abide by all UTOC's policies, rules and regulations.

Buyer Name (Please Print):

Buyer Signature:

Date:



University Towers Non-Smoking Building Rule

In purchasing unit # _____ at University Towers I understand and agree to abide by the house rule that prohibits smoking.

1. As of the date of adoption of this rule University Towers is designated as a non-smoking building. The use of any smoke producing tobacco products shall be prohibited from all areas of the building, interior apartment spaces, public spaces, service spaces, balconies or exterior spaces within 25 feet of any entry door or the perimeter of the building.
2. All individuals submitting an application to purchase, rent or sublet a unit in the building shall be asked to sign a document acknowledging their awareness of the smoking prohibition and shall agree to constrain themselves and any guests or co-inhabitants from smoking anywhere in or around the building as described in paragraph No. 1 above.
3. All current renters and shareholders (as of 9/21/21) are exempt from the non-smoking provisions of the House Rules in so far as the use of these prohibited substances is concerned but only as it applies to their use within the confines of their own apartments. The non-smoking provisions apply to them for all other spaces in and around the building, including all balconies.
4. If smoking by current shareholders or renters becomes an irritant to any other occupants of the building they will be asked to take reasonable measures to mitigate the problem such as installing management approved smoke filters or confining their smoking to rooms that are not contiguous with rooms in adjacent units.

Adopted 9/21/21

I understand and agree to abide by the Non-Smoking Building Rule as stated above.

Printed Name

Signature

Date



Personal Information

PERSONAL INFORMATION			
FIRST NAME	MIDDLE	LAST	
DATE OF BIRTH / /	When would you like to move in?		DRIVERS LICENSE # STATE
PHONE - - <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE - - EXT.	<input type="checkbox"/> HOME <input type="checkbox"/> WORK	EMAIL
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PRESENT LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Is your present rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NEXT PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	NEXT PREVIOUS LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	

PROPOSED OCCUPANT(S)			
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE

VEHICLE(S) INFORMATION					
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE

EMPLOYMENT		
CURRENT EMPLOYER	OCCUPATION	HOURS/WEEK
SUPERVISOR	PHONE - - EXT:	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	
CURRENT EMPLOYER	OCCUPATION	HOURS/WEEK
SUPERVISOR	PHONE - - EXT:	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	

INCOME		
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO

UT Buyers Application - Personal Financial Statement - Overview

ASSETS	Applicant	Co-applicant	LIABILITIES	Applicant	Co-applicant
Cash in Bank Accounts			Bank Loans		
Checking			Personal Loans		
Savings			Car loan(s)		
Notes Receivable			Notes Payable		
Retirement Funds			Unpaid Real Estate Taxes		
Investment accounts, securities			Unpaid Income Taxes		
Investment in own business			Court-ordered monies owed		
Life Insurance Cash Value			Advances, Loans on Life Insurance		
Real estate (current value)			Mortgage(s), HELOCs		
Automobile(s)			Credit Card(s)		
Other Assets			Other debts		
TOTAL ASSETS					
TOTAL LIABILITIES			TOTAL LIABILITIES		
NET WORTH (Assets minus Liabilities)			CREDIT SCORE		
MONTHLY INCOME	Applicant	Co-applicant	MONTHLY EXPENSES	Applicant	Co-applicant
Base Salary			Mortgage(s)		
Overtime wages			Car Lease/Loan		
Bonus & Commissions			Alimony payments		
Dividends & Interest			Child support payments		
Real estate					
Social Security					
Pension(s)					
Other income - Itemize					
TOTAL MONTHLY INCOME			TOTAL MONTHLY EXPENSES		
QUESTIONS	Yes	No	If yes, please specify below:		
Are you a defendant in a legal action?	<input type="checkbox"/>	<input type="checkbox"/>			
Any outstanding unsatisfied judgments?	<input type="checkbox"/>	<input type="checkbox"/>			
Have you ever been evicted?	<input type="checkbox"/>	<input type="checkbox"/>			
Have you ever filed for bankruptcy?	<input type="checkbox"/>	<input type="checkbox"/>			
Are there lien(s) on property or income?	<input type="checkbox"/>	<input type="checkbox"/>			

UT - Personal Financial Statement - Assets & Liabilities

ASSETS

Bank Accounts

Bank Name	Checking/Savings	Balance	

Securities: Stocks, Bonds, Mutual Funds

Bank/Institution	IRA/SEP/401/Other	Portfolio Value	

Stock in Privately Held Companies

Company Name	Est. Market Value		

Real Estate (current value)

Description/Location	Market Value	Balance Owed	Monthly Payment

Personal Notes/Contracts Held

Description	Amount Due	Due Date	Interest Rate

LIABILITIES

Mortgage(s), HELOCs, (Car) Loans

Name of Creditor/Description	Balance Owed	Monthly Payment	Secured by (Lien)

Credit Card(s)

Name of Card/Creditor	Balance Owed	Monthly Payment	

Personal Loans, Other Debts, Notes Payable

Name of Creditor/Description	Balance Owed	Monthly Payment	