

RELEASE OF CLAIMS FORM

In consideration for my receipt of a disbursement from the Tenant Restitution Fund from the New York State Office of the Attorney General, paid to me pursuant to a consent decree dated December 20, 2017 between the Attorney General, Steven Croman, Croman Real Estate Inc., 9300 Realty Management Inc., 9300 Realty Inc., and the special-purpose limited liability real-estate entities that own the properties which Steven Croman exercises control over as described in the Corrected Verified Petition, Anthony Falconite, and Falconite LLC ("Respondents"), I release any right I may have to recover monetary damages against Respondents for claims occurring on or before December 29, 2017, solely based upon claims in the Corrected Verified Petition, including but not limited to (1) tenant harassment in violation of the New York Rent Stabilization Code, 9 N.Y.C.R.R. § 2525.5; (2) tenant harassment in violation of the New York City Administrative Code § 27-2005; (3) failure to obtain work permits, violation of stop-work orders, and concealment of illegal construction, in violation of the New York City Construction Codes § 28-101.1 et seq.; (4) failure to use lead-safe work practices, remediate lead-paint based hazards, provide lead-based paint notices and disclosures to tenants, conduct dust clearance tests, and conduct annual inspections for lead-based paint hazards, in violation of New York City Childhood Lead Poisoning Prevention Act § 27-2056.1 et seq.; (5) acting as an unlicensed tenant relocater or failing to supervise persons who act as tenant relocators in violation of New York Real Property Law § 441 & 441-c; (6) engaging in deceptive practices in the conduct of business by filing baseless lawsuits, serving tenants with deceptive rent demands, charging unauthorized legal fees, and using false pretenses and deception to gain access to tenants' apartments in violation of New York General Business Law § 349; and (7) commingling tenants' security deposits, failing to provide tenants with the name and address of the financial institution in which their security deposits are held, and failing to place security deposits in interest-bearing accounts when required, in violation of New York General Obligations Law § 7-103 and N.Y.C.R.R. § 2525.4.

This release shall only apply to the above-listed violations of law and warranty of habitability claims for the specified period above. The release shall not include any defenses that I or any occupant of my apartment, whether current or former, may assert in an eviction proceeding other than warranty of habitability. The release shall also not apply to any other personal injury claims, including but not limited to, exposure to lead-based paint or lead-contaminated dust.

I also agree that by participating in the claims process, I have consented to sharing my personally identifying information, including my name, and address, with the Office of the Attorney General.

I also agree that I have carefully read and fully understand all of the provisions of this Release, I knowingly and voluntarily agree to and intend to be legally bound to all of its terms, and I have been advised in writing to consult with an attorney of my choosing regarding the terms of this Release.

Signature: _____

Date: ____ / ____ / ____

Print Name: _____

Signature: _____

Date: ____ / ____ / ____

Print Name: _____

Signature: _____

Date: ____ / ____ / ____

Print Name: _____

Signature: _____

Date: ____ / ____ / ____

Print Name: _____