

APPLICATION FOR RENTAL

Rental Application for **685 First Ave**

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

APPLICANT INFORMATION			
LAST NAME Han		FIRST NAME Xueyuan	
SSN 690-13-****		BIRTH DATE 3/27/1974	PHONE - TYPE (929) 601 - 6666 - Mobile
EMAIL hanforhxy@gmail.com			
EMERGENCY CONTACT			
NAME Benjamin Yue		ADDRESS 2226 61st St, Brooklyn, 40 11204	
PHONE (347) 260 - 0470	EMAIL ADDRESS benjiyue@gmail.com		RELATIONSHIP other
CURRENT ADDRESS			
STREET ADDRESS 21 E 84th St		CITY Manhattan	STATE NY
DATE IN		DATE OUT current	MONTHLY RENT \$20,000.00 / Mo.
EMPLOYMENT & INCOME INFORMATION			
OTHER INCOME DESCRIPTION Private Investment			MONTHLY INCOME \$500,000.00/Yr.
BACKGROUND INFORMATION			
Have you ever filed for bankruptcy? NO		Have you ever willfully refused to pay rent when due? NO	
Have you ever been evicted from a tenancy or left owing money? NO		Have you ever been convicted of a crime? NO	
Preferred Mailing Address: 21 E 84th St, Manhattan, NY 10028 - US			

APPLICATION CONSENT

I hereby warrant that all statements set forth above are true.

I understand that a consumer report and/or an investigative consumer report may be requested in connection with my prospective or continuing housing or guarantor application with **685 First Ave** through RP On-Site LLC (On-Site). I understand that these reports may include information concerning my character, employment and income verification, general reputation, personal characteristics, public records information, criminal records information, education, qualifications, motor vehicle record, mode of living, credit and indebtedness information, and any other information which may reflect upon my potential for tenancy or guarantor status gathered from any individual, organization, entity, agency, or other source which may have knowledge concerning any such items of information.

I understand that **685 First Ave** may require income and employment verification in connection with my application. I further understand that income and employment verification require access to my employment, income, and payroll related information. I authorize and consent to the access to, use, and release of such information by On-Site, Trans Union LLC, and other applicable credit bureaus for the purpose of providing the verification services in relation to my application and during the course of any ongoing lease obligation arising from such application.

I understand that if an investigative consumer report is requested about me, I have the right to make a written request to **685 First Ave**, within a reasonable period of time, for complete and accurate disclosure of the nature and scope of the investigation requested.

I consent to the delivery of all notices or disclosures required by law via any medium so chosen by **685 First Ave** or On-Site, including but not limited to email or other electronic transmission. I understand that all notices shall be deemed received upon being sent.

By submitting this application, I certify that I have read and fully understand the disclosures and my rights detailed above and authorize On-Site to obtain, for the purpose of determining my eligibility for initial or continued tenancy or guarantor status, a consumer report and/or investigative consumer report and to disclose all information obtained by On-Site to **685 First Ave**, its affiliates, and assigns now and in the future. I also certify that I have read and fully understand my rights under the FCRA available at <https://www.on-site.com/resources/consent/fcraDisclosuresConsent.pdf>.

I understand that, upon written request, I will be informed whether or not a consumer report or an investigative consumer report was requested and, if such a report was requested, informed of the name and address of the credit reporting agency that furnished the report. With regard to "investigative consumer reports", I further understand that when I receive the name and address of the consumer reporting agency, I may request a copy of such report by contacting such agency. I acknowledge that I have received and read Article 23-A of the New York Correction Law (<https://www.on-site.com/resources/consent/correctionLawArticle23a.pdf>)

☒ Application consent was digitally accepted by Xueyuan Han



Signed by Xueyuan Han

Sun Jul 7 2024 11:33:56 PM EDT

Key: 5D8A86D2; IP Address: 71.247.215.196

Xueyuan Han (Applicant)

Date

The following charge(s) will appear on your card statement as "ClickPay"

Application Fee - Charge Details

Name on Card	Account Number	Reference Number	Authorized
Xueyuan Han	XXXXXXXXXXXX2009	14811346	\$21.50

This card has been authorized for the amount above and will be charged when the application is processed.

California Required Notices

This report does not guarantee the accuracy or truthfulness of the information as to the subject of the investigation, but only that it is accurately copied from public records, and information generated as a result of identity theft, including evidence of criminal activity, may be inaccurately associated with the consumer who is the subject of the report.

An investigative consumer reporting agency shall provide a consumer seeking to obtain a copy of a report or making a request to review a file, a written notice in simple, plain English and Spanish setting forth the terms and conditions of his or her right to receive all disclosures, as provided in CA Civil Code Section 1786.26.

This report was prepared using software provided by RP On-Site LLC, which can be contacted at: 2201 Lakeside Blvd., Richardson, TX 75082; 1-877-222-0384; or <https://www.on-site.com/request-rental-report-or-submit-dispute/>.

Avisos obligatorios en el estado de California

El presente informe no garantiza la exactitud ni la veracidad de la información con respecto al tema de investigación, sino únicamente que es una copia exacta de los registros públicos y es posible que la información generada como consecuencia del robo de identidad, incluidos los registros de antecedentes delictivos, se haya asociado por error con el consumidor objeto del presente informe.

Una agencia de investigación de verificación de crédito proporcionará al consumidor que desee obtener una copia de un informe o que solicite la revisión de un archivo un aviso por escrito en inglés y español, escrito en un lenguaje simple y claro, que establezca los términos y condiciones de su derecho a recibir todas las divulgaciones conforme a la Sección 1786.26 del Código Civil de California.

Este informe se preparo con el software proporcionado pro RP On-Site LLC, que puede contractarse en: 2201 Lakeside Blvd., Richardson, TX 75082; 1-877-222-0384; or <https://www.on-site.com/request-rental-report-or-submit-dispute/>.

