



Garthchester Realty

www.GarthchesterRealty.com

440 Mamaroneck Ave., Suite S 512
Harrison, New York 10528
(914) 725-3600 F: (914) 725-6453

98-20 Metropolitan Ave., Suite 1
Forest Hills, New York 11375
(718) 544-0800

Fieldstonale Mutual Housing Cooperative Inc.

5500-5550 Fieldston Road, Riverdale, NY 10471, 718-549-7373

(rev. July/2025)

Purchase Application

Return to: Fieldstonale Mutual Housing Cooperative, Inc.
The Board of Directors
c/o Garthchester Realty
440 Mamaroneck Avenue, S-512
Harrison, NY 10528

Instructions

1. Please complete all sections of the application. If a section is not applicable to you include the document and state why it is not applicable.
2. Applicant(s) must provide **one (1)** copy of the following documents prior to the Board considering the application. ***Please do not bind, staple, or print double-sided.***
 - a. fully completed application with all attached forms signed.
 - b. a signed copy of your last two (2) years Federal tax returns with all schedules attached. Also provide a copy of all W-2's submitted with the tax return, as well as last two pay stubs.
 - c. copies of latest bank statements.
 - d. two (2) personal letters of reference and two (2) professional letters of reference for each applicant.
 - e. letter of reference from your present employer stating annual salary and length of employment.

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- f. letter of reference from current landlord or managing agent.
 - g. fully executed contract of sale, together with any riders thereto.
 - h. a copy of your bank mortgage commitment if financing is being obtained.
3. The application, documents, and a non-refundable application fee, payable to Garthchester Realty, in the sum of Four Hundred (\$400.00) Dollars **plus** One Hundred and Fifty (\$150.00) Dollars **per applicant** (for a background check) must accompany your application. These fees are non-refundable.
 4. The Board reserves the right to request additional information prior to considering your application.
 5. By submitting this application for the Board's consideration, you are representing that all statements contained therein are true to the best of your knowledge and are authorizing the Board to verify all statements, including the Board obtaining a current credit report.
 6. Where there is more than one applicant, the information required is to be answered by all applicants.
 7. The applicant(s) and all persons to reside at the residence will be required to attend an in person interview with the members of the Admissions Committee of the Board of Directors prior to the committee's final review of the application.

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Purchase Application
Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Applicant Overview

Applicant Name	
Co-Applicant Name	
Seller(s) Name	
Apartment Number	
Shares	
Purchase Price	
Down Payment	
Mortgage Amount	
Monthly Payment	
Cash Purchase:	Yes No (Circle One)
Total Liquid after Closing	
Number of Occupant(s)	
Occupant(s) Names	

Purchase Application
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5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Number of Vehicle(s)	
Broker Name	
Broker Phone Number	
Broker Email	
Attorney Name	
Attorney Phone Number	
Attorney Email	

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Personal Data

Applicant Name	
Applicant Social Security Number	
Co-Applicant Name	
Co-Applicant Social Security Number	
Applicant Email Address	
Applicant Phone Number <i>Only one is required</i>	<div style="display: flex; justify-content: space-between; padding: 5px;"> Cell Home Work </div>
Co-Applicant Email Address	
Co-Applicant Phone Number <i>Only one is required</i>	<div style="display: flex; justify-content: space-between; padding: 5px;"> Cell Home Work </div>
Applicant(s) Current Address City State Zip	
Current Residence <i>Circle one</i>	<div style="display: flex; justify-content: space-around; padding: 5px;"> Rent Own </div> <p>Other: _____</p>
If Rent, Provide the Landlord:	
Name & Phone Number	
Years at Current Address:	

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

If less than 10 years, previous
address(es) including City State Zip:

Personal Information

List names and ages of all individuals expected to occupy the apartment.

NAME	RELATIONSHIP	AGE* <small>*If under 18</small>

Unless expressly waived by the Corporation's Board of Directors in writing, all individuals expected to occupy the apartment must be present at the time of the applicant's interview with the Board of Directors.

