

NYC COMPLIANCE INTELLIGENCE

Sample Opportunity Brief

Five case files in the exact shape a subscriber receives: the claim, the reason it matters now, and the grade that says how it is backed. Every party in this sample is fictional. In a live brief, every claim links to the HPD, DOB, or OATH/ECB record that states it; the receipt line under each case shows the form.

HOW EVERY CLAIM IS GRADED

SOURCE-LINKED (CITY RECORD)	The claim carries a working link to the city page that states it. The strongest grade a published record supports.
PUBLIC-SIGNAL	A real public-record inference with no per-claim deep link; the file says where to verify.
CONFIRMED (ADDRESS-MATCHED)	A contact detail confirmed by address agreement between independent records.
REQUIRES-VERIFICATION	The record is present but stale or unconfirmed. Stated plainly instead of hidden.

418 Halden Street

SAMPLE

Brooklyn, Tier 1, score 87

14 OPEN CLASS C

WHY NOW

14 open Class C hazards, 3 items marked Not Complied With. Open violations stay on the record until corrected and certified, and can complicate a sale, refinance, or new permit.

RESPONSIBLE PARTY

Wick & Colt Property Group LLC, registered head officer

GRADE AND SOURCES

SOURCE-LINKED (CITY RECORD) HPD Online and DOB BIS

HPD and DOB records, June 30, 2026. [View on HPD Online and DOB BIS.](#)

22 Sorrel Lane

SAMPLE

Queens, Tier 2, score 79

WHY NOW

\$18,750 in OATH/ECB matters pending, not yet of record. An unresolved default can be entered as a judgment; a matter answered while contestable stays contestable.

RECOMMENDED NEXT STEP

File a response before the scheduled hearing.

GRADE

PUBLIC-SIGNAL OATH/ECB: no direct link, verify at source

OATH/ECB record, June 30, 2026. No per-claim deep link; the file says where to verify.

905 Fen Street

SAMPLE

Bronx, Tier 1, score 91

22 OPEN CLASS C

WHY NOW

22 open Class C hazards across Vermin and Heat categories. Registration lapsed April 2026.

RECOMMENDED NEXT STEP

Renew the HPD registration, then correct and certify the hazardous items.

GRADE

REQUIRES-VERIFICATION registration stale; verify before outreach

HPD record, June 30, 2026. Registration status as of this date. [View on HPD Online.](#)

1204 Marrow Avenue

SAMPLE

Manhattan, Tier 1, score 84

LEAD FINDINGS: 6 OPEN

WHY NOW

6 open lead-paint findings, immediately hazardous class. Mandated remediation work: the record requires certified abatement to clear, and the orders stay open until it happens.

RESPONSIBLE PARTY

Harrow Point Holdings LLC, registered head officer

GRADE AND SOURCES

SOURCE-LINKED (CITY RECORD) HPD Online

HPD record, June 30, 2026. [View on HPD Online.](#)

The rollup: one office, five buildings

SAMPLE

Portfolio signal, exact registered-record match

THE SIGNAL A SINGLE LOOKUP NEVER SHOWS

Wick & Colt Property Group LLC appears as the registered contact on five buildings carrying open hazards. Five separate problems become one relationship, with one registered contact on file. We match on the exact registered record, never a guess.

GRADE

PUBLIC-SIGNAL registered-office recurrence, never a deed-ownership claim

HPD registration records, June 30, 2026. Exact-match recurrence across 5 buildings.

WHAT THIS BRIEF REFUSES TO SAY

No invented deadlines or countdown clocks. No dollar amounts described as owed or accruing. No unconfirmed phone numbers. No fuzzy owner matching. No owner intent, neglect, or distress narratives. No predicted hearing outcomes.

If the record does not support it, the brief does not say it.