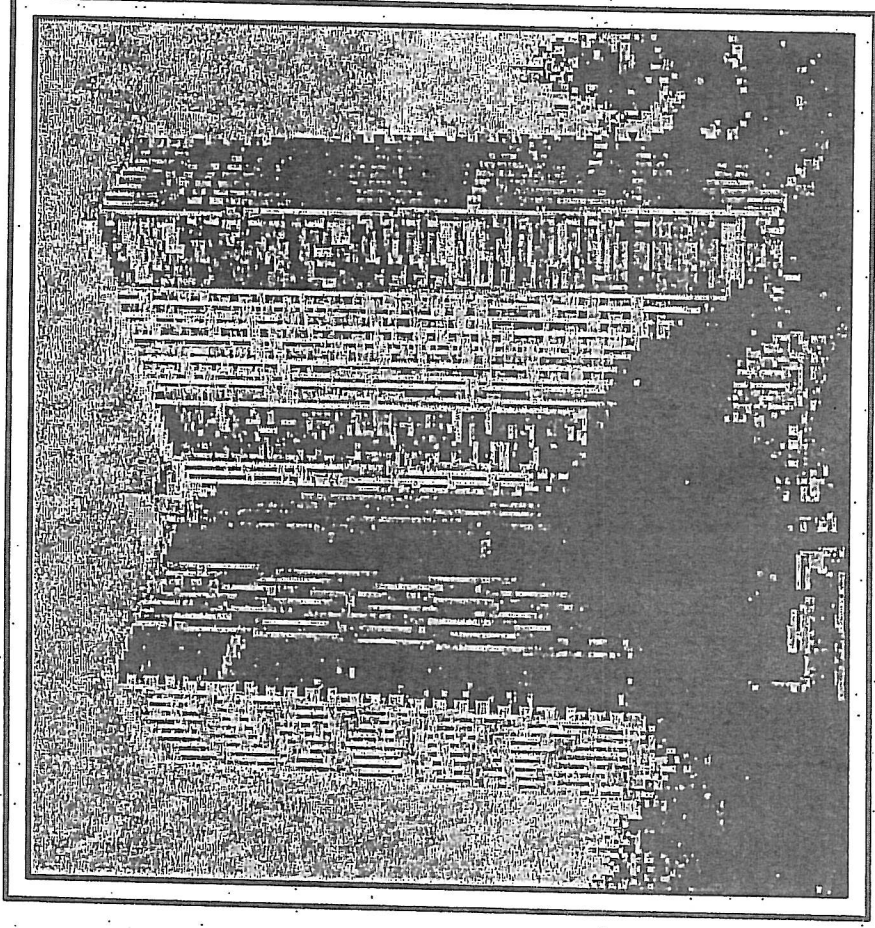


WILMINGTON TOWER, INC. AN ASSOCIATION OF OWNERS



WELCOME

Winston Towers 300 Association, Inc.

Winston Towers 300 Association, Inc. requires certain supplemental information which we are authorized to obtain pursuant to the third paragraph of Article VII, Section 1 of The By-Laws of The Association. Please complete the attached forms and return them, promptly, to the Management Office with a check in the amount of \$200.00 for the processing fee.

It is necessary that a member of the Association meet with purchasers to acquaint them with the facilities as well as the Rules and Regulations of the Association and to insure that the new residents will continue to maintain the community referred to in Article VII, Section 3 of the By-Laws.

We wish to call to your attention to the requirements of Article VII, Section 6 of the By-Laws of the Association which state in part that "...No unit owner shall be permitted to sell or lease his apartment until he has paid to the Association, in full, all unpaid common expenses assessed against such apartment unit. The acquirer of the apartment unit shall, thereafter, be liable for payment of any such charges to the Association, without prejudice to the right of the acquirer to recourse against the transferor for that amount paid by such acquirer."

THIS CLAUSE MUST APPEAR IN ALL SALES:

The purchasers agree to be bound by all the terms of The Offering Plan including The By-Laws, Master Deed and Rules and Regulations as if they were the original owners.

AT THE TIME OF CLOSING:

Please be advised that there is a non-refundable contribution to Working Capital which is equivalent to three (3) months maintenance. The purchaser must pay this amount to Winston Towers 300 Association, Inc.

MOVING IN

The Management of Winston Towers 300 would like to insure that all new residents are aware of the following rules and procedures for moving into the building:

- A Move-In cannot take place until after closing. A closing statement must be provided to The Management Office before a move can be scheduled. **PLEASE NOTE:** Purchaser/Renters must attend an Orientation before a move takes place.
- Please be advised that all moves must be scheduled through The Management Office, and that no moves will be permitted on SATURDAY, SUNDAY or HOLIDAYS. Move-Ins will be permitted only after the Purchaser/Lessee has completed all paper work and \$1,000 refundable security deposit and a \$200.00 move fee has been paid. A Certificate of Insurance must be submitted from the moving company if one has been hired. In addition, please note the following requirements.
- Management recommends that purchaser obtain from the seller the exact location of storage closet for their apartment.

PARKING

Upon the sale of the Apartment Unit, seller relinquishes garage space(s). Purchasers can lease garage spaces through Management after closing documents have been provided.

