

SCHEDULE OF FEES

RIVER RIDGE OWNERS CORP.

150, 152, 154 OVERLOOK AVENUE
PEEKSKILL, NY 10566

SALES APPLICATION FEES

BUYER

- \$375 (NON-REFUNDABLE) Application/Credit/Criminal License Check fee payable to Hudson North management LLC and \$100 additional for each co-applicant.
- Equivalent of (2) months maintenance Capital Improvement Fee, payable to River Ridge Owners Corp.
- \$500 (Refundable) Move-In/Damage deposit payable to River Ridge Owners Corp.

SELLER

- \$500 (Refundable) Move-Out/Damage Deposit payable to River Ridge Owners Corp.

CLOSING FEES

BUYER

- Equivalent of 2 months maintenance for the Capital Improvement Fee payable to River Ridge Owners Corp.
- \$250 Recognition Agreement Review Fee (if Mtg) payable to Hudson North management LLC.

SELLER

- \$550 Transfer Fee payable to Hudson North Management LLC.
- \$450 Transfer Fee payable to River Ridge Owners Corp.
- \$.05 per share Transfer Tax Stamp fee payable to Hudson North Management LLC.

SUBLET APPLICATION FEES

RENTER

- \$375 (NON-REFUNDABLE) Application/Credit/Criminal/License Check fee payable to Hudson North management LLC. \$100 for each additional co-applicant.

(continued)

SCHEDULE OF FEES-CONTINUED

OWNER

- \$500 Sublet Security/Damage Deposit (Refundable when tenant vacates) payable to River Ridge Owners Corp.
- \$1.25 per share/per year Sublet Fee (Non-refundable) payable to River Ridge Owners Corp. due with each new lease and/or renewal lease.
- \$50.00 Renewal application fee each year for sublet renewals due no less than 60 days prior to lease renewal with sublease renewal application.

PARKING FEES (ADDITIONAL SPACE)

- \$360 per vehicle/per year with a required signed parking lease. The \$360 is payable in two equal installment due January 1st and March 1st of each year. This fee is prorated for midyear moves in/out.