

MERIDIAN SECURITY SYSTEMS INC.

ALARM SYSTEM MONITORING/SERVICE AGREEMENT

This Agreement is dated 12/15/2011 between Meridian Security Systems, Inc. (the "Company"), and you (the "Customer"). This Agreement covers the system (the "System") located at the following location (the "Premises") and any services requested below. The Company has written this Agreement in simple, easy-to-read language because it wants the Customer to understand it. Please feel free to ask any questions.

INTENDING TO BE LEGALLY BOUND, WE BOTH AGREE AS FOLLOWS:

CUSTOMER'S NAME: EDGE HILL APARTMENTS
(Customer's Name)

PREMISES: 1569-1577 EDGE HILL ROAD
(Number and Street)
ABINGTON, PA 19001
(City, State and Zip Code)

TYPE OF AGREEMENT: ☒ New ☐ Renewal

TYPE OF ACCOUNT: ☐ Consumer ☒ Commercial/
Business Use

TO BE COMPLETED BY THE COMPANY:

Billing Account Nos. HA-2151, HA-2152, HA-2153
Central Station Line No. _____

CHARGES AND FEES:

Monitoring Services:

Annual Rate

Monitoring \$ 720.00/year
Other _____/year

Repair Services:

Repair: \$ 525.00 /year
Other: _____/year

Total Yearly Fee* \$ 1245.00/year
Plus any additional taxes

BILLING

ADDRESS: LINDY PROPERTY MANAGEMENT CO.
(First Name) (Last Name)

207 LEEDOM STREET
(Number and Street)

JENKINTOWN, PA 19046
(City, State and Zip Code)

CUSTOMER'S TELEPHONE NUMBER: (215) 887-0762

Billing Frequency (Payable in Advance)

Annually

Form of Payment

Invoicing

There is no finance charge or cost of credit (0% APR) associated with this Agreement.

THE FOLLOWING SPECIFIC TERMS (A-C) APPLY ONLY IF A CHARGE FOR THEM IS SHOWN ABOVE AND THEY ARE REQUESTED BELOW.

☒ **A. Monitoring.** The Company agrees to monitor signals from the System for an initial term of twelve (12) months from the date of this Agreement, and the monitoring services will automatically continue for successive periods of twelve (12) months thereafter unless cancelled by either of us in writing no later than thirty (30) days before the end of the original term or any renewal term. The Customer agrees to pay the Company the monitoring fees for the term of this Agreement.

Once the Company receives a signal, the Company will try to notify, over the regular telephone lines, the agency(s) and/or person(s) identified on the Customer's information sheet. However, the Company will not notify anyone if it reasonably believes that notification is not required.

The Customer agrees to give the Company a completed information sheet and to update it as necessary. The Company is entitled to rely solely on the Customer's information sheet. The Company is not responsible for trying to contact anyone else.

If the Company cannot connect the System to the telephone lines, then the Customer must contact the telephone company, which will install and bill the Customer directly for any telephone lines or equipment.

The Customer understands that no form of monitoring is error-free. The Customer also understands that the Company is not responsible for any interruption of service due to any cause beyond the Company's control, such as faulty telephone lines or any damage or destruction to the Company's equipment or facilities. The Company is not required to supply monitoring service to the Customer while such interruption continues.

☒ **B. Repair.** If the Company installed the System, the Company agrees to provide repair service to the System for an initial term equal to the difference between the length of the Monitoring term and the length of the Limited Warranty, if any, given by the Company, and the Customer agrees to pay the Company the repair fees. If the Company did not install the System, the Company agrees to provide repair service to the System for an initial term of twelve (12) months from the date of this Agreement, and the repair services will automatically continue for successive periods of twelve (12) months thereafter unless cancelled by either of us in writing no later than thirty (30) days before the end of the original term or any renewal term. The Customer agrees to pay the Company the repair fees for the term of this Agreement. The Customer agrees not to allow anyone besides the Company's employees or agents to repair the System.

The Company will provide all labor, material and parts necessary to service the System due to defects in the System and ordinary wear and tear. The Company is limited to the availability of identical parts from the original manufacturer. The Company will do so as soon as it reasonably can. The Company's obligation to provide this service does not cover batteries in wireless devices, nor does it cover damage to the System caused by acts beyond the Company's control.