LEASING YOUR UNIT

The following ruling was passed by the Board of Directors on March 16, 1982:

“As of May 1, 1982, a unit owner cannot rent his unit unless he has had title to it for at least one year. All leases are to be executed for a one year term only.”

The fee for the processing of any lease of a condominium unit is \$200.00 and must be accompanied by an application as well as a fully executed copy of the Lease signed by all parties.

*******PLEASE NOTE: Landlord will be responsible for any and all damages to the common area caused by their Tenants.**

FORMAL APPLICATION

Date _____

Name _____ AGE _____ S.S.# _____

Employer _____

Employer Address _____

Name _____ AGE _____ S.S.# _____

Employer _____

Employer Address _____

Previous Address _____

HOME PHONE _____

EMPLOYED BY (Or Self-Employed) COMPANY _____

ADDRESS _____

POSITION _____ BUSINESS PHONE _____

LENGTH OF EMPLOYMENT _____

PREVIOUS EMPLOYER _____

POSITION _____ BUSINESS PHONE _____

LENGTH OF EMPLOYMENT _____

IS SPOUSE EMPLOYED _____ LENGTH OF EMPLOYMENT _____

EMPLOYED BY (Or Self-Employed) COMPANY _____

NAME ADDRESS _____

POSITION _____ BUSINESS PHONE _____

PREVIOUS EMPLOYER _____

ADDRESS _____

BUSINESS PHONE _____ LENGTH OF EMPLOYMENT _____

DO YOU OWN YOUR OWN HOME _____

MORTGAGE HELD BY _____

NAME OF ALL PERSONS WHO WILL RESIDE IN THE APARTMENT, AND IF

CHILDREN, STATE THEIR AGES: _____

MUSICAL INSTRUMENTS OWNED BY PROPOSED RESIDENTS _____

TO WHAT EXTENT WILL THEY BE PLAYED IN THE APARTMENT _____

APPLICANT'S ATTORNEY _____

FIRM & ADDRESS _____

SELLER'S ATTORNEY _____

FIRM & ADDRESS _____

APARTMENT# UNDER CONSIDERATION _____

PLEASE FURNISH A COPY OF THE MORTGAGE COMMITMENT, IF THERE IS NO
MORTGAGE, HOW WILL THE PURCHASE BE MADE: _____

NAME & ADDRESS OF MORTGAGE COMPANY _____

Is There A Collateral Agreement Or Is There A Plan Or Intention To Enter
Into Another Agreement (ORALLY OR IN WRITING) Whereby The Seller
Will Remit Or Credit A Portion Of The Purchase Price To The Purchase Or
To Any Other Party? _____

PLEASE FURNISH THREE PERSONAL REFERENCES: (NAME & PHONE NUMBER)

(1) _____

(2) _____

(3) _____

Please Furnish A Copy Of The Contract Of Sale. Said Contract Should
Contain A Clause Which States That "The Purchaser Agrees To Be Bound
By All The Terms Of The Offering Plan Including The By-Laws, Master
Deed, And Rules & Regulations As If He Were An Original Purchaser".

Also To Be Included In The Contract Is A Statement That The "Seller Must
Be Current In Payment Of All Financial Obligations To The Association."

RESIDENT INFORMATION

DATE: _____

LEASE START DATE: _____

LEASE EXP. DATE: _____

UNIT # _____

OWNER: _____

NAME OF RENTER: _____

FIRST & LAST NAME OF ALL RESIDENTS WHO WILL LIVE IN APARTMENT

HOME TEL. #: _____ BUSINESS # _____

IF ANYONE RESIDING IN YOUR UNIT IS DISABLED, PLEASE GIVE SPECIAL INSTRUCTIONS IN THE EVENT OF AN EMERGENCY.

PERSON TO CONTACT & TELEPHONE # IN CASE OF EMERGENCY:

LOCATION OF KEYS TO APARTMENT: _____

NAME: _____ TELEPHONE # _____

NUMBER OF VEHICLES: _____

LICENSE PLATE # _____ MAKE OF VEHICLE _____

LICENSE PLATE # _____ MAKE OF VEHICLE _____

DEAR UNIT OWNER:

UNIT# _____

PLEASE FILL OUT THE FOLLOWING INFORMATION FOR OUR FILE:

TENTATIVE CLOSING DATE: _____

TENTATIVE MOVE IN DATE: _____

TELEPHONE: _____

NAMES OF ALL OCCUPANTS OF UNIT (SUCH AS NAMES OF
INDIVIDUAL CHILDREN ETC.)

(1) _____

(2) _____

(3) _____

(4) _____

WE WOULD ALSO ASK THAT YOU PLEASE FORWARD TO US A COPY
OF YOUR CLOSING STATEMENT.

THANK YOU.

WINSTON TOWERS 300 TRANSFER OF OWNERSHIP

PLEASE BE ADVISED THAT OWNERSHIP OF APARTMENT# _____

TRANSFERRED TO:

_____ AS

OF _____

ALL MAINTENANCE BILLS AND CORRESPONDENCE AFTER THAT
DATE SHOULD BE SENT TO THE ATTENTION OF THE PURCHASER.

THE FORWARDING ADDRESS OF THE SELLER OR THE APARTMENT
IS:

SIGNATURE OF PURCHASER (S)

SIGNATURE OF SELLER (S)