List pets expected to occupy the apartment.

NAME	TYPE (i.e. dog, cat, bird)	AGE

Purchase Application
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5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Employment Information

Applicant

Current Employer	
Current Position/Title	
Address	
Dates Employed	
Current Salary	
Supervisor's Name	
Supervisor's Phone #	

Complete if employed in current position for less than two (2) years. Account for the last five (5) year:

Previous Employer(s)	
Previous Position/Title(s)	
Address	
Dates Employed	
Supervisor's Name	
Supervisor's Phone #	

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Apt #: _____

Co-Applicant

Current Employer	
Current Position/Title	
Address	
Dates Employed	
Current Salary	
Supervisor's Name	
Supervisor's Phone #	

Complete if employed in current position for less than two (2) years. Account for the last five (5) year:

Previous Employer(s)	
Previous Position/Title(s)	
Address	
Dates Employed	
Supervisor's Name	
Supervisor's Phone #	

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Financial Data

Source of down payment and settlement charges:	
--	--

These questions apply to all applicants

If a “yes” answer is given to a question in this column, explain on a separate sheet

	Applicant (Check One)	Co-Applicant (Check One)
Do you have or have you had any outstanding judgments?	Yes No	Yes No N/A
In the last 7 years, have you declared bankruptcy?	Yes No	Yes No N/A
Have you had property foreclosed upon or given title or deed in lieu thereof?	Yes No	Yes No N/A
Are you a co-signer or guarantor on any debt?	Yes No	Yes No N/A
Are you a party in a lawsuit?	Yes No	Yes No N/A
Are you obliged to pay alimony, child support, or separate maintenance?	Yes No	Yes No N/A
Is any part of the down payment borrowed or gifted?	Yes No	Yes No N/A

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Income Data

Describe Other Income

If downpayment is borrowed or gifted, please submit a notarized statement from the donor with gift or repayment terms, if there are none please indicate that in the statement.

NOTICE: Alimony, child support or separate maintenance income doesn't need to be reported if the applicant(s) chooses not to have it considered as a basis for paying maintenance charges:

Source	Monthly Amount
	\$
	\$
	\$
	\$
	\$
	\$
Total Monthly Amount	\$

Purchase Details

Copy of Contract of Sale to be submitted with this application

Estimated closing Date:		
a	Purchase Price	\$
b	Total Closing Cost (est.)	\$
c	Total (a+b)	\$
d	Amount of Financing*	\$
e	Other Financing**	\$
f	Amount of Cash Deposit	\$
g	Cash Required for Closing	\$

**** Maximum Financing is 80%**

**If Other Financing, explain:*

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Monthly Expenses

Item	Current	Proposed
Rent/Maintenance	\$	\$
Mortgage Payment	\$	\$
Renter/Homeowners Insurance	\$	\$
Real Estate Taxes*	\$	\$
Mortgage Insurance	\$	\$
Co-op/Condo/HOA Assessment	\$	\$
Auto Loan(s)/Lease(s)	\$	\$
Installment Loans/Credit Cards	\$	\$
Tuition Payments	\$	\$
Alimony	\$	\$
Child Support	\$	\$
Liens/Judgements	\$	\$
Utilities	\$	\$
Child(ren) Care & Child(ren) Tuition	\$	\$
Other Monthly Payments**	\$	\$
Total Monthly Payments:		\$

**This should factor in Real Estate Taxes on other properties only, Fieldstondale Mutual Housing monthly maintenance payments cover Real Estate Taxes*

***If Other, explain:*

Purchase Application
Fieldstondale Mutual Housing Cooperative Inc.