☒ **C. Annual Inspection.** The Company will provide inspection services consisting of furnishing all necessary labor and testing equipment to inspect only the visible components of the System to determine if the System is operative. If the System is determined not to be operative, the Company will so notify the Customer and furnish the necessary repair to the System in accordance with the provisions of Paragraph B (Repair) above.

THE CUSTOMER ACKNOWLEDGES THAT IT HAS RECEIVED A COPY OF THIS AGREEMENT AND ALL ITS ATTACHMENTS. THE CUSTOMER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTOOD THIS AGREEMENT, ESPECIALLY THOSE SECTIONS ON THE REVERSE SIDE RELATING TO ITS INDEMNIFICATION/PROTECTION OF THE COMPANY AND THE COMPANY'S LIMITED LIABILITY AND DISCLAIMER OF WARRANTIES.

CUSTOMER

(X)

MERIDIAN SECURITY SYSTEMS INC.

By: _____
Salesperson
By: Jeanne Guenzel
Authorized Representative

Meridian Security Systems Inc.

Subscriber Monitoring Agreement

Customer Number: HA-2151, 2152, 2153

New Account: _____ Change: ☒

Date: 12/15/11

Notes: _____

Alarm: ☒ Burglar: _____ Fire: ☒ Other: FIRE ONLY

Communicator: Ademco Format: Contact ID Panel Phone: _____

Name of Subscriber: Edge Hill Apartments Commercial: ☒ Residential: _____

Street Address: 1569-1577 Edgehill Rd. City: Abington State: PA Zip: 19001

Cross Street: Rockwell Rd. Phone 1: 215-881-9350 Phone 2: 215-881-9349

Directions: From York Rd, go west on Susquehanna Rd.

Turn right on Edge Hill Rd. Property on

right approx. 1/4 mile from Rockwell Rd traffic

CALL LIST NUMBERS: Please verify that all agencies and numbers submitted are current and correct.

Agency name of local responding authority.

Police: Abington Twp

Fire: Abington Twp

Other: _____

Telephone number with area code.

215-884-2700

215-884-3200

NOTIFICATION CALL LIST: To be notified in the following order. (H=Home W=Work C=Cell)

Name

Telephone #

Telephone #

Telephone #

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

AUTHORIZED USER PASS CODE LIST:

Zone	Description	(V = Verify	D = Dispatch	N = Notify)	V	D	N	Zone	Description	(V = Verify	D = Dispatch	N = Notify)	V	D	N
1	<u>Fire</u> ↑														
2															
3															
4															
5															
6															

This agreement made this _____ day of _____ 20____ by and between Meridian Security Systems Inc. (MSSI) and _____ (Subscriber)
Subject to the terms and conditions hereinafter set forth, MSSI agrees to subcontract monitoring services with a UL Listed central station. You understand and agree that your local municipality may require that you obtain a license or permit for the use or monitoring of the system and that you are solely responsible for determining and complying with such obligations.

X

Authorized Subscriber Signature

Date

Jeanne Gruengel

Accepted By MSSI (Signature)

Date

12/15/11

Authorized Subscriber Signature

Date

DRAFT

Grateful Abstract, LLC
400 GREENWOOD AVE
WYNCOTE, PA 19095



Settlement Statement
U.S. Department of Housing and Urban Development
OMB No. 2502-0265

A. TYPE OF LOAN

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins.
4. ☐ VA 5. ☐ Conv. Ins.

