



Property Tax Bill

Quarterly Statement

Activity through June 16, 2020

Owner name: ALBANS HOUSING DEVELOPMENT FUND COR
WFHA ST. ALBANS LLC

Property address: 114-05 170TH ST.

Borough, block & lot: QUEENS (4), 12334, 0273

Mailing address:

ALBANS HOUSING DEVELOPMENT FUND CORPORA
120 WALL ST. FL. 20
NEW YORK NY 10005-4029

Outstanding Charges \$16,593.14

New Charges \$152,871.67

Amount Due \$169,464.81

Please pay by July 1, 2020

PTS - LD
1400.01
40 - 1 - 2
5407

Your property tax payment agreement is in default due to one or more missing payments. You may reinstate your agreement by paying 20% of your total amount due or by showing that extenuating circumstances contributed to your default. Otherwise, you must wait five years for a new payment agreement and you are at risk for having your unpaid tax lien sold.



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-12334-0273

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	\$17,373.41
Total amount due by July 1, 2020 if you no longer have a mortgage	\$169,464.81
Amount you may pay by July 1, 2020 if you choose to pay early	\$4,202.26
If you no longer have a mortgage and want to pay everything, please pay	\$306,864.15

Amount enclosed:

#802424720061601#

ALBANS HOUSING DEVELOPMENT FUND CORPORATION
120 WALL ST. FL. 20
NEW YORK NY 10005-4029

Make checks payable & mail payment to:

NYC Department of Finance
59 Maiden Lane - Agreement Section, 19th Floor
New York NY 10038-4502

You Have A Payment Agreement

Agreement Number	Agreement Date	Original Amount Due	Remaining Amount Due	Semi-Ann Payment Amount
0000000105819	03/17/2020	\$145,291.91	\$151,941.29	\$16,389.62

Installment payments due are \$16,389.62 of total amount due by July 1, 2020

Payment Agreement	Amount
Total payment agreement installment due	\$16,389.62

Previous Charges	Amount
Total previous charges including interest and payments	\$203.52

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	\$152,091.40
Bldg-Elevator- Chg 4267203		07/01/2020	\$100.00
HPD-Emergency Repair- Chg		07/01/2020	\$40.00
HPD-Emergency Repair- Fee		07/01/2020	\$20.00
HPD-Emergency Repair- Tax		07/01/2020	\$3.55
HPD-Emergency Repair- Chg		07/01/2020	\$165.00
HPD-Emergency Repair- Fee		07/01/2020	\$82.50
HPD-Emergency Repair- Tax		07/01/2020	\$14.64
HPD-Emergency Repair- Chg		07/01/2020	\$165.00
HPD-Emergency Repair- Fee		07/01/2020	\$82.50
HPD-Emergency Repair- Tax		07/01/2020	\$14.64
HPD-Emergency Repair- Chg		07/01/2020	\$50.00
HPD-Emergency Repair- Fee		07/01/2020	\$25.00
HPD-Emergency Repair- Tax		07/01/2020	\$4.44
HPD-Property Registration Fee- Fee		07/01/2020	\$13.00
Total current charges			\$152,871.67

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$152,091.40
HPD-Inspection Fee (Non Hhw)- Fee		01/01/2021	\$200.00



Tax Year Charges Remaining	Activity Date	Due Date	Amount
Rent Stabilization *	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	77	01/01/2021 42074500	\$1,540.00
Total tax year charges remaining			\$153,831.40
If you pay everything you owe by July 1, 2020, you would save:			\$1,520.91

Payment Agreement Charges You Can Pre-pay	Amount
Total payment agreement charges you can pre-pay	\$135,551.67

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall Tax Rate	
Current tax rate	12.4730%	
Estimated Market Value \$6,210,000		
Billable Assessed Value	\$2,438,730	Taxes
Taxable Value	\$2,438,730 x 12.4730%	
Tax Before Abatements and STAR	\$304,182.80	\$304,182.80
Annual property tax		\$304,182.80

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.



Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD's Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderp@hpd.nyc.gov.





Department of Finance

Treasury & Payment Services Division
59 Maiden Lane
New York, NY 10038

June 16, 2020

Re: Your corrected property tax bill is enclosed

Dear Property Owner or Agent,

We are writing to inform you that the New York City Department of Finance has corrected an error on your property tax bill due July 1, 2020.

The bill that you previously received included interest charges that were not correct. We apologize for this error and any confusion or inconvenience it may have caused you.

Enclosed please find a revised bill with the correct amount that you owe. You can pay your bill online at www.nyc.gov/citypay, or follow the instructions on the bill to submit your payment by mail.

Thank you in advance for your timely payment. If you have questions about this letter, please contact the Department of Finance via our online customer service portal, www.nyc.gov/dofaccount.

Sincerely,

The Treasury and Payment Services Division
New York City Department of Finance

Encl.: Your corrected property tax bill