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Apt #: _____

Gross Monthly Income

Estimated Closing Date: _____

Item	Applicant	Co-Applicant	Total
Base Income	\$	\$	\$
Overtime	\$	\$	\$
Bonuses	\$	\$	\$
Commissions	\$	\$	\$
Dividends/Interest	\$	\$	\$
Net Rental Income	\$	\$	\$
Other*	\$	\$	\$
Total			\$

**If Other, explain:*

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Balance Sheet at the Last Day of Month Immediately Preceding Date of Application

Assets	
Source	Monthly Amount
Contract deposit for this apartment	\$
Checking Account(s) <i>(Not including contract deposit) - Note 1</i>	\$
Savings Account(s) <i>(Not including contract deposit) - Note 2</i>	\$
Marketable Securities & Certificates of Deposits - Note 3	\$
Real Estate Owned - Note 4	\$
Automobiles/Pleasure Craft Owned - Notes 5	\$
Other Assets - Note 6	\$
(A) Total Assets:	\$

Liabilities - Note 7	
Source	Monthly Amount
Installment Debt Payable	\$
Other Unsecured Loans	\$
Mortgage Loans	\$
Automobiles/Pleasures Craft Owned	\$
Other Assets	\$
(B) Total Liability:	\$

Total Net Worth (A) Assets - (B) Liabilities	\$
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Purchase Application

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Note 1 - Liquid Assets Checking

Please provide an attachment of last two months of statements for each account listed below

Type	Name of Banking Institution	Balance
Checking 1		\$
Checking 2		\$
Checking 3		\$
Checking 4		\$
Checking 5		\$
Checking 6		\$
Total		\$

Note 2 - Liquid Assets Savings

Please provide an attachment of last two months of statements for each account listed below

Type	Name of Banking Institution	Balance
Savings 1		\$
Savings 2		\$
Savings 3		\$
Savings 4		\$
Savings 5		\$
Savings 6		\$
Total		\$

Note 3 - Marketable Securities and Certificates of Deposits

Please provide an attachment of last quarter of statements for each account listed below.

Financial Institution	Investment Type	Value
		\$
		\$
		\$

Purchase Application

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5500–5550 Fieldston Road, Riverdale, NY 10471

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		\$
		\$
		\$
		\$
		\$
		\$
Total		\$

Note 4 - Real Estate

Property Address*	Market Value	Total Mortgage & Loans
	\$	\$
	\$	\$
	\$	\$
	\$	\$
Total		\$

**Monthly Rental Property details, if listed above:*

Monthly Liabilities vs Revenue	Gross Rental Income	Mortgage Payments	Taxes, Insurance, Maintenance, & Misc. Payments	Net Income
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$

Note 5 - Automobiles/Pleasure Craft Owned

Make	Model	Year	Plate #	Remaining Financing
				\$
				\$
				\$

Purchase Application

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Apt #: _____

Note 6 - Other Assets

Please provide an attachment of last quarter of statements for each account listed below.

Financial Institution	Description of Investment (Other Assets)	Value
		\$
		\$
		\$
		\$
Total		\$

Note 7 - Liabilities, Loans, and Credit Cards

Creditor's Name	Debt Type <i>Mortgage, Student Loan, Credit Card etc</i>	Monthly Payment	Months Left	Unpaid Balance
		\$		\$
		\$		\$
		\$		\$
		\$		\$
		\$		\$
		\$		\$
		\$		\$

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CERTIFICATION OF ACCURACY AND DISCLOSURES

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct, and complete. I have no objection to inquiries to any person or institution being made for the purpose of verifying the facts herein stated. Fieldstondale Mutual Housing Cooperative Corporation has the right to rely on information given herein, and in the event investigation proves any of the statements false, Fieldstondale Mutual Housing Cooperative Corporation may reject this application, or if lease has been executed, may terminate same as if breach of lease had occurred.

I hereby authorize the Fieldstondale Mutual Housing Cooperative Corporation to request and obtain a criminal background investigation and to receive any records of criminal history.

I understand that filing of this application does not bind the Fieldstondale Mutual Housing Cooperative Corporation to consent to the assignment (or sublet) of this apartment to me.