Rental Report for Xueyuan Han**The property's screening criteria result****APPROVE**

This application meets your requirements based on your Property's Screening Criteria. On-Site makes no independent assessment of an applicant's qualifications.

Score for Xueyuan Han: 702

		Importance	Result
AI Score		Pass/Fail	
No Credit		Pass/Conditional	
Total annual income to rent ratio exceeds 40.0		Pass/Fail	
May have been through a bankruptcy		Pass/Fail	
No unpaid rental collections		Pass/Fail	
Criminal and Other Public Records: Felony Convictions		Pass/Fail	
Total Considered Felony Convictions	None	Pass/Fail	
Alcohol	None ever	Pass/Fail	
Bad Check	None ever	Pass/Fail	
Criminal Other	None ever	Pass/Fail	
Drug Manufacture Distribution	None ever	Pass/Fail	
Drug Marijuana Use	None ever	Pass/Fail	
Drug Meth Manufacture	None ever	Pass/Fail	
Drug Use	None ever	Pass/Fail	
Fraud	None ever	Pass/Fail	



Rental Report for Xueyuan Han, 7/9/2024 at 685 First Ave

Government Obstruction	None ever	Pass/Fail	
Kidnapping	None ever	Pass/Fail	
Property Destruction	None ever	Pass/Fail	
Property Other	None ever	Pass/Fail	
Property Theft	None ever	Pass/Fail	
Prostitution	None ever	Pass/Fail	
Sex Offense Coerced	None ever	Pass/Fail	
Sex Offense Willful	None ever	Pass/Fail	
Society Other	None ever	Pass/Fail	
Violent Fatal	None ever	Pass/Fail	
Violent Non Fatal	None ever	Pass/Fail	
Weapons	None ever	Pass/Fail	
Wildlife	None ever	Pass/Fail	
Criminal and Other Public Records: Misdemeanor Convictions		Pass/Fail	
Total Considered Misdemeanor Convictions	None	Pass/Fail	
Bad Check	None ever	Pass/Fail	
Criminal Other	None ever	Pass/Fail	
Fraud	None ever	Pass/Fail	
Government Obstruction	None ever	Pass/Fail	
Kidnapping	None ever	Pass/Fail	
Property Destruction	None ever	Pass/Fail	
Property Other	None ever	Pass/Fail	
Property Theft	None ever	Pass/Fail	
Prostitution	None ever	Pass/Fail	
Sex Offense Coerced	None ever	Pass/Fail	
Sex Offense Willful	None ever	Pass/Fail	
Society Other	None ever	Pass/Fail	
Violent Fatal	None ever	Pass/Fail	
Violent Non Fatal	None ever	Pass/Fail	
Weapons	None ever	Pass/Fail	
Alcohol	-	Not Considered	N/A
Drug Manufacture Distribution	-	Not Considered	N/A
Drug Marijuana Use	-	Not Considered	N/A
Drug Meth Manufacture	-	Not Considered	N/A
Drug Use	-	Not Considered	N/A
Wildlife	-	Not Considered	N/A
Is not a registered sex offender		Pass/Fail	

NOTIFICATION(S)

APPLICANT: Applicant Social Security Number Has Never Been Issued or was Issued After June 2011 (Equifax)

The social security number listed on the application has never been issued or was issued after June 2011. This could mean that the number was entered incorrectly, it is a Credit Privacy Number (CPN), or it was accurately issued after 2011. You should verify the information thoroughly before proceeding.

Credit Quick Summary		
Total annual income (reported by Applicant)	\$500,000.00	
Total combined annual income to rent ratio	58.48 (based on rent of \$8,550.00)	
Total number of accounts	3	
Accounts with no late payments	3 (0 unpaid past due)	
Accounts paid 30-59 days past due	0 (0 unpaid past due)	
Accounts paid 60-89 days past due	0 (0 unpaid past due)	
Accounts paid more than 90 days past due	0 (0 unpaid past due)	
Total outstanding balance	\$78,620.00 (\$0.00 past due)	
Outstanding revolving debt	\$78,620.00 (32% of limit) (\$0.00 past due)	
Outstanding loan balance	\$0.00 (\$0.00 past due)	
Bankruptcies, foreclosures, and legal items	0	
Collection total balance (includes past due)	\$0.00	
Rental History records found	0	

Identity	From Application	From Equifax
Name:	Xueyuan Han	XUEYUAN HAN
SSN:	690-13-****	690-13-****
Birth Date:	3/**/1974	3/**/1974

Addresses	From Application	From Equifax
	21 E 84th St Manhattan, NY 10028 - US	377 RECTOR PL. NEW YORK, NY 10280 (Applicant) Reported 6/2024 21 E 84TH ST. NEW YORK, NY 10028 (Applicant) Reported 6/2024 70 LITTLE WEST ST PH 1A NEW YORK, NY 10004 (Applicant) Reported 3/2020

Employment	From Application	From Equifax
Applicant:	N/A (Auto-generated placeholder) N/A \$0.00/Mo. Total annual Income: \$500,000.00	

Criminal and Other Public Records				
Requested For Xueyuan Han	Location Searched Multistate Search	Period Searched 7/9/2017 - 7/9/2024	Requested 7/9/2024	Returned 7/9/2024
Results No Records Found				

National Sex Offender Registry History		
Requested For Xueyuan Han	Date Requested 7/9/2024	Date Returned 7/9/2024
Results No Records Found		

Restricted Person Search		
Requested For Xueyuan Han	Requested 7/9/2024	Returned 7/9/2024
Results No Records Found		



Risk Models		
From RealPage		
Risk Model Name RealPage AI Score (Applicant)	Score 702	Score Factors Tradeline scoring Debt-to-income ratio Credit Score Rental Payment History
	Description RealPage AI Score uses machine-learning and data patterns in credit score, debt/liability types, trade lines, rental payment history, and renter behavior to achieve reduced bad debt. The RealPage AI Score range is between 1 and 1000 (the higher the score, the less risky the consumer).	