6. FILE NUMBER
7. LOAN NUMBER
8. MORTGAGE INSURANCE CASE NUMBER

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

OVERLOOK HILLS APARTMENTS, LP, a Pennsylvania limited partnership
207 Leedom Street, Jenkintown, PA 19046

Edgehill Partners
1569 Edge Hill Road, Abington, PA 19001

New York Community Bank
ATTN: X2302-046, 1 Home Campus, Des Moines, IA 50328

Grateful Abstract, LLC
30-00-16664-001, Abington Township

Grateful Abstract, LLC
400 Greenwood Avenue, 2nd Floor, Wyncote, PA 19095-1825

J. SUMMARY OF BORROWER'S TRANSACTION:

J. SUMMARY OF BORROWER		1,950,000.00		401. Contract sales price	283.59
100. GROSS AMOUNT DUE FROM BORROWER				402. Personal property	8,211.88
101. Contract sales price				403. Twp/City/Sewer/Waste-Unit 12/31/11	120.53
102. Personal property				404. Twp/City/Sewer/Waste-Unit 12/31/11	3,098.94
103. Settlement charges to borrower (line 1400)				405. School Tax Prorate-Unit 12/31/11 to 06/30/12	116.99
104. Twp/City/Sewer/Waste-Unit 12/31/11				406. Twp/City/Sewer/Waste-Unit 12/31/11	3,098.94
105. School Tax Prorate-Unit 12/31/11 to 06/30/12				407. School Tax-Unit 377	116.99
Adjustments for items paid by seller in advance				408. Twp/City/Sewer/Waste-Unit 12/31/11	3,098.94
Adjustments for items paid by seller in advance				409. School Tax-Unit 377	116.99
				410. School Tax-Unit 377	116.99
				411. Twp/City/Sewer/Waste-Unit 12/31/11	3,098.94
				412. Twp/City/Sewer/Waste-Unit 12/31/11	3,098.94
				413. School Tax-Unit 377	116.99
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				629. School Tax-Unit 377	116.99
				630. Twp/City/Sewer/Waste-Unit 12/31/11	3,098.94
				631. School Tax-Unit 377	116.99

File Number: 11-0388-GA

TitleExpress Settlement System

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
editions are obsolete

SETTLEMENT STATEMENT

L. SETTLEMENT CHARGES		
700. TOTAL SALES/BROKER'S COMMISSION	based on price \$1,950,000.00 @ 6.000 = 117,000.00	
701. \$	100.00	to Marcus & Millichap Real Estate Investment
702. \$	116,900.00	to
703. Commission paid at Settlement		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee	%	
802. Loan Discount	%	
803. Appraisal Fee		
804. Credit Report		
805. Broker Fee		to Meridian Capital Group, LLC
806.		
807. Bank Fee		to New York Community Bank Pa. L 16,500.00
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From	to	@ \$ /day
902. Mortgage Insurance Premium for	0 mont to	
903. Hazard Insurance Premium for	0 mont to	
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER FOR		
1001. Hazard Insurance	mo. @ \$	/mo
1002. Mortgage Insurance	mo. @ \$	/mo
1003. City Property Taxes	mo. @ \$	/mo
1004. County Property Taxes	mo. @ \$	/mo
1005. School Taxes	mo. @ \$	/mo
1009. Aggregate Analysis Adjustment		
1100. TITLE CHARGES		
1101. Settlement or Closing Fee	to Levin & Associates	
1102. Abstract or Title Search		
1103. Title Examination		
1104. Title Insurance Binder		
1105. Document Preparation		
1106. Notary Fees	to Levin & Associates	25.00
1107. Attorney's fees		
	(includes above items No:	
1108. Title Insurance	to Stewart Title Guaranty Company	6,611.62
	(includes above items No:	
1109. Lender's Policy	1,500,000.00 - 5,497.87	
1110. Owner's Policy	1,950,000.00 - 1,113.75	
1111. 100 No Viol, 300 Survey, 910 E	to Stewart Title Guaranty Company	200.00
1112. 710 VRM	to Stewart Title Guaranty Company	50.00
1113. ClosingSvcltr	to Stewart Title Guaranty Company	75.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed \$ 89.00	; Mortgage \$ 169.00	; Release \$ 258.00
1202. City/County tax/stamps	Deed \$19,500.00	; Mortgage \$ 19,500.00
1203. State Tax/stamps	Deed \$19,500.00	; Mortgage \$ 19,500.00
1204. Registration Fee Deed \$; Mortgage \$; Release \$ 340.00
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey	to TEI Consulting Engineers Inc	3,250.00
1302. Overnight Mail Cost	to Levin & Associates	
1303. Tax Certification	to Grateful Abstract, LLC	
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