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David Shurin
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J-51 AUTHORIZATION

Re: _____

1. _____, herein after referred to as the owner,
PRINT COMPANY NAME HERE

by _____ hereby authorizes David Shurin
PRINT NAME OF PERSON SIGNING THIS AUTHORIZATION HERE

Consulting Associates, Inc., herein after referred to as the Consultant, to file for J-51 tax abatement with the NYC Department of Housing Preservation and Development (HPD).

- 2. In order to have the abatement granted the owner is responsible for the following:
 - A) Pay all New York City filing fees.
 - B) Clear Housing and Building violations as required by HPD and/or the Building Department.
 - C) Pay any unpaid real estate taxes or any other charges required by HPD or N.Y.C. Real Property Assessment.

If the owner does not comply with the above requirements, and as a result a Certificate of Eligibility is not issued, any and all retainers to the consultant are non-refundable.

- 3. As full and complete compensation for securing the J-51 Certificate of Eligibility the owner shall pay the consultant a fee equal to one-third (1/3) of the first year's tax abatement benefits on the above noted premises or a minimum of \$1,600.00.

The fees shall be payable as follows:

- A) \$800.00 upon signing the authorization.
- B) Balance upon approval of Certificate of Eligibility by HPD. In the event that a Certificate of Eligibility is not granted for the above property and is denied on its merits, the retainer will be refunded.

- 4. If the owner cannot supply the consultant with the necessary information or documentation within one year of the date this authorization is signed, the consultant will drop the application and the owner will forfeit his retainer.
- 5. The owner hereby agrees to be responsible for the consultant's fee even if the building is sold and the abatement is approved subsequent to the sale of the property, unless the new owner agrees to pay the consultant's fee. This agreement can only be in the form of signing the consultant's authorization.
- 6. According to a law passed June, 1988, buildings that receive J-51 benefits will have their MCI increases reduced by half of the J-51 benefits for work begun after June, 1988.
- 7. **As per DHCR fact sheet #36, all apartments in buildings that are receiving J51 benefits are considered rent stabilized even if they had been high-rent Decontrolled apartments prior to applying for a J51 tax abatement.**

DATE

SIGN YOUR NAME

PRINT YOUR NAME

David Shurin Consulting Associates, Inc.

_____ check here if you want a
rent increase application
to be filed, also.