Risk Model Name Credit Score (Applicant)	Score 708	Score Factors The date that you opened your oldest account is too recent Lack of sufficient credit history Lack of sufficient relevant real estate account information The total of all balances on your open accounts is too high
	Description This credit score is a widely used risk model that uses credit report data to predict the likelihood of default. The credit score range is between 300 and 850 (the higher the score, the less risky the consumer).	

From Equifax																																							
Account Name AMERICAN EXPRESS (Applicant)	Opened 4/2021	Last Active 5/2024	30-59	60-89	90+	Past Due	Balance \$78,620.00																																
	Monthly Payment	High Credit \$171,007.00	Type OPEN ACCOUNT	Comments Rate/Status 1: Pays account as agreed																																			
	Payment History <table><tr><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>6/ 24</td><td>4/ 24</td><td>2/ 24</td><td>12/ 23</td><td>10/ 23</td><td>8/ 23</td><td>6/ 23</td><td>4/ 23</td><td>2/ 23</td><td>12/ 22</td><td>10/ 22</td><td>8/ 22</td></tr></table>							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6/ 24	4/ 24	2/ 24	12/ 23	10/ 23	8/ 23	6/ 23	4/ 23	2/ 23	12/ 22	10/ 22
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																			
6/ 24	4/ 24	2/ 24	12/ 23	10/ 23	8/ 23	6/ 23	4/ 23	2/ 23	12/ 22	10/ 22	8/ 22																												

Account Name CITICARDS CBNA (Applicant)	Opened 7/2019	Last Active 6/2022	30-59	60-89	90+	Past Due	Balance \$0.00
	Monthly Payment	High Credit \$37,208.00	Type REVOLVING	Comments ACCOUNT CLOSED BY CREDIT GRANTOR Rate/Status 1: Pays account as agreed			
	Payment History 0 10/22 8/22 6/22 4/22 2/22 12/21 10/21 8/21 6/21 4/21 2/21 12/20						

Account Name JPMCB CARD SERVICES (Applicant)	Opened 11/2021	Last Active 8/2022	30-59	60-89	90+	Past Due	Balance \$0.00
	Monthly Payment	High Credit \$34,853.00	Type REVOLVING	Comments ACCOUNT CLOSED BY CREDIT GRANTOR Rate/Status 1: Pays account as agreed			
	Payment History 0 0 0 0 0 0 0 0 0 0 9/22 7/22 5/22 3/22 1/22						

From Equifax	
9/2022	BMW FINANCIAL SERVIC (Applicant)
9/2022	ALLY FINANCIAL (Applicant)

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore
- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a "security freeze" on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552 b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act. c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Financial Protection (OCFP) Division of Consumer Compliance Policy and Outreach 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., Suite 8200 Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E. Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357

A Summary of Your Additional Rights in New York

You have a right to place a "security freeze" on your credit report, which will prohibit a consumer credit reporting agency from releasing information in your credit report without your express authorization. A security freeze must be requested in writing by certified or overnight mail. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent.

To place a security freeze on your credit report, you must contact each of these credit reporting agencies:

Equifax Security Freeze

P.O. Box 105788

Atlanta, GA 30348

(800) 685-1111

<https://www.freeze.equifax.com>

Experian Security Freeze

P.O. Box 9554

Allen, TX 75013

(888) 397-3742

<https://www.experian.com/freeze/center.html>

TransUnion LLC

P.O. Box 2000

Chester, PA 19022-2000

(888) 909-8872

www.transunion.com/personal-credit/credit-disputes/credit-freezes.page

However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit mortgage, government services or payments, insurance, rental housing, employment, investment, license, cellular phone, utilities, digital signature, Internet credit card transaction, or other services, including an extension of credit at point of sale. When you place a security freeze on your credit report, you will be provided a personal identification number or password to use if you choose to remove the freeze on your credit report or authorize the release of your credit report to a specific party or for a period of time after the freeze is in place. To provide that authorization you must contact the consumer credit reporting agency and provide all of the following:

1. The personal identification number or password;
2. Proper identification to verify your identity;
3. The proper information regarding the party or parties who are to receive the credit report or the period of time for which the report shall be available to users of the credit report; and
4. Payment of any applicable fee.

A consumer reporting agency must authorize the release of your credit report no later than three business days after receiving the above information.

A security freeze does not apply to circumstances in which you have an existing account relationship and a copy of your report is requested by your existing creditor or its agents or affiliates for certain types of account review, collection, fraud control or similar activities.

If you are actively seeking credit, you should understand that the procedures involved in lifting a security freeze may slow your application for credit. You should plan ahead and lift a freeze, either completely if you are shopping around, or specifically for a certain creditor, before applying for new credit.

Additional rights under your state's law, which are also in the federal Fair Credit Reporting Act, are explained in the enclosed Summary of Your Rights under the Fair Credit Reporting Act.

Filing Status
☐ Single
 ☐ Married filing jointly
 ☐ Married filing separately (MFS)
 ☒ Head of household (HOH)
 ☐ Qualifying surviving spouse (QSS)

Check only one box.
 If you checked the MFS box, enter the name of your spouse. If you checked the HOH or QSS box, enter the child's name if the qualifying person is a child but not your dependent:

Your first name and middle initial XUEYUAN		Last name HAN		Your social security number 690-13-2379	
If joint return, spouse's first name and middle initial		Last name		Spouse's social security number	
Home address (number and street). If you have a P.O. box, see instructions. 22 Witte Pl				Apt. no.	
City, town, or post office. If you have a foreign address, also complete spaces below. West Orange			State NJ	ZIP code 07052	Presidential Election Campaign Check here if you, or your spouse if filing jointly, want \$3 to go to this fund. Checking a box below will not change your tax or refund. ☐ You ☐ Spouse
Foreign country name		Foreign province/state/county		Foreign postal code	

Digital Assets
At any time during 2022, did you: (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, gift, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? (See instructions.)

