

Coop Ineligible Log as of 3-16-19

State	Project Name	Project Location	Decision Date	Ineligible Project
NJ	Arbor Hills	Belleville, NJ 07109	9/1/2017	Ongoing environmental hazard
NJ	Metropolis Towers Apartment Corp	Jersey City, NJ 07302	9/18/2017	45% of the units owned by Holder of Unsold Shares are Market Rent. Single Entity ownership > 10%
NJ	Metropolis Towers Apartment Corp	Jersey City, NJ 07302	9/18/2017	48% of the units owned by a single entity (Investor)
NY	59 West 90th Street Owners Corp	New York City, NY 10024	1/20/2018	Single entity > 10% (2 entities own 30% each); Questionable combination of units with unaffiliated apartment building.
NY	141-05 Pershing	Briarwood, NY 11435	8/16/2017	Pending litigation - Insurance is not defending
NY	195 Apartments Inc	Rockville Centre, NY 11570		Pending litigation - Insurance is not defending (not structural; repairs incomplete)
NY	221 Middle Neck	Great Neck, NY 11021	9/28/2017	Sponsor owns 27.50% of units at market rent. Single entity > 10%.
NY	231 Maujer Street	Brooklyn, NY 11206	10/20/2017	18% Flip Tax
NY	231 Maujer Street	Brooklyn, NY 11206	10/20/2017	Tax returns show 2 yrs of consecutive losses - project is not demonstrably well managed.
NY	244 Riverside	New York, NY 10025	12/15/2017	2 single entities > 10%; OO < 50%
NY	433 W 54th St Owners Corp	New York, NY 10019	5/24/2017	< 50% Owner Occupancy
NY	507-509 President Street HDFC	Brooklyn, NY 11215	7/26/2017	Pending litigation against Co-op stock shares.
NY	1580 Amsterdam Avenue HDFC	New York, NY 10031	12/15/2017	Fannie; Ineligible Insurance Rating. Freddie; Ineligible for Income Restrictions. Fannie & Freddie; Flip Tax > 5%
NY	2515 Glenwood Road	Brooklyn, NY 11210	10/20/2017	Less than 50% of the units are sold/conveyed to principle resident purchasers
NY	Benson House Inc	Brooklyn, NY 11214	11/8/2017	< 50% of the units are occupied as principle residences
NY	Benson House Inc	Brooklyn, NY 11214	11/8/2017	< 50% Owner Occupancy
NY	Cathedral Properties Corp	Hempstead, NY 11550	8/10/2017	Single entity > 10%
NY	Claridge Owners Inc	Flushing, NY 11354	7/24/2017	Inadequate documentation
NY	Excelsior 57th Corp	New York, NY 10017	10/12/2017	Co-op is subject to Ground Rent. Pending litigation structural in nature.
NY	Forest View Crescent Inc	Glendale, NY 11385	10/31/2017	Does not meet REO needs - Subletting is prohibited.
NY	Greenwood Arms Cooperative Corp	Howard Beach, NY 11414	2/6/2018	Fannie - A minus insurance rating on Hamilton Insurance Co. Freddie - Pending litigation not defended by insurance.
NY	Greystone in Westchester Cooperative 4 Inc	Yonkers, NY 10703	1/18/2018	Subletting is prohibited. Unable to verify if land is insured by an acceptable title insurance policy.
NY	Harway Terrace Inc	Brooklyn, NY 11214	1/25/2018	Subletting is prohibited
NY	High Meadow Cooperative No 1 Inc	Ossining, NY 10562	1/5/2018	Subletting is prohibited
NY	Kings Village Corp	Brooklyn, NY 11234	11/22/2017	Inadequate cashflow (UL Mtg in Forbearance); Insufficient Reserves; Mechanics Lien
NY	Lindenwood Village Sec E Cooperative Corp	Howard Beach, NY 11414	1/16/2018	Flip Tax > 5% (5.53%)
NY	Nostrand Gardens Co-operative Incorporated	Brooklyn, NY 11235	10/31/2017	Project is subject to ground rent lease.
NY	Patricia Gardens Owners Corp	Larchmont, NY 10538	3/19/2018	Sponsor owns >10% & Subletting not permitted.
NY	Seaview Terrace Mutual Housing	Longbeach, NY 11561	6/28/2017	Fannie - Carrier rating for insurer Wright National does not meet requirements; Freddie - Blanket Mtg matures within 2 years
NY	Southbridge Towers	New York, NY 10038	6/27/2017	Refinance ineligible at this time due to 28% Flip Tax imposed on 1st sale post reconstitution to private Co-op from Mitchell Lama.
NY	Toost Control Corp	New York, NY 10065	11/22/2017	Non-Occupant Borrower(s); Pro-Rata > 35% (43.45%)
NY	Trump Village Section 4	Brooklyn, NY 11224	10/2/2017	Pending litigation for Mechanics Lien
NY	Vietor Avenue	Elmhurst, NY 11361	3/22/2018	Single Entity > 10%; Cashflow on Unsold Shares unknown; Financial losses in 2016 - impacts other shareholders 14.4%