



Quarterly Statement of Account

Owner Name: WINSTON E. LANDER
Property Address: 2057 UNION ST.
Borough, Block & Lot: BROOKLYN (3), 03510, 0009

Mailing Address:
WINSTON E. LANDER
64 TAPSCOTT ST.
BROOKLYN, NY 11212-4129

Statement Billing Summary

(Reflects Account Activity From Your Last Statement Through November 19, 2010)

Previous Balance	\$1,696.68
Amount Paid	\$-868.84
Interest	\$13.84
Unpaid Balance, If Any	\$841.68
Current Amount Due	\$883.53
Total Amount Due By January 3, 2011	\$1,725.21

Total Property Tax Amount Due January 3, 2011 From:	
Chase Home Finance LLC	\$883.53
You, The Property Owner	\$841.68

Amount Of Property Tax Not Due January 3, 2011 But That Chase Home Finance LLC Can Choose To Pay Early	\$883.53
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If Chase Home Finance LLC Wants To Pay All Property Tax Owed By January 3, 2011 Please Pay:	\$1,761.23
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If Chase Home Finance LLC Pays All Property Tax Owed By January 3, 2011 You Would Save	\$5.83
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Amount Not Due But That You Can Choose To Pay Early	\$66.94
Total Amount You May Pay By January 3, 2011	\$908.62

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119037



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE,
PLEASE CALL 311 FOR HELP

If You Pay Via On-Line Banking You Must Include This Account Number: 3-03510-0009

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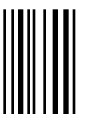
Total Amount Due By January 3, 2011 If You Still Have A Mortgage	\$841.68
Total Amount Due By January 3, 2011 If You No Longer Have A Mortgage	\$1,725.21
Amount You May Pay By January 3, 2011 If You Choose To Pay Early	\$908.62
If You No Longer Have A Mortgage And Want To Pay Everything, Please Pay	\$2,669.85

Amount Enclosed:

#BWNFFBV
#8772194101119014#

WINSTON E. LANDER
64 TAPSCOTT ST.
BROOKLYN NY 11212-4129

**If Paying The Easy Way Isn't For You,
Mail Payment To:**
NYC Department of Finance
PO Box 32
New York, NY 10008-0032



Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		10/01/2010	\$868.84
Payment	09/29/2010	Chase Home Finance LLC	\$-868.84
Housing-Emergency Repair Interest		06/15/2006	\$88.82
			\$1.51
Housing-Emergency Repair Interest		06/20/2006	\$54.97
			\$0.94
Housing-Emergency Repair Interest		07/20/2006	\$222.54
			\$3.74
Housing-Emergency Repair Interest		07/26/2006	\$29.90
			\$0.52
Housing - Emergency Repair 2 Interest		02/03/2010	\$371.63
			\$6.14
Housing-Emergency Repair Interest		02/23/2010	\$59.98
			\$0.99
Unpaid Balance, If Any			\$841.68

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		01/01/2011	\$868.84
Adopted Tax Rate			\$14.69
Total Amount Due By January 3, 2011			\$883.53

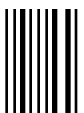
Amount Not Due But That Can Be Paid Early	Activity Date	Date	Amount
Finance-Property Tax		04/01/2011	\$868.84
Adopted Tax Rate			\$14.69
Housing - Emergency Repair 2		10/07/2010	\$50.00
Sales Tax	11/18/2010		\$4.44
Administrative Fee	11/18/2010		\$12.50
Total Amount Not Due But That Can Be Paid Early			\$950.47

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Your Prompt Payment Is Greatly Appreciated.

Did Your Mailing Address Change?

If So, Please Visit Us At **nyc.gov/changemailingaddress** Or Call **311**.



How We Calculated Your Property Tax For July 1, 2010 Through June 30, 2011

Tax Class	2A - 4-6 Unit Residential Building	Tax Rate			
	Original Tax Rate Billed June 2010	13.2410%			
	New Tax Rate	13.3530%			
Estimated Market Value	\$695,000	Billable Assessed Value	New Tax Rate		Taxes
Tax Before Exemptions And Abatements		\$26,247	X 13.3530%	=	\$3,505
Tax Before Abatements		\$26,247			\$3,505
Annual Property Tax					\$3,505
Original Property Tax Billed In June 2010		\$26,247			\$3,475
Change In Property Tax Bill Based On New Tax Rate					\$30

You are entitled to protest the emergency repair charge by filing an objection in writing with the Department of Housing Preservation and Development (HPD), but any such objection must be filed **on or prior to the date that the charge will become due and payable, as provided in NYC Housing Maintenance Code section 27-2144** . For information on filing an objection, please call HPD at 212-863-6020 or email HPD at hpderp@hpdnyc.gov. The charge is enforced as a tax lien on real property under article 8 of subchapter 5 of the NYC Housing Maintenance Code.