☐ Yes
 ☒ No

Standard Deduction
Someone can claim:
 ☐ You as a dependent
 ☐ Your spouse as a dependent
 ☐ Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness
You:
☐ Were born before January 2, 1958
 ☐ Are blind
 Spouse:
☐ Was born before January 2, 1958
 ☐ Is blind

Dependents (see instructions):		(2) Social security number	(3) Relationship to you	(4) Check the box if qualifies for (see instructions):	
(1) First name	Last name			Child tax credit	Credit for other dependents
SINUO	HAN	975-95-0302	Son	☐	☒
SIMING	HAN	975-95-0317	Son	☐	☒
				☐	☐
				☐	☐

Income Attach Form(s) W-2 here. Also attach Forms W-2G and 1099-R if tax was withheld. If you did not get a Form W-2, see instructions.	1a	Total amount from Form(s) W-2, box 1 (see instructions)	1a	49,761.	
	b	Household employee wages not reported on Form(s) W-2	1b		
	c	Tip income not reported on line 1a (see instructions)	1c		
	d	Medicaid waiver payments not reported on Form(s) W-2 (see instructions)	1d		
	e	Taxable dependent care benefits from Form 2441, line 26	1e		
	f	Employer-provided adoption benefits from Form 8839, line 29	1f		
	g	Wages from Form 8919, line 6	1g		
	h	Other earned income (see instructions)	1h	0.	
	i	Nontaxable combat pay election (see instructions)	1i		
	z	Add lines 1a through 1h	1z	49,761.	
	Attach Sch. B if required.	2a	Tax-exempt interest	2a	
		3a	Qualified dividends	3a	
		4a	IRA distributions	4a	
		5a	Pensions and annuities	5a	
		6a	Social security benefits	6a	
c		If you elect to use the lump-sum election method, check here (see instructions)			
Standard Deduction for— - Single or Married filing separately, \$12,950 - Married filing jointly or Qualifying surviving spouse, \$25,900 - Head of household, \$19,400 - If you checked any box under Standard Deduction, see instructions.	7	Capital gain or (loss). Attach Schedule D if required. If not required, check here	7	-3,000.	
	8	Other income from Schedule 1, line 10	8	565.	
	9	Add lines 1z, 2b, 3b, 4b, 5b, 6b, 7, and 8. This is your total income	9	47,481.	
	10	Adjustments to income from Schedule 1, line 26	10		
	11	Subtract line 10 from line 9. This is your adjusted gross income	11	47,481.	
	12	Standard deduction or itemized deductions (from Schedule A)	12	30,192.	
	13	Qualified business income deduction from Form 8995 or Form 8995-A	13	0.	
	14	Add lines 12 and 13	14	30,192.	
	15	Subtract line 14 from line 11. If zero or less, enter -0-. This is your taxable income	15	17,289.	

Tax and Credits	16	Tax (see instructions). Check if any from Form(s): 1 ☐ 8814 2 ☐ 4972 3 ☐ _____	16	1,780.
	17	Amount from Schedule 2, line 3	17	
	18	Add lines 16 and 17	18	1,780.
	19	Child tax credit or credit for other dependents from Schedule 8812	19	1,000.
	20	Amount from Schedule 3, line 8	20	154.
	21	Add lines 19 and 20	21	1,154.
	22	Subtract line 21 from line 18. If zero or less, enter -0-	22	626.
	23	Other taxes, including self-employment tax, from Schedule 2, line 21	23	0.
24	Add lines 22 and 23. This is your total tax	24	626.	

Payments	25	Federal income tax withheld from:		
	a	Form(s) W-2	25a	3,350.
	b	Form(s) 1099	25b	
	c	Other forms (see instructions)	25c	
	d	Add lines 25a through 25c	25d	3,350.
	26	2022 estimated tax payments and amount applied from 2021 return	26	60,490.
	27	Earned income credit (EIC) NO	27	
	28	Additional child tax credit from Schedule 8812	28	
	29	American opportunity credit from Form 8863, line 8	29	
	30	Reserved for future use	30	
31	Amount from Schedule 3, line 15	31		
32	Add lines 27, 28, 29, and 31. These are your total other payments and refundable credits	32		
33	Add lines 25d, 26, and 32. These are your total payments	33	63,840.	

Refund	34	If line 33 is more than line 24, subtract line 24 from line 33. This is the amount you overpaid	34	63,214.															
	35a	Amount of line 34 you want refunded to you . If Form 8888 is attached, check here ☐	35a	0.															
	b	Routing number <table><tr><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td></tr></table> c Type: ☐ Checking ☐ Savings	X	X	X	X	X	X	X	X	X	X							
	X	X	X	X	X	X	X	X	X	X									
d	Account number <table><tr><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td></tr></table>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
36	Amount of line 34 you want applied to your 2023 estimated tax	36	63,214.																

