

SHORT TERM NEW YORK RENTALS

Saint Joseph's Immigrant Home

425 W 44th Street

New York, NY 10036

Move In Requirements:

Students:

1. Copy of identification (Passport and driver's license or state ID)
2. Copy of school ID
3. Proof of School Enrollment/Verification
4. Notarized Guarantor Form if a USA Citizen
5. International Students: I-20 Visa

Working Professional:

1. Copy of identification (driving license, passport or State ID)
2. Proof of employment with Company letter head
3. Two (2) copies of most recent pay stubs
4. International: Working Visa

SHORT TERM NEW YORK RENTALS

Forms:

1. Completed Application (Must be signed)
2. Consumer Relations State Law
3. Rental Brokerage Fee Disclosure
4. New York Residential Lease Agreement
5. House Rules
6. Guarantor Form if insufficient credit or income

Money Required Before Move-In:

- First Month's Rent
- Security Deposit equal to One (1) Month's Rent
- \$20 Rental Application Fee
- \$20 Guarantor Fee (if applicable)
- See "Rental Brokerage Fee Disclosure" for Broker Fee

Lease Period:

- A two (2) month minimum lease is required
- Leases end on the last day of the month regardless of move out date.
- Maximum occupancy in the building is up to two (2) years only
- Upon any and all lease renewal(s), there is a fee of \$150

Information to be aware of:

- Visitors are NOT ALLOWED above the first floor/ in your room
- Bedding will not be provided – please bring your own
- Monthly room inspections are conducted on the first Friday of every month. Notice will be given prior

*For additional rules and regulations, please inquire within.

SHORT TERM NEW YORK RENTALS

INDIVIDUAL RENTAL APPLICATION					
Name:		Have you applied or resided in St. Agnes or St. Joseph's in the past? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", when: _____ to _____			
Social Security Number:		Cell Phone:			
Home Phone:		Work Phone:			
E-mail:					
STUDENTS					
Name of School:		Major:		Years in College:	
EMERGENCY CONTACT					
Name:		Relationship:			
Phone (mobile):		Phone (home/work/other):			
E-mail:					
CURRENT RESIDENCE					
Address:					
City:		State:		ZIP Code:	
From MO. YR.		To MO. YR.		Landlord:	
Landlord telephone number:			Monthly Rent:		
EMPLOYMENT					
Current Status:					
Position Held:		Annual Income:		Bonus:	
Employer:			Length of Employment:		
Employer's Address:					
Employer telephone number:					
FINANCIAL AND PERSONAL REFERENCES:					
Bank:		Bank Address:			
Bank Officer:		Telephone Number:			
Account Type:		Account Number:		Account Balance:	
Room Number:			Non-Refundable Processing Fee: \$20.00		
Address: 425 W 44th St			Base rent per month: \$		
City: New York, NY 10036			First Month:		
Terms of Lease (Months):			Broker Fee:		
From (Date):		To (Date):		Last Month's Rent:	
Occupancy Date Rent Begins:			Security Deposit:		
			Balance Due Upon Acceptance:		
I authorize the verification of the information provided on this form as to my credit and employment. NOTE: I hereby warrant that all my representations give above are true. I further represent that I am not renting a room or an apartment under any other name, nor I have ever been dispossessed from any previous apartment, nor am I being dispossessed. By signing below, Applicant(s) authorized Short Term New York Rentals, to perform any inquiry regarding my credit history. *This application must include a non-refundable \$20.00 Fee to process the application, verify the information contained herein, and obtain a credit report. Pets are not allowed on these premises.					
Signature of Applicant:				Date:	

SHORT