



## *Guide to renting in NYC*

## START BY ASKING THE RIGHT QUESTIONS

When renting in NYC, preparation is key. The process is a fast one. So before the search starts, feel free to ask any and all questions about neighborhoods, building types, transportation access, what's included and what's not. This way, our agents can assure that they've customized the search to one you're happy with.



### *Prioritize your wants and needs*

Work with your agent to determine what is important in your new home. The 3 largest variables are size, location and price. From there, you can discuss other features such as views or building amenities.



### *Discuss your financial situation*

If you know what your budget is, before you head out, you'll save time and energy.



### *Have your monies ready*

If you find a place you like, it's best to make a financial commitment immediately.



### *Start your search 30-60 days ahead of time*

If you search too soon or too late, then you may not see the best available inventory.



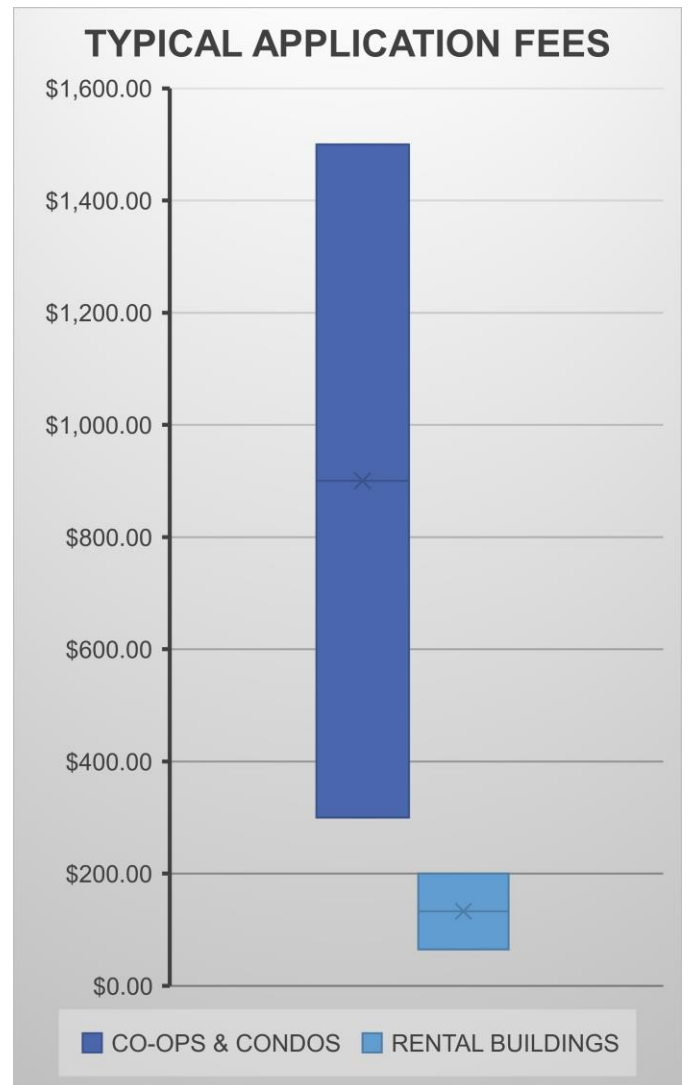
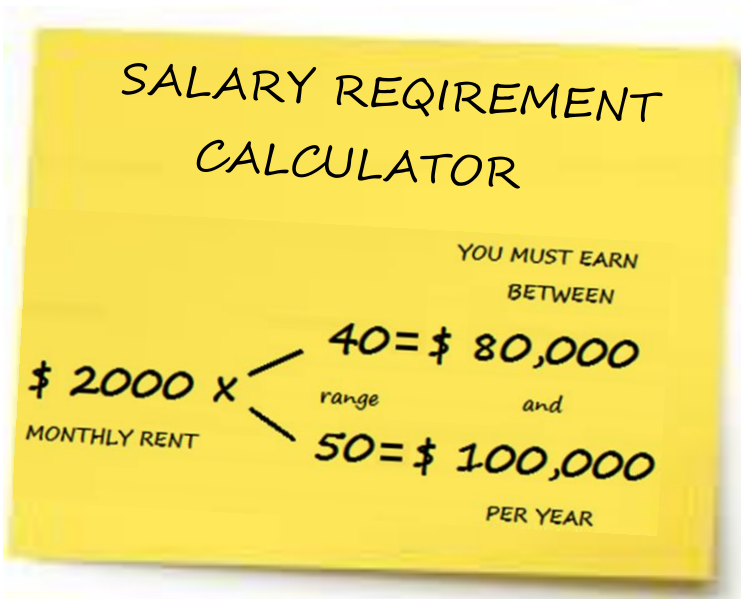
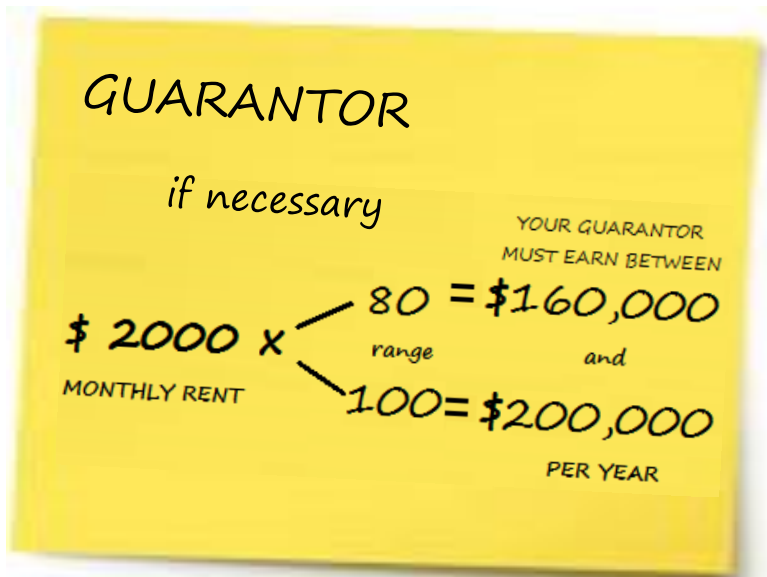
### *Organize the documents you'll need\*:*