Amount You Owe	37	Subtract line 33 from line 24. This is the amount you owe . For details on how to pay, go to www.irs.gov/Payments or see instructions	37	
	38	Estimated tax penalty (see instructions)	38	

Third Party Designee	Do you want to allow another person to discuss this return with the IRS? See instructions ☒ Yes . Complete below. ☐ No			
	Designee's name	Phone no.	Personal identification number (PIN)	
	George Xu, CPA	(718)888-1998		1 1 3 5 4

Sign Here	Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.			
	Your signature	Date	Your occupation	If the IRS sent you an Identity Protection PIN, enter it here (see inst.)
			MANAGER	
	Spouse's signature. If a joint return, both must sign.	Date	Spouse's occupation	If the IRS sent your spouse an Identity Protection PIN, enter it here (see inst.)
	Phone no.	Email address		

Paid Preparer Use Only	Preparer's name	Preparer's signature	Date	PTIN	Check if:
	George Xu, CPA	George Xu, CPA	10/11/2023	P00601739	☐ Self-employed
	Firm's name	Firm's address			Phone no.
	GEORGE XU, CPA, P.C.	3907 PRINCE ST, STE 4C FLUSHING NY 11354			(718)888-1998
				Firm's EIN	81-1505535

NEW YORK STATE USA

DRIVER LICENSE

Mark J. Schroeder
Commissioner of Motor Vehicles



ID **445 944 905**

Class **D**

HAN
XUEYUAN
21 E 84TH ST
NEW YORK, NY 10028
LIMITED-TERM

DOB **03/27/1974**

Issued **09/26/2023**

Expires **05/01/2025**

E **NONE**

R **A1**

Sex **M** Height **5'-10"** Eyes **BRO**

EXCELSIOR
PLURIBUS UNUM

HAN XUEYUAN



MARK 74

护 照
PASSPORT

护照号码/Passport No.

CHN

EE0046714

姓名/Name

HAN, XUEYUAN

出生日期/Date of birth

男/M

中国/CHINESE

27 MAR 1974

出生地点/Place of birth

签发日期/Date of Issue

甘肃/GANSU

签发地点/Place of issue

16 8月/AUG 2018

有效期至/Date of expiry

北京/BEIJING

签发机关/Authority

15 8月/AUG 2028

持照人签名 / Bearer's signature

公安部出入境管理局

MPS Exit & Entry Administration

佛学讲

1431736090

[illegible]

EE00467144CHN7403275M2808152LKKLNBKHNEKIA914

UNITED STATES OF AMERICA
EMPLOYMENT AUTHORIZATION

HAN XUEYUAN 27 MAR 1974

Surname

HAN

Given Name

XUEYUAN

USCIS#

220-025-020

Category Card#

C09P SRC2290087805

Country of Birth

China, People's Republic

Terms and Conditions

None

Date of Birth

27 MAR 1974

Sex

M

Valid From:

05/02/23

Card Expires:

05/01/25

SERVES AS I-512 ADVANCE PAROLE

fingerprint
not
available

CLOSING STATEMENT

过户帐目清单

Closing Date:	09/26/2019	Closing Time	4:00 PM
Closing Full Address:	142 West 57 th Street, Suite 4A, New York, NY 10019		
Closing Office Name:	KCT Abstract LLC		
Closing Location Tel:	212-528-3338		
Seller:	Robert Chavez and Vincent Sabio		
Purchaser:	HFRE LLC		
Premises:	377 Rector Place, Unit PH-B, New York 10280		

Credit to Seller: 卖家应得	
Sale Price 售价	\$4,999,000.00
Adjustments: 物业管理费及月份的结算	
Sept. Common Charges + PILOT [((\$5,941.00 + \$6,074.00) / 30 days) x 5 days]	\$2,002.49
Total Due Seller: 卖家应得总额	\$5,001,002.49

Credit to Purchaser: 买家应付或应收帐目	
Contract Deposit 合同定金	(\$499,000.00)
Adjustments:	
Inspection Repair Credit 修理费用	(\$2,300.00)
Total Purchaser Credit: 买家的帐目总额	(\$501,300.00)
Balance Due Seller: 尚欠卖家总额	\$4,499,702.49

BUYER'S CHECK LIST

Bank Check #	Bring the Following BANK CHECKS 请准备以下银行（银行开具的）本票:	
	Amount of Check	Payable to:
1.		
2.		
3.		
4.		
5.		
Bring Other Bank Checks to Cover Purchaser's Cost		
1.	\$94,356.98	KCT Abstract LLC
2.	\$4,000.00	Yi Lin, Esq.
3.	\$300.00	Joe Giacalone

注意事项和必须随身携带的文件

1. Bring your picture ID 每一位参与交易的人都必须出示有照片的官方身份证明文件
2. Bring your social security card 每一位的工卡（社安卡）
3. Bring your checkbook to cover possible costs and expenses 个人支票本

Prepared by: Yi Lin, Esq., 86 Bowery, 2nd Floor, New York, NY 10013 Tel: (212) 964-5339; E-mail: yilinlaw@yahoo.com



TOTAL TO KCT ABSTRACT LLC	\$94,356.98	\$103,624.50	\$0.00	GRAND TOTAL: \$197,981.48
---------------------------	-------------	--------------	--------	---------------------------

NOTICE: Title costs for this transaction may include charges for certain services not specified in the state approved Rate Manual and are provided by this Company at the request of your lender or attorney.

CHECK FROM/TO	CHECK NO.	COMPANY PAYMENT	DIRECT PAYMENT
	TOTAL:		



KCT ABSTRACT LLC

9 ELIZABETH STREET, 2ND FLOOR, NEW YORK, NY 10013 • Phone No. 212-528-3338 • Fax No. 212-528-3332

Title No.: 19-5026NY-F

Client: Yi Lin, Esq.

Applicant: HFRE LLC

Reference: HFRE LLC from Chavez, etal.