Applicant's Name

Applicant's Signature

Date

Co-Applicant's Name

Co-Applicant's Signature

Date

Purchase Application

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Complete One Per Applicant

Authorization For The Release Of Consumer Credit Report Information To The Following Company Or Corporation

I _____ hereby authorize Garthchester Realty and the agencies used by this company or corporation, the release of, and/or permission to obtain and review, full consumer credit report information from the credit reporting agencies and/or their vendors. Without exception this authorization shall supersede and retract any prior request or previous agreement to the contrary. Copies of this authorization, which show my signature, have been executed by me to be as valid as the original release signed by me.

Compliance by the Subscriber with all provisions of the Federal Fair Credit Reporting Act (Public Law 91-508, 15 U.S.C. Section 1681ET SEQ., 604-615) and the Consumer Credit Reporting Act (California Civil Code Sec. 1785.1-1785.34) or other jurisdictional requirements. Information will be requested only for the Subscriber's exclusive use, and the Subscriber will certify for each request the purpose for which the information is sought and that the information will be used for no other purposes.

 X BY WRITTEN AUTHORIZATION OF THE CONSUMER TO WHOM IT RELATES

Signature: _____ Date: _____

Printed Name: _____

Social Security Number: _____ Phone #: _____

Current Address:

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Apt #: _____

Fieldstondale Mutual Housing Cooperative, Inc.
The Board of Directors
c/o Garthchester Realty
440 Mamaroneck Avenue, S 512
Harrison, NY 10528

Dear Directors:

I (we) have read the Proprietary Lease of Fieldstondale Mutual Housing Cooperative, Inc. and will abide by all the rules and regulations as set forth. Specifically, any apartment construction/renovation plans will be submitted to the cooperative's managing agent for approval prior to commencement of any work.

In addition, I (we) understand the following:

1. The Fieldstondale Mutual Housing Cooperative makes no representation with respect to the value of the building or the apartment in question.
2. The Fieldstondale Cooperative has no liability to the Applicant concerning any act or any failure to act on the part of the Seller in connection with this application or any sale contemplated herein.
3. No written or oral representation(s) or agreement(s) by salesmen, brokers, or others, are binding on the Cooperative.
4. Fieldstondale Cooperative apartments are sold "as is" and the Cooperative is not obligated to make any repairs or alterations other than those specified in the lease and by-laws.
5. The obligation to obtain possession of the apartment from the Seller is on the Applicant.
6. Only one dog is permitted at any time.

Applicant's Name

Applicant's Signature

Date

Co-Applicant's Name

Co-Applicant's Signature

Date

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Fieldstondale Mutual Housing Cooperative, Inc.
The Board of Directors
c/o Garthchester Realty
440 Mamaroneck Avenue, S 512
Harrison, NY 10528

Re: Moving Procedures

Dear Directors:

I understand that I must notify Garthchester Realty in writing, not less than one week prior to the actual move. Notices should be addressed to Garthchester Realty, 440 Mamaroneck Avenue, S 512, Harrison, NY 10528.

NO MOVING OR DELIVERIES WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS.

Moving allowed Monday through Friday, 9:00 am - 3:30 pm.

Further, the party moving in and the moving company must notify the superintendent one week prior to the actual move at the building office at 5500 Fieldston or by phone at (718) 549-7373, 9:00am - 4:30pm Monday through Friday.

A move-in deposit of \$750.00 will be sent in with the application to Garthchester Realty; check to be made payable to Fieldstondale Mutual Housing Cooperative, Inc. The move-in deposit will be returned only on authorization of the managing agent. Damages, if any, will be assessed by the Managing Agent.

Pursuant to Fieldstondale House Rules Section 7 (a), each unit is required to cover at least 80% of its floors except for in areas such as kitchens, bathrooms, foyers and closets. The Managing Agent reserves his/her right to inspect the unit after the shareholder moves in, and may withhold the security deposit until there is compliance of this rule.

Applicant's Name

Applicant's Signature

Date

Co-Applicant's Name

Co-Applicant's Signature

Date

Purchase Application Fieldston Mutual Housing Cooperative Inc.

