

DRAPER AND KRAMER, INCORPORATED

NOTICE OF INTENTION TO SELL OR LEASE CONDOMINIUM UNIT

DATE: _____

TO: The Board of Directors
132 East Delaware Condominium Association
c/o Draper & Kramer, Inc.
132 East Delaware Place
Chicago, Illinois 60611

FROM: Unit Owner(s) _____
Purchaser (Lessee) _____
Purchaser (Lessee) _____

UNIT: _____, 132 East Delaware Place Condominium Association

The **INFORMATION PERTAINING TO PURCHASER (LESSEE)** form attached hereto is a part of this Notice.

In accordance with the rules and regulations established by the Board of Directors and the Declaration of Condominium Ownership, I (we) forward to the Board of Directors this Notice. I (we) intend to sell (lease) the Unit to the party or parties named below and upon the terms specified.

I (we) understand that within thirty (30) days after receipt by the Board of this completed and signed Notice, the Board of Directors may exercise its first right and option to purchase (lease) the above referenced Unit. The Board may formally waive that first right and option before the expiration of the time limitation.

I (we) further understand that if the sale (lease) transaction described herein is not closed within ninety (90) days after the Board has formally, or through lack of action, waived its first right and option to purchase (lease), the sale (lease) of this Unit shall again become subject to the Board's first right and option as provided in the Declaration of Condominium Ownership.

I (we) hereby certify that this is an arms length transaction, and further that there has been no latent understanding regarding sales price, rebates, or any similar arrangement which would, by implication, nullify this as a true bona fide sale (lease).

Purchaser (Lessee) understands and hereby authorizes the Board of Directors, Draper and Kramer, Inc., and any consumer or credit reporting agency or bureau employed by them to investigate Purchaser's (Lessee's) character, general reputation, mode of living, credit, and financial responsibility, and the statements made in this Notice and to inquire and check with persons and references and also authorize(s) such credit or consumer reporting agency or bureau to make a consumer or credit report as required or deemed advisable in connection therewith.

Unit Owner and Purchaser (Lessee) warrant that all statements and information set forth herein are true and complete and authorize verification of all information provided hereon.

SIGNATURES

UNIT OWNER(S)

PURCHASER(S) (LESSEE(S))

DRAPER AND KRAMER, INC.

THE 132 EAST DELAWARE CONDOMINIUM ASSOCIATION

**INFORMATION REQUIREMENTS
CONCERNING A PROSPECTIVE PURCHASER OR LESSEE**

Pursuant to the Declaration of Condominium Ownership, any Unit Owner wishing to sell or lease his Unit must provide the Board of Directors with the following information:

1. Completed Notice of Intention to Sell or Lease Condominium Unit form and Information Pertaining to Purchaser (Lessee) form as provided by the managing agent, Draper and Kramer, Inc.
2. Credit report from **Datasource, Inc. (815-467-6552) or Thomas Reports (312-427-7582) credit bureau agencies.**
3. Business reference in writing.
4. Bank reference in writing.
5. Reference(s) in writing from former Condominium or Cooperative Association or Lessor, as applicable.
6. Personal interview with member or members of the Board of Directors, if requested by the Board of Directors.
7. Copy of proposed purchase contract or lease.

Every contract (lease) is subject to the first right and option to purchase (lease) vested in the Board of Directors of the Condominium Association. All owners desiring to sell or lease their Unit must comply with the provisions of the Declaration of Condominium Ownership.

The following clause must appear in each and every lease of a Condominium Unit:

"TENANT acknowledges that his rights hereunder are in all respects subject to the Declaration of Condominium Ownership and the Rules and Regulations promulgated thereunder, all as presently in force or as amended from time to time hereafter, and TENANT agrees to be bound by and abide with the provisions of the Declaration and Rules and Regulations as aforesaid. TENANT's agreement to be so bound and to observe the provisions of the Declaration and Rules and Regulations in no way lessens LESSOR'S responsibilities and obligations under the Declaration and Rules and Regulations. LESSOR acknowledges that LESSOR, as a Unit Owner, agrees to be held responsible to the Association for the actions of the TENANT."

8. All Lessees must return a signed receipt for the House Rules and Construction Rules.
9. All of the above described information and material must be provided to the Association's managing agent **(one original and seven copies, collated).**
10. **A copy of the Closing Statement must be provided to the Management Office once closing is completed.**
11. All new Unit Owners and new Lessees should schedule a "Welcome to 132" appointment through the Concierge. The 132 East Delaware Place Condominium Association's Resident Guide notebook will be provided, and operational procedures will be reviewed so as to familiarize the new residents with the building. The appointment will be with the Manager and the Concierge.

Draper and Kramer, Inc.
132 East Delaware Place
Chicago, Illinois 60611
(312) 915-3500

**DRAPER AND KRAMER, INC.
 INFORMATION PERTAINING TO PURCHASER (LESSEE)**

Address: Unit _____, 132 East Delaware Place, Chicago, Illinois 60611
 Purchaser (Lessee): _____
 Purchaser (Lessee): _____
 Sale Price (Monthly Rental): _____
 Anticipated Possession Date: _____

Names of All Persons
 Who Will Reside in Unit: _____ Age: _____
 _____ Age: _____
 _____ Age: _____
 _____ Age: _____

Bank Providing Financing: _____
 Types and Number of Pets: _____

Current Residence Information:
 Address: _____
 City, State, Zip: _____
 Telephone: _____
 Length of Time at Address: _____
 Owned or Rented: _____

Landlord's or Managing Agent's
 Information as Applicable:
 Address: _____
 City, State, Zip: _____
 Telephone: _____

The Purchaser(s)/Lessee(s) intend to occupy this Unit at 132 East Delaware Place Condominium Association primarily as:

- _____ 1. Principal place of residence with a proposed move in date of _____.
- _____ 2. A second home.
- _____ 3. Other (Explain) _____.

Information	Purchaser/(Lessee) #1	Purchaser/(Lessee) #2
Social Security #	_____	_____
Present Employer	_____	_____
Employer's Telephone	_____	_____
Job Title or Position	_____	_____
Time with Firm	_____	_____
Approx. Annual Income	_____	_____
Checking Account At	_____	_____
Account Number	_____	_____
Savings Account At	_____	_____
Account Number	_____	_____
Credit Card or Store	_____	_____
Account Number	_____	_____