1. A letter from your employer stating your position, salary, length of employment and opportunities for bonuses.
2. Your last 3 pay stubs.
3. Your last two years of tax returns.
4. Your last two months' full bank statements.
5. Previous landlord reference letter.
6. Verification of other assets, if any.
7. Photo ID (Driver's License, Passport, etc.).
8. CPA letter if your self-employed summing up income for two previous years.

\*The above requirements do not apply if you have rental vouchers or other similar rental assistance that meet or exceed the rental price.

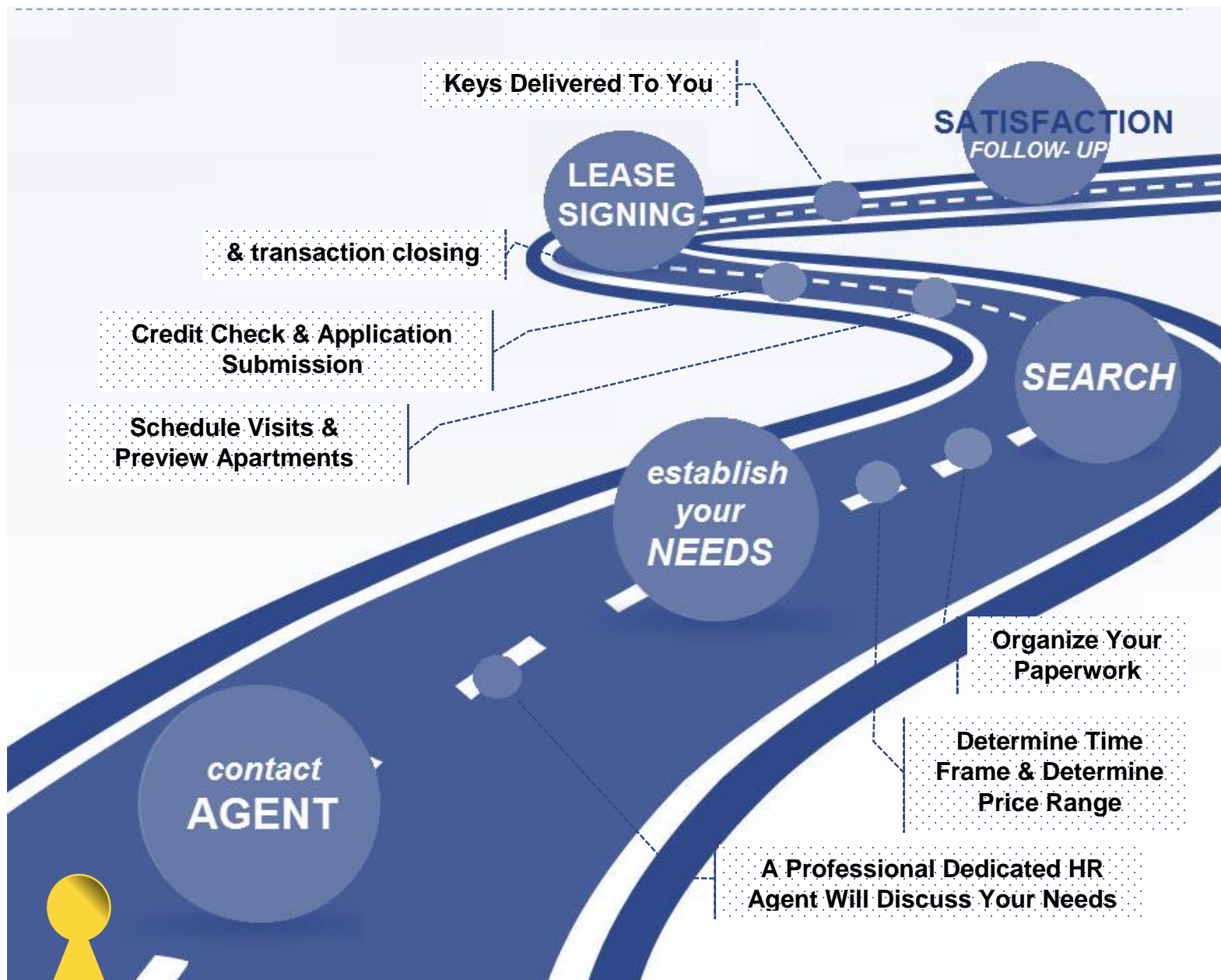
# MOVING COSTS AND SALARY REQUIREMENTS

To be approved for an apartment (without rental vouchers or other similar rental assistance), you'll be expected by many landlords to make 40 to 50 times the monthly rent in annual earnings and go through a credit check. If your annual salary does not meet that requirement, then it may be possible to combine salaries of roommates/partners or use a guarantor. Many landlords require that a guarantor typically make 80 to 100 times the required monthly rent and most landlords prefer that they be from the Tri-State area (NY, NJ, CT).



Fair Housing Laws prohibit discrimination based on various criteria including but not necessarily limited to race, religion, color, national origin, gender, sexual orientation, age, ancestry, marital status, veteran status, familial status, lawful source of income and disability. Date of Birth information is requested solely for the purposes of verifying identity in connection with background searches that may be performed and will not be considered for any other purpose. Applicant(s) warrants and represents that all of the information contained herein is true and accurate. Applicant(s) expressly understands and agrees that the landlord shall have the right to terminate any lease agreement that may be entered into between landlord and Applicant(s) (assuming that landlord accepts Applicant(s) as a tenant) if any information contained herein is false, incomplete or misleading.

## RENTING IN NYC: FROM START TO FINISH





# MANHATTAN NEIGHBORHOODS

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**HARLEM** - Central Park North to the Harlem River between Fifth Ave. & St. Nicholas Ave.