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Apt #: _____

RIDER TO PURCHASE APPLICATION OCTOBER 2024

REQUIREMENT TO REPLACE UNIT FUSE BOXES TO CIRCUIT BREAKERS

In order to ensure that the corporation maintains good standing with its insurance carrier, the Applicant, immediately upon closing, agrees to permit the corporation to perform upgrades to the electric in the unit from fuses to circuit breakers, where required.

The Corporation will schedule and ensure the electrical work and any necessary repairs to the unit are completed and done in a timely manner, in accordance with the Occupancy Agreement.

Failure of the Shareholder to agree to the above terms will result in the Shareholder bearing the cost to make these required electric repairs within 12 months of the closing date. Failure to upgrade the fuses to circuit breakers may result in potential legal action, at the Shareholder's expense.

Applicant's Name

Applicant's Signature

Date

Co-Applicant Name

Co-Applicant's Signature

Date



Purchase Application Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Terrace Covering Guidelines

(rev. July/2025)

To All Fieldstondale Cooperators with Terraces

Dear Cooperator:

If you are interested in putting carpet on your terrace, please note that the only type that has been approved by the cooperative's engineer and the Board of Director is a "cover deck system". Information on this material is available by contacting the site office.

Please note that installation must be by an approved contractor and cannot be fastened or adhered in any manner to the deck.

Please be further advised that the cooperator is fully responsible for the installation as well as any damages that the installation may cause.

If you would be interested in viewing a sample, please contact the superintendent at the site office.



Purchase Application Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Apt #: _____

Terrace Enclosure Guidelines

(rev. July/2025)

To All Fieldstondale Cooperators with Terraces

Dear Cooperator:

Please note that if you wish to have your terrace enclosed, it **must** be done by the cooperative approved contractor, Sisco Architectural Metal Corp.

Sisco Architectural Metals Corp. can be contacted at (914) 699-1074.

I acknowledge the above:

Applicant's Name

Co-Applicant's Name

Applicant's Signature

Co-Applicant's Signature

Date

Date



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Fieldstondale Mutual Housing Cooperative Inc.

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MOVE IN/OUT* & DELIVERY PROCEDURES

9am – 3:30pm Monday - Fridays (no weekends or holidays)

(rev. July/2025)

Please be advised that all residents must arrange your move in/out and deliveries with MICHELE LIDDY at 914-725-3600 ext. 3121 or via email at Michele@garthchesterrealty.com.

Please contact Michele at least ONE WEEK before your move in/out or scheduled delivery date to be sure that date is available. A move in/out deposit in the amount of \$750.00 is required ~ Check made payable to: FIELDSTONDALE MUTUAL HOUSING COOPERATIVE INC. In addition to your deposit, you must provide a certificate of insurance from your moving company if you have professional movers.

The certificate information is as follows and required for ALL MOVES and/or DELIVERIES:

CERTIFICATE HOLDER:

FIELDSTONDALE MUTUAL HOUSING COOPERATIVE INC.
c/o GARTHCHESTER REALTY
440 Mamaroneck Ave., S-512
Harrison, NY 10528

ADDITIONAL INSURED:

1. Name of Shareholder(s), Address & Unit#
2. FIELDSTONDALE MUTUAL HOUSING COOPERATIVE INC.
3. GARTHCHESTER REALTY

***MOVES are only permitted Monday – Thursday. Please be advised without the required form, the move and/or delivery will not be permitted.**

*If you are not hiring professional movers, insurance is still required, please contact Michele for a **Hold Harmless Agreement form**.*

Once the move in/out is completed, you must contact Michele in order to have your deposit refunded, if applicable. Once we verify and receive the inspection form from the Super that there were no damages, your refund request will be submitted to our Bookkeeper and mailed to you within 10 business days. **Please note, a carpet inspection must be completed before a move in deposit is returned.**

**Failure to notify management of a scheduled move and obtain an inspection will automatically result in forfeiture of the fee.*

Thank you for your anticipated cooperation.