Premises: 377 Rector Place, Unit PH-B, New York, NY 10280 Block 16 Lot 1240

Owners: Robert Chavez and Vincent Sabio

Buyers: HFRE LLC

TITLE CLOSING INVOICE

Closing Date: 9/26/2019 at 04:00 PM

CHARGE DESCRIPTION	BUYER(S)	SELLER(S)	LENDER(S)	TITLE POLICIES AND INFORMATION
POLICY PREMIUMS				- Leasehold Policy for \$4,990,000.00 (Premium \$18,166.00) - Underwriter Compensation \$3,633.20, Title Agent Compensation \$14,532.80 - Property Type is Residential Condominium Unit - Closer is Joseph Giacalone - Underwriter: Fidelity National Title Insurance Company + items are subject to NYS Sales Tax - Closing Location: Bergstein Flynn & Knowlton PLLC 142 West 57th Street, Unit 4A New York, NY 10019 212-803-9024 Joe Giacalone: \$300.00 Attendance Fee
Leasehold Owners Policy Premium	\$18,166.00			
ENDORSEMENTS				
Owners Leasehold Owners				
RECORDING TAXES				
Transfer Tax New York State (TP584) Lease 1		\$32,435.00		
Transfer Tax Additional Transfer (Mansion) Tax Lease 1	\$49,900.00			
Transfer Tax Supplemental NYC Transfer (Mansion) Tax Lease 1	\$24,950.00			
Transfer Tax New York City (RPT) Lease 1		\$71,107.50		
RECORDING FEES				
Deed (5 pgs, including cover pg)	\$57.00			
RP-5217	\$125.00			
PoA (Condo) (5 Pgs, including Cover Pg)	\$57.00			
Sat of Mortgage (3 pgs, including cover pg)		\$47.00		
ESCROWS				
OTHER CHARGES				
Municipal Searches +	\$425.00			
Bankruptcy Search (\$40 per name) +	\$120.00			
Patriot Search (\$15 per name) +	\$45.00			
Overnight/Delivery Fee - Return of Recording Docs (\$10 per doc)	\$20.00	\$10.00		
Recording Service Fee (\$25 per doc)	\$50.00	\$25.00		
Delivery Charges (Closing Package/Report)	\$19.85			
Extra Chain +	\$110.00			
FinCen Preparation and Reporting	\$250.00			
Sales Tax New York City - 8.875%	\$62.13			

NYC
Department of Finance

October 04 2019

房契

317

YI LIN, ESQ
86 BOWERY, STE 201
NY, NY 10013

RE: Submitted Transaction Successfully Recorded

Dear YI LIN, ESQ

Document Identification Number 2019100200219001 which was submitted and intaken for Recording on 10/4/2019 11:01:59 AM, was successfully recorded on 10/4/2019 at 2:56 PM.

Below summarizes the status of the document(s).

Recording & Endorsement Cover Page(s) attached

2019100200219001

If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

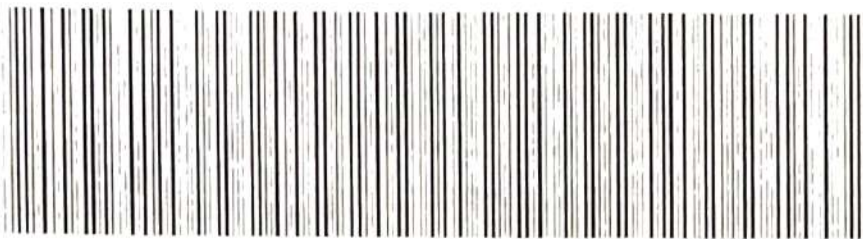
Thank you.

City Register

R-2486A

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2019100200219001004E3F68

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2019100200219001

Document Date: 09-26-2019

Preparation Date: 10-03-2019

Document Type: DEED

Document Page Count: 6

PRESENTER:

KCT ABSTRACT LLC/19-5026NY-F
9 ELIZABETH STREET
2ND FL
NEW YORK, NY 10013
212-528-3338
GROUP@KCTABSTRACT.COM

RETURN TO:

YI LIN, ESQ
86 BOWERY, STE 201
NY, NY 10013

Borough

Block Lot

PROPERTY DATA

Unit Address

MANHATTAN 16 1240 Entire Lot PH-B 377 RECTOR PLACE

Property Type: SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ROBERT CHAVEZ
377 RECTOR PLACE, APT PHA
NEW YORK, NY 10280

GRANTEE/BUYER:

HFRE LLC
70 LITTLE WEST STREET, APT PH1A
NEW YORK, NY 10004

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 67.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 71,107.50

NYS Real Estate Transfer Tax:

\$32,435.00 + \$74,850.00 = \$ 107,285.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 10-04-2019 14:56

City Register File No (CRFN):

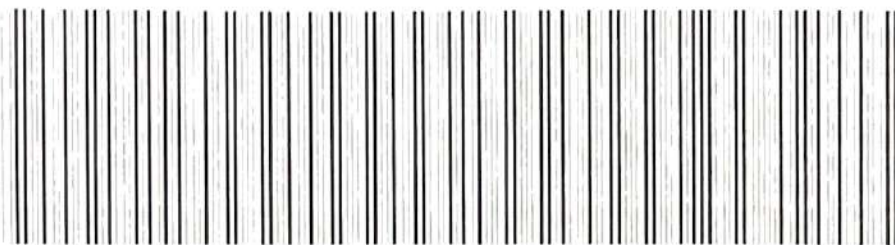
2019000322903



Annette M. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019100200219001004C3DE8

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2019100200219001

Document Date: 09-26-2019

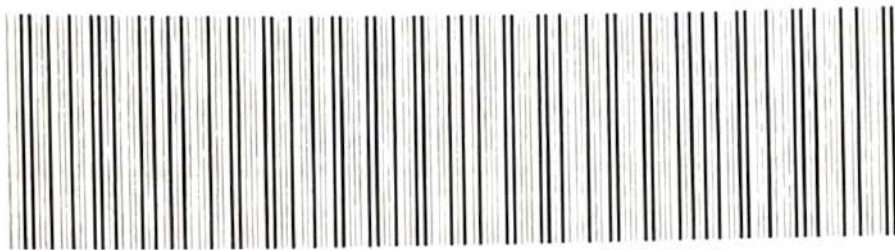
Preparation Date: 10-03-2019

Document Type: DEED

PARTIES

GRANTOR/SELLER:

VINCENT SABIO
377 RECTOR PLACE, APT PHA
NEW YORK, NY 10280



2019100200219001004SF1E9

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019100200219001

Document Date: 09-26-2019

Preparation Date: 10-03-2019

Document Type: DEED

ASSOCIATED TAX FORM ID: 2019092500523

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

4

1

PROPERTY USE ONLY
County Code C2. Date Deed Recorded / /
C3. Book OR C4. Page
C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 377 RECTOR PLACE PH-B MANHATTAN 10280
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HFRE LLC
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
Indicate where future Tax Bills are to be sent
If other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET ☒ X DEPTH OR ACRES

8. Seller Name CHAVEZ ROBERT
LAST NAME / COMPANY FIRST NAME
 VINCENT
LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☒ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 8 / 29 / 2019
Month Day Year

11. Date of Sale / Transfer 9 / 26 / 2019
Month Day Year

12. Full Sale Price \$ 4 9 9 0 0 0 0

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class R 4 16. Total Assessed Value (of all parcels in transfer) 6 4 7 7 9 2

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 16 1240

DECLARATION

I hereby declare that the above information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render the foregoing untrue or misleading.

NAME	DATE	LOCATION	REMARKS
Mr. [Name]	9/26/19	LA	212 909-5529
NEW YORK			1. [Name] 9/26/19

HFRE LLC

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER'S SIGNATURE
70 LITTLE WEST STREET, APT PH1A

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

SELLER

STATE
NY

ZIP CODE
10004

CITY OR TOWN

STATE

ZIP CODE

SELLER'S SIGNATURE

DATE

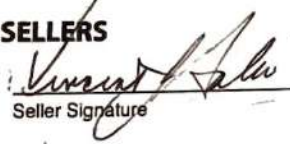
CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS

Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
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Buyer Signature	Date
Buyer Signature	Date

SELLERS

 Seller Signature	9-26-19 Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
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Seller Signature	Date
Seller Signature	Date

2019092500523201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York

County of New York } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

377 RECTOR PLACE

PH-B

Street Address Unit/Apt.

MANHATTAN

New York,

16

Block

1240

Lot

(the "Premises");

Borough

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

ROBERT D CHAVEZ

Name of Grantor (Type or Print)

Robert D Chavez
Signature of Grantor

HFRE LLC

Name of Grantee (Type or Print)

By: Xueyuan Han, Manager
Signature of Grantee

Sworn to before me

this 26 day of SEPTEMBER 2019

JOSEPH GIACALONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-GI6105913
Qualified in Nassau County
Commission Expires February 23, 2020

Sworn to before me

this 26 day of SEPTEMBER 2019

JOSEPH GIACALONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-GI6105913
Qualified in Nassau County
Commission Expires February 23, 2020

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2019092500523101

Copy (唐抄)

CONDOMINIUM UNIT ASSIGNMENT AGREEMENT

THE LIBERTY HOUSE CONDOMINIUM

CONDOMINIUM UNIT ASSIGNMENT AGREEMENT, made the 26th day of September 2019, by and between **Robert Chavez and Vincent Sabio**, residing at 377 Rector Place, New York, Apt PHA, New York 10280 (the "Assignor") and **HFRE LLC**, residing at 70 Little West Street, Apt PH1A, New York, New York 10004 (the "Assignee").

WITNESSETH:

That the Assignor, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to it paid by the Assignee, receipt of which is hereby acknowledged, and other covenants and agreements of the Assignee hereinafter contained, and on the part of the assignee to be faithfully kept and performed, does hereby grant, sell, transfer, assign and set over unto the Assignee, all of Assignor's interest in and to the following Condominium Unit:

The Condominium unit (the "Unit") known as Unit No. **PHB** in the building (the "Building") known as Liberty House and by the street number 377 Rector Place, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. **PHB** in a certain declaration dated April 9, 1986, made between Mariner's Cove Site J Associates and Battery Park City Authority pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), dated 4/9/1986 and recorded in the New York County Office of the Register of The City of New York on May 20, 1986, in Reel 1066, page 497, as amended by First Amendment to Declaration dated 10/20/2009 and recorded 11/27/2009 as CRFN 2009000389470, as amended by Second Amendment to Declaration dated 7/24/2015 and recorded 8/7/2015 as CRFN 2015000273722 (hereinafter referred to as the "Declaration") and also designated as Tax Lot 1240 in Block 16 of Section 1 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by William A. Hall R. A., P.C. on April 22, 1986, and filed with the Real Property Assessment of The City of New York on May 14, 1986, as Condominium Plan No. 308, and also filed in the New York County Office of the Register of The City of New York on May 20, 1986, as Condominium Plan No. 308, Map No. 4461.

Together with an undivided **2.1045%** leasehold interest in the Common Elements (as such term is defined in the Declaration);

Together with the appurtenances and all the estate and rights of the Assignor in and to the Unit;

Together with, and subject to, the benefits and rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws of Liberty House Condominium (the "By-Laws"), as the same may be amended from time to time, all of which shall constitute covenants running

with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Agreement of Lease between Battery Park City Authority, as landlord, and Mariner's Cove Site J Associates, as tenants, dated as of October 25, 1984, a Memorandum of which was recorded on October 30, 1984 in the Office of the Register, New York County in Reel 843 at Page 1699, as amended by Modification of Lease dated as of November 7, 1985, a Memorandum of which was recorded on April 28, 1986, in the Office of the Register, New York County in Reel 1055 at page 1761, as further modified by Amendment of Lease dated as of December 11, 1985, recorded on December 11, 1985 in the Office of the Register, New York County in Reel 1063 at Page 835, as the same may be further amended from time to time;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto the Assignee, and the heirs, executors, administrators and assigns of the Assignee for the full unexpired term of that certain Agreement of Lease between Battery Park City Authority, as landlord and Mariner's Cove Site J Associates, as tenant, dated as of October 25, 1984, a Memorandum of which was recorded on October 30, 1984 in the Office of the Register, New York County in Reel 843 at Page 1699 as modified by Amendment of Lease dated as of November 7, 1985, recorded on April 28, 1986 in the Office of the Register, New York County in Reel 1055, at Page 1761, as further modified by Amendment of Lease dated as of December 11, 1985, recorded on December 11, 1985 in the Office of the Register, New York County in Reel 1063 at Page 835. And the Assignor, in consideration of the premises does hereby for itself and its successors and assigns covenant and agree to and with the Assignee that the Assignor is the lawful owner of the Unit and said Agreement of Lease; that Assignor has good right and lawful authority to sell and assign Assignor's interest in and to the Unit; that said Agreement of Lease is in full force and effect and not in default; and that Assignor shall warrant and defend the same unto the Assignee against the lawful claims and demands by all persons.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Board of Managers (as such term is defined in the Declaration) or as provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.

The Assignor covenants that the Assignor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

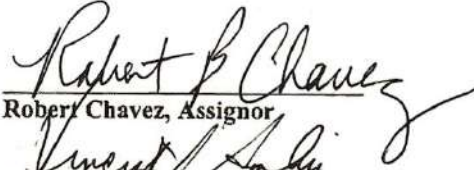
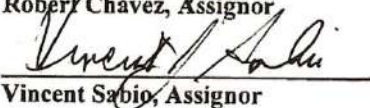
The Assignor, in compliance with Section 13 of the Lien Law of the State of New York covenants that the Assignor will receive the consideration for this assignment and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvements at the Property and will apply the same first to the payment of the cost of such improvements before using any part of the same for any other purposes.

The Assignee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

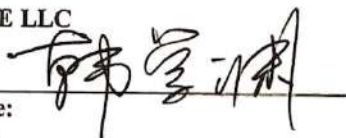
The term "Assignor" shall be read as "Assignors" whenever the sense of this agreement so requires.

By acceptance of this assignment, the Assignee hereby expressly assumes and agrees to perform each and every covenants of said Agreement of Lease referred to herein above.

IN WITNESS WHEREOF, the Assignor and the Assignee have duly executed this agreement as of the day and year first above written.


Robert Chavez, Assignor

Vincent Sabio, Assignor

HFRE LLC

By: 
Name:
Title:

Acknowledgements on following page

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On this 26 day of SEPTEMBER 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert Chavez, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

JOSEPH GIACALONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-G16105913
Qualified in Nassau County
Commission Expires February 23, 20 20

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On this 26 day of SEPTEMBER 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Vincent Sabio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

JOSEPH GIACALONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-G16105913
Qualified in Nassau County
Commission Expires February 23, 20 20

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On this 26 day of SEPTEMBER 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared HUEYUAN HAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

4 JOSEPH GIACALONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-G16105913
Qualified in Nassau County
Commission Expires February 23, 20 20

Condominium Unit Assignment Agreement

Liberty House Condominium

Unit	PHB
Section:	1
Block:	16
Lot:	1240

Robert Chavez and Vincent Sabio

To

HFRE LLC

Record and Return by Mail to:

~~R.Y. Management Co., Inc.~~

~~1619 Third Avenue~~

~~New York, NY 10128~~

YI LIN ESQ
86 BOWERY SUITE 201
NEW YORK NY 10013

Exhibit A

Liberty House Condominium

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

Beginning at a point on the northerly side of Rector Place distant 247.21 feet south 77 degrees 31 minutes 29 seconds west, as measured along the northerly side of Rector Place, from the point formed by the intersection of the northerly side of Rector Place with the westerly side of South End Avenue;

Running Thence south 77 degrees 31 minutes 29 seconds west along the northerly side of Rector Place, 63 feet;

Thence along the sides of a park, as shown on a map bearing Acc. No. 30071 and showing a change in the City Map, which map was approved by a resolution adopted by the Board of Estimate on November 13, 1981 (Cal. No. 4) the following 2 courses and distances:

- 1) south 77 degrees 31 minutes 29 seconds west, 70 feet;
- 2) north 18 degrees 14 minutes 10 seconds west, 122.44 feet;

Thence north 77 degrees 31 minutes 29 seconds east, 145.29 feet;

Thence south 12 degrees 28 minutes 31 seconds east, 121.83 feet to the point or place of **Beginning**.

Together with the benefits of and subject to the burdens of an easement of pedestrian and vehicular ingress and egress as set forth and limited and delineated in a Declaration of Easement made by Battery Park City Authority dated as of 3/23/84 and recorded on 3/28/84 in reel 778 page 44 over the following described parcel:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, City, County and State of New York, and more particularly bounded and described as follows:

Beginning at a point in the southerly line of Albany Street distant 108.5 feet westerly from the corner formed by the intersection of the westerly line of South End Avenue with the southerly line of Albany Street;

Running Thence south 12 degrees 28 minutes 31 seconds east, 122.00 feet;

Thence south 77 degrees 31 minutes 29 seconds west, 182.00 feet;

Thence north 12 degrees 28 minutes 31 seconds west, 122.00 feet to the southerly line of Albany Street;

Thence north 77 degrees 31 minutes 29 seconds east along the southerly line of Albany Street, 25.00 feet;

Thence south 12 degrees 28 minutes 31 seconds east, 97.00 feet;

Thence north 77 degrees 31 minutes 29 seconds east, 132.00 feet;

Thence north 12 degrees 28 minutes 31 seconds west, 97.00 feet to the southerly line of Albany Street;

Thence north 77 degrees 31 minutes 29 seconds east along the southerly line of Albany Street 25.00 feet to the point or place of **Beginning**.