**INWOOD** - Between the Harlem River & Dyckman St.

**FORT GEORGE** - West 181st St. to Dyckman St. fort George

**WASHINGTON HEIGHTS** - Between 155th St. & Dyckman St.

**SUGAR HILL** - 145th St. to 155th St. between the Hudson River & Edgecombe Ave.

**HAMILTON HEIGHTS** - 125th St. to 155th St. Riverside Drive to St. Nicholas & Edgecombe Ave.

**MANHATTANVILLE** - 122nd St. to 135th St. between Hudson River & St. Nicholas Park.

**EAST HARLEM** - 96th St. to 125th St. between First Ave. & Fifth Ave.

**UPPER WEST SIDE** - 59th St. to 110th St. between Central & Riverside Parks

**MORNINGSIDE HEIGHTS** - 110th St. to 125th St. between Eighth Ave. & the Hudson River

**LINCOLN SQUARE** - 59th St. to 72nd St. from the Hudson River to Broadway

**UPPER EAST SIDE** - 59th St. to 110th St. between Central Park & the East River

**CARNEGIE HILL** - 86th St. to 96th St. between Fifth Ave. & Lexington Ave.

**YORKVILLE** - 80th St. to 85th St. between Third Ave. & the East River

**LENOX HILL** - 59th St. to 79th St. between Second Ave. & York Ave.

**MIDTOWN WEST** - 34th St. to 59th St. between Hudson St. & Sixth Ave.

**HELL'S KITCHEN/CLINTON** - 34th St. to 50th St. between the Hudson River & Ninth Ave. east

**THEATER DISTRICT** - 42nd St. to 53rd St. between Sixth Ave. & Eighth Ave.

**MIDTOWN EAST** - 34th St. to 59th St. from 5th Ave. to Lexington Ave.

**TURTLE BAY** - 43rd St. to 53rd St. between Lexington Ave. & the East River UPPER

**MURRAY HILL** - 23rd St. to 42nd St. between Park Ave. & First Ave.

**CHELSEA** - 14th St. to 30th St. between Sixth Ave. & the Hudson River

**GRAMERCY** - 14th St. to 23rd St. between Park Ave. South & First Ave.

**KIPS BAY** - 23rd St. to 34th St. between Park Ave. & the East River

**NOMAD** - North of Madison Sq. Park & South of Herald Sq. between 6th Ave. & Lexington Ave.

**FLATIRON** - 14th St. to 23rd St. between Park Ave. South & Sixth Ave.

**STUYVESANT TOWN** - 14th St. to 23rd St. between 1st Ave. & the East River

**WEST VILLAGE** - 14th St. to Houston St. between Sixth Ave. & the Hudson River

**MEATPACKING DISTRICT** - 14th St. to Gansevoort St. between Ninth Ave. & West St.

**GREENWICH VILLAGE** - West Houston St. to 14th St. between Fourth Ave. & Seventh Ave.

**EAST VILLAGE** - East Houston St. to 14th St. between Fourth Ave. & Ave. D

**ALPHABET CITY** - 14th St. to Houston St. between Ave. A & the East River

**NOHO** - Astor Place to East Houston St. between Fourth Ave. & Mercer St.

**SOHO** - Canal St. to West Houston St. between Lafayette St. & the Hudson River

**NOLITA** - Houston St. to Broome St. between Bowery & Lafayette St.

**LITTLE ITALY** - Grand St. to East Houston St. between Bowery & Lafayette St.

**LOWER EAST SIDE** - Manhattan Bridge to Houston St. between Bowery & the East River

**TRIBECA** - Canal St. to Park Place & City Hall between the Hudson River & Lafayette St.

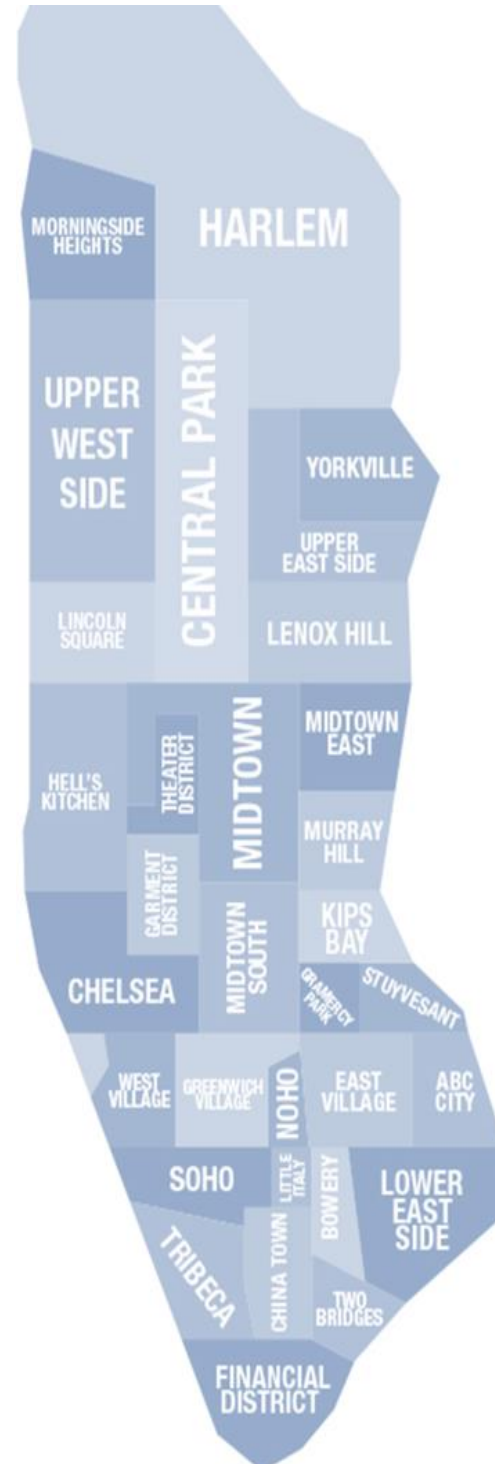
**CHINATOWN** - Bowery to Grand St. between Worth St. & Broadway

**LOWER MANHATTAN** - South St. to Chambers St. between the Hudson River & the East River

**BATTERY PARK CITY** - First Place to Chambers St. between West St. & the Hudson River

**FINANCIAL DISTRICT** - W. Side Hwy. to E. River from tip of Manhattan to 1 WTC & Park Place

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# BROOKLYN NEIGHBORHOODS

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**BATH BEACH/BENSONHURST** - Gravesend Bay on the south, Bay Pkwy & Ave. P to the east, 65th St. to the north, 14th Ave. to the west

**BEDFORD - STUYVESANT** - Flushing Ave. to the north, Atlantic Ave. to the south, Broadway to the east, Bedford Ave. to the west

**BRIGHTON BEACH** - Ocean Pkwy on the west, West End Ave. on the east, the Shore Pkwy on the north, the Atlantic Ocean on the south

**BROOKLYN HEIGHTS** - Atlantic Ave. on the south, the Brooklyn Promenade on the west & north, Cadman Plaza & Clinton St. on the east

**BUSHWICK** - Bushwick Ave. to the northwest, Broadway to the southwest, the Queens border (north of Metropolitan Ave.) to the northeast

**CARROLL GARDENS** - Degraw St. on the north, the Gowanus Canal on the east, the Brooklyn-Queens Expy on the west & south

**CLINTON HILL** - Clinton Ave. to Bedford Ave., north from Atlantic Ave. to Flushing Ave.

**COBBLE HILL** - Degraw St. to the south, Atlantic Ave. to the north, Court St. to the east, the Brooklyn-Queens Expy to the west

**CROWN HEIGHTS** - Franklin Ave. to the west, Atlantic Ave. to the north, Ralph Ave. to the east, Empire Blvd. to the south

**DITMAS PARK** - Beverly Rd. to the north, Foster Ave. to the south, Ocean Ave. to the east, Coney Island Ave. to the west

**DOWNTOWN BROOKLYN** - Brooklyn-Queens Expy on the north, Atlantic Ave. on the south, Flatbush Ave. on the east, Cadman Plaza on the west

**DUMBO/VINEGAR HILL** - Old Fulton St. in the south, the Brooklyn Navy Yard in the north, Nassau St. & the Brooklyn-Queens Expy on the east, the Brooklyn Bridge on the west

**FLATBUSH** - Ocean Ave. to the west, Nostrand Ave. to the east, Parkside Ave. to the north, Ave. I to the south

**FORT GREENE** - Atlantic Ave. on the south, Nassau St. on the north, Flatbush Ave. on the west, Washington Ave. on the east

**GOWANUS** - Degraw St. to the north, Fourth Ave. to the east, Prospect Ave. to the south, the Gowanus Canal to the west

**GREENPOINT** - Metropolitan Ave. on the south, Newtown Creek and Long Island City at the Pulaski Bridge on the north, the East River on the west

**KENSINGTON** - Parkside Ave. to the north, Coney Island Ave. on the east, Foster Ave. on the south, McDonald Ave. on the west

**MIDWOOD** - Foster Ave. and Ave. I to the north, Kings Highway to the south, Flatbush Ave. to the east, McDonald Ave. to the west

**PARK SLOPE** - Fourth Ave. to Prospect Park West, Prospect Ave. to Flatbush Ave.

**PROSPECT HEIGHTS** - Flatbush Ave. to the west, Atlantic Ave. to the north, Eastern Pkwy to the south, Bedford Ave. to the east

**RED HOOK** - East River to the Brooklyn-Queens Expy, Atlantic Ave. to the north

**SUNSET PARK** - 65th St. to the south, Ninth Ave., Greenwood Cemetery, & Fifth Ave. to the east, the Upper New York Bay to the west, 38th St. to the north

**WILLIAMSBURG** - Flushing Ave. to Bushwick Ave. & Metropolitan Ave., east of the Brooklyn Navy Yard

**INDSOR TERRACE** - 20th St. on the west, Prospect Park Southwest on the east, Prospect Park West on the north, Parkside Ave. on the south

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# QUEENS NEIGHBORHOODS

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**ASTORIA** - East River to the west, between Broadway & 31st Ave. to the south

**BAYSIDE** - Long Island Sound & Little Neck Bay to the north & east, the Cross Island Pkwy to the east, Utopia Pkwy to the west

**BELLEROSE** - Surrounding Cross Island Pkwy

**DOUGLAS MANOR** - A peninsula surrounded by Little Neck Bay in northeastern Queens

**ELMHURST** - Roosevelt Ave. to the north, Junction Blvd. to the east, 74th St. to the west

**FLORAL PARK** - Between Union Tpke & Jericho Tpke, along Little Neck Pkwy & the edge of Nassau County

**FLUSHING** - Between Flushing Meadows Park & Utopia Pkwy, Long Island Expy to the south, Whitestone Expy to the north

**FOREST HILLS** - Between Union Tpke, Woodhaven Blvd., Yellowstone Blvd., & Long Island Expy

**JACKSON HEIGHTS** - Between Grand Central Pkwy, 86th St., Junction Blvd., & Roosevelt Ave.

**JAMAICA ESTATES** - Union Tpke to the north, 188th St. to the east, Hillside Ave. to St. John's University to the south

**KEW GARDENS** - Intersection of Union Tpke, Van Wyck Pkwy, & 85th Ave.

**LEFRAK CITY** - Where Long Island Expy & Junction Blvd. meet next to Flushing Meadows Park

**LONG ISLAND CITY** - Queens East River waterfront to 51st/Hobart St., from the Brooklyn border at Newtown Creek to the East River in the north

**MIDDLE VILLAGE** - Woodhaven Blvd. to the east, Eliot Ave. to the north, Cooper Ave. to the south

**OZONE PARK** - Between South Conduit Ave. & Atlantic Ave., with 108th St. to the east

**REGO PARK** - Between Elmhurst, Corona, Forest Hills, & Middle Village

**RICHMOND HILL** - Lefferts Blvd. to 104th St. between Jamaica Ave. & Park Lane South

**RIDGEWOOD** - Flushing Ave. to the west, Metropolitan Ave. to the north, Fresh Pond Rd. to the east

**THE ROCKAWAYS** - Communities connected by bridges on a peninsula between the Joseph P. Addabbo Memorial Bridge & Cross Bay Bridge

**SOUTH JAMAICA** - South of downtown Jamaica, south of LIRR tracks & Liberty Ave. toward Baisley Blvd. to the south between Van Wyck Expy & Merrick Blvd.

**ST. ALBANS** - Between Merrick Blvd., Hollis Ave., Francis Lewis Blvd., & Springfield Blvd.

**SUNNYSIDE** - Long Island Expy to the south, Sunnyside Railyards to the west, 50th Ave. to the east

**WOODSIDE** - 44th St. to Brooklyn-Queens Expy