Sincerely Yours,

Garthchester Realty

A/A/F FIELDSTONDALE MUTUAL HOUSING COOPERATIVE INC.

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Application for Parking

(rev. July/2025)

I understand that procedures for assigning and keeping parking spaces are governed by Fieldstondale's Rules Governing Parking Privileges which are attached.

Following is my Parking Space Request and Preferences (check all that apply):

- ☐ I would like to be on the waiting list and wish to remain on the waiting list for the next available parking spot.
- ☐ I would like to be on the waiting list and notified only when a space becomes available in the specific garage, as follows (check as many as applicable):
 - ☐ Lower Garage - entrance on Vales Avenue
 - ☐ Middle Garage - entrance on 256th Street
 - ☐ Upper Garage - entrance on Fieldston Road
- ☐ I do not wish to be on the waiting list.*

*If you decide at a later date to add your name to the waiting list for the garage space, you may obtain a parking space application from the Fieldstondale site office at 5500 any time between 9:00am and 1:00pm Mondays through Fridays. The completed application must be submitted to the Fieldstondale site office. The effective date on the parking waiting list will be the date the parking application is received by the Fieldstondale site office.

Printed Name: _____ Apartment: _____

Signature: _____ Date: _____

A Copy of this form will be returned to you after it has been processed

Internal use only:

Received in site office by: _____ Date: _____

Parking list update by: _____ Date: _____

Copy returned to the Cooperator on (Date): _____

Fieldstondale Mutual Housing Cooperative Inc.

5500–5550 Fieldston Road, Riverdale, NY 10471

Rules Governing Parking Privileges

(rev. July/2025)

As used in these rules, *seniority order* is defined as the order in which cooperators apply for a garage space, whether they currently occupy a parking space or are on the waiting list. A waiting list, in seniority order, is posted in the Fieldstondale office.

1. Any cooperator who wishes to either apply for a garage space or change their preferences may do so at any time by submitting a completed application form to the Fieldstondale office. The cooperator's request or change in preference will be effective the date that the parking application is processed by the Fieldstondale office. No more than one garage space per household will be rented.
2. Cooperators do not need to have use of a vehicle at the time that they request to be added to the waiting list. However, parking privileges will be granted **only** if the cooperator uses a working automobile that will occupy a garage space regularly.
3. Cooperators whose maintenance arrears as well as other charges reach a total of three (3) months will lose their garage space, if any, or their position on the waiting list and they will need to reapply to be added to the waiting list.
4. Any available space will be offered in seniority order, regardless of whether the cooperator occupies a space or is on the waiting list.
5. Unless otherwise stated, anyone on the *waiting list* is interested in being offered any space that is available. Unless otherwise stated, anyone *who has a garage space* is interested in being offered any space in a garage above the one that they are occupying. In all instances, shareholders will be given ten (10) business days to respond.
6. A cooperator's first parking space will typically be in the lower level garage on Valles Avenue. (The other two garages are the middle level on 256th Street; and the upper level on Fieldson Road.)
7. A cooperator on the waiting list can refuse an offer of a particular space without losing seniority.
8. Cooperators are not permitted to personally arrange to sub-lease their garage space. If the occupant of a garage space plans to be away for more than a month and would like to arrange for another cooperator to use their garage space, the cooperator must contact management first. The space will be offered to the cooperator on the waiting list, in seniority order. This arrangement cannot exceed six (6) months.
9. Any cooperator who relinquished a garage parking space must return all keys and remote controls to the superintendent's office. Failure to return the keys and remote control will result in a \$50 charge for each key; this charge will be added to the cooperator's maintenance invoice. Additionally, cooperators will be charged \$50 if they lose or require a second remote control
10. The garage space may not be used as a personal storage area. Additionally, cooperators are prohibited from storing gasoline and other combustible materials in or around the motor vehicle, other than in the fuel tank.



