

List of Administrative Fees and House Rules Violation Charges

Purchase / Lease Application Fee

Purchase Application -----	\$1,500.00
Bank Questionnaire -----	\$150.00&up
New Lease Application -----	\$1,000.00
Annual Lease Renewal -----	\$250.00
Monthly charge for non-renewal of the lease -----	\$100.00
Unauthorized lease of the apartment charge -----	\$1,000.00
Subsequent Charge per month for unauthorized/unregistered lease -----	\$500.00

Alteration/Renovation related fees

Cosmetic Renovation Application Fee -----	\$00.00	Cosmetic Renovation Deposit -----	\$1,000.00*
Minor Renovation Application Fee -----	\$300.00	Minor Renovation Deposit -----	\$2,500.00*
Major Renovation Application Fee -----	\$500.00	Major Renovation Deposit -----	\$5,000.00*

*Deposits are refundable after confirming no damages occurred and all permits (if any) are signed off.

Review/examination of the architectural drawings in connection with unit alterations -----	\$500.00
HPD/DOB/Government Agencies' violation removal certification fee -----	\$350.00
Unauthorized renovation work in the units -----	\$1,000.00

Change in Ownership Fees and Charges:

Transfer of ownership to an Entity administrative fee (Trust, LLC, and others) -----	\$250.00
Legal Review Fee associated with a transfer to an entity -----	\$450.00
Change(s) in a Deed administrative fee (including adding and removing names on the deed) -----	\$150.00&up
Failure to notify Management of any change(s) in a Deed (includes all changes in ownership, transfer to Trusts, LLCs or any other entities)-----	\$1,000.00

Parking Lot Violation Charges

Speeding over the limit on the parking lot -----	\$250.00
Release fee for booting of illegally parked vehicle on the Condominium property -----	\$150.00
Sub-leasing Parking space to non-resident -----	\$250.00
Parking Violations as outlined in House Rules -----	\$250.00

Terrace violation charges:

Line drying, airing, or hanging bedding, clothes, or rugs on the terrace railing, or out of the windows -----	\$250.00
Throwing objects from windows, terraces, or any part of the buildings, including throwing snow off the terrace -----	\$250.00
Clutter on the terrace constituting a fire or health hazard -----	\$250.00
The use or storage of barbecue grills with open flame (gas or charcoal) -----	\$1,000.00
The installation of any aerial antenna and/or exterior wiring of the same on the terrace rails or exterior walls of the buildings-----	\$250.00

Miscellaneous Fees

Emergency Management team response fee -----	\$250.00**
--	------------

** plus Leak liquidation fees (if applicable, the amount depends on the scope of the damage and the amount of labor hours).

** all fees for Emergency calls after normal business hours are doubled.

Feeding of squirrels and/or birds on the terraces, windows, and any common areas -----	\$250.00
--	----------

Abuse or destruction of the condominium's equipment, premises or landscaping, vandalism, or graffiti -----	\$250.00^^
--	------------

^^ plus cost of the repairs

Antisocial behavior or disorderly conduct resulting in a violation of the BWT's House Rules -----	\$1,000.00
---	------------

Leaving raw garbage, trash and/or litter in the compactor rooms, hallways, or common area -----	\$250.00&up
---	-------------

The standing storage of strollers, bicycles, tricycles, mats and other articles in the hallways and stairwells -----	\$250.00
--	----------

Smoking in the units and in common property except in designated areas -----	\$250.00
--	----------

Nuisance including excessive noise and offensive odors emanating from the unit -----	\$250.00
--	----------

Possession of unauthorized washer and/or dryer in the unit -----	\$5,000.00
--	------------

Unauthorized move-ins or move-outs and/or failure to reserve elevator for bulk deliveries and/or removals -----	\$250.00&up
---	-------------

Unauthorized use of key-cards -----	\$250.00
-------------------------------------	----------

Allowing dogs to relieve themselves on the Condominium's property and terraces -----	\$250.00
--	----------

Letting dog(s) to enter lawns -----	\$250.00
-------------------------------------	----------

Fees for late payments of outstanding charges on the account -----	\$50.00
--	---------

Failure to comply with the Condominium specified type of A/C unit and installation of A/C protective grills -----	\$100.00^
---	-----------

^recurring monthly charge per month until installed

Entry into a Construction Zone -----	\$250.00&up
--------------------------------------	-------------

Key-card replacement -----	\$25.00
----------------------------	---------

Mail-box key replacement -----	\$30.00
--------------------------------	---------

Small storage fee -----	\$50.00
-------------------------	---------

Large storage fee -----	\$100.00
-------------------------	----------

Window Guard -----	\$75.00
--------------------	---------

Daily storage fee per package -----	\$5.00
-------------------------------------	--------

The schedule of the current fees and fines is subject to change at the discretion of the Board of Managers

Repeated violations are subject to additional charges up to 100% of the initial amounts.