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Forest Hills, New York 11375
(718) 544-0800

Building: _____ Apartment #: _____

FIELDSTONDALE MUTUAL HOUSING CORP. RESIDENT CONTACT FORM

RESIDENT 1		CONTACT INFORMATION	
NAME:			
Home Phone			
Cell Phone			
Email			

RESIDENT 2		CONTACT INFORMATION	
NAME:			
Home Phone			
Cell Phone			
Email			

EMERGENCY CONTACT INFORMATION 1 (LOCAL PERSON)			
Name		Relationship	
Phone		Email	
Can management provide access to apartment in the event of emergency? ____ Yes or ____ No		Address:	

VEHICLE INFORMATION (IF APPLICABLE)	
VEHICLE 1	VEHICLE 2
Make & Model:	Make & Model:
Color:	Color:
Plate Number:	Plate Number:
Garage Space # (If Any) _____	Garage Space # (If Any) _____

NOTE: FIELDSTONDALE MUTUAL HOUSING CORP. reserves the right to enter any unit for emergencies. Shareholder must give the superintendent a key for each lock to the front door of their apartment. If the property does not have a key, a break in is necessary, it will be at the shareholder's expense. ***FIELDSTONDALE MUTUAL HOUSING CORP. nor Garthchester Realty accepts no responsibility by allowing the party noted on this form access to the apartment.**

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(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 housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations 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.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



Garthchester Realty

How to Make Monthly Maintenance Payments:

(1) ACH, E-Check or Credit Card via our website:

Payments via the website - www.garthchesterrealty.com - will require you to register and setup an online user profile. You will need to input your **Resident Account Number**. *The statement sample below indicates how to locate your Resident Account Number.* (an administrative fee will be charged for credit card payments)

(2) Bill Pay Account via Your Bank:

Please note the bill payment service provided by your bank produces a manual check that is sent directly to NCB's lockbox at the address below. *Please initiate the payment 3-5 days prior to the due date to ensure the payment will be processed in a timely manner. Please indicate your Resident Account Number on the memo line (Ex. XX/XX).*

(3) Mail a Check payable to:

Name of Property
Garthchester Realty
PO Box 5089
White Plains, NY 10602-5089

SAMPLE STATEMENT & ACCOUNT etc.

BOB SMITH
123 MAIN STREET #1D
SCARSDALE, NY 10583



DATE	07/01/15
ACCOUNT NO.	XX/XX
AMOUNT DUE	\$654.87

Please Remit Payment To:

GARTHCHESTER REALTY
P.O. BOX 5089
WHITE PLAINS, NY 10602-5089

Make Check Payable To:

NAME OF PROPERTY

07130313104000000 0 090116 0065487 000 0

Please note with cut backs at the United States Postal Service (USPS) any payments sent after business hours on Friday or anytime during the weekend or holidays will not be picked up until the following business day. In addition any documents in transit may not be delivered during that same period. Payments by paper check or bill pay service may experience delayed arrival. Normal business days for USPS delivery are Monday through Friday except for Holidays. Banking and financial services provided by National Cooperative Bank, N.A. Member FDIC.



Receiving your monthly invoices **just got easier**



Register for eBills

Simplify your life... Go paperless

Receive your invoice online:

- View current invoices
- Review past invoices anytime
- Update your email

Register just once at: www.garthchesterrealty.com

1. Click on the 'Go Paperless and then Register' button.
2. Complete the registration form (you will need the WebReg# from your invoice).
3. Click the 'Create your account' button.
4. You will receive an email shortly thereafter requiring you to click on the 'Complete your activation' button to finish the process.

It couldn't be easier! Simply visit www.garthchesterrealty.com to register

*** Registrations after the 18th of the month may take effect the following month**



Protect Your Family From Lead in Your Home



EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

June 2017

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

1

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

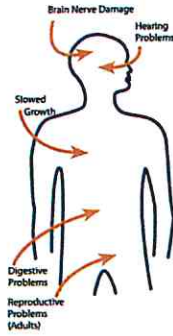
2

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A **lead-based paint inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.



What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

7

9

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.



Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800-424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

11

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadSAFE, or read *The Lead-Safe Certified Guide to Renovate Right*.

12

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- **Old toys and furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.*
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

* In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

14

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
June 2017

15

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

16

17

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



**Building Standards
and Codes**

**Fire Prevention
and Control**

New NYS Law Requires Smoke Alarm Upgrades by April 1, 2019

Effective April 1, 2019, a new NY State law requires all **NEW** or **REPLACEMENT** smoke alarms in New York State to be powered by a 10-year, sealed, non-removable battery, or hardwired to the home.



This does not affect your currently installed smoke alarms

You don't need to replace alarms that are currently in your home or apartment - but any that you replace need to be 10-year battery powered or hardwired.

Important to note, smoke alarms have an estimated life of around 10 years before they become unreliable.

Breakdown of the new smoke alarm requirements

According to NYS Law 399-ccc: "It shall be unlawful for any person or entity to distribute, sell, offer for sale, or import any battery operated smoke detecting alarm device powered by a replaceable or removable battery not capable of powering such device for a minimum of ten years."

Homeowners and landlords must upgrade their smoke alarms before selling or renting homes and apartments in New York State.

While these 10-year smoke alarms have a larger upfront cost than traditional alarms powered by replaceable batteries (approximately \$20 per unit) the lack

of yearly battery changes makes them cheaper over the life of the device.

As with ALL smoke alarms,manufacturesrecommends that the 10-year sealed smoke alarms still be tested at least twice each year using the button on the front of the unit to ensure they are working properly.

Some Frequently Asked Questions:

Do I need to replace the alarms I have installed already?

You are NOT required to immediately replace your current smoke detectors, but any that are replaced or added after April 1st are required to be 10-year battery powered or hardwired. After this date, traditional removable battery smoke alarms will be unavailable for purchase in NY State.

Are they more expensive than non-sealed alarms?

Up front? Yes. In the long term? No. Most 10-year sealed smoke alarms range in price from roughly \$20-\$30, making their initial investment higher than a non-sealed alarm, but non-sealed alarms require annual battery changes. The cost of these replacement batteries average \$38 over their 10-year life span, meaning they ultimately cost more than the sealed version.

Do they really last 10 years?

Yes, they do, the sealed lithium battery (included) will never have to be replaced throughout the life of the alarm, giving you a decade of peace of mind even in the event of a power outage

Will I activate the alarm when I'm cooking something?

No. There are 10-year sealed alarms specifically designed for the kitchen with

advanced sensors that can tell the difference between cooking smoke and real fire.

Why did the law change to require these upgrades?

The dangerous habit of disabling or removing smoke detectors after an accidental alarm while cooking is a major part of why this new legislation went into effect, so alarm manufacturers considered this issue in the design of 10-year sealed alarms. You are very likely to experience less nuisance alarms than you did with your traditional battery alarm.

Are 10-year sealed smoke alarms better than hard-wired smoke alarms?

There are advantages to both systems. Hard-wired smoke alarms tie into your home's wiring and require professional installation, but generally do not require battery changes unless they feature a backup battery. 10-year sealed battery-only alarms are simple to install, and they work during a power failure. All smoke alarms have a life span of 10 years, sealed or non-sealed, and should be tested on a regular basis. When the battery wears out in a 10-year sealed alarm, the entire unit must be replaced, which helps prevent outdated units from staying in operation.

What about landlords and their rental properties?

10-year sealed alarms offer security and convenience to landlords, who are legally required by New York State to provide smoke detectors in their rental properties. The tamper-proof design of these alarms prevents tenants from removing the batteries due to nuisance alarms, or to use the batteries for another purpose. The 10-year lifespan of these lithium batteries means fewer changes and fewer equipment updates. Overall, there is a lesser chance of equipment failure in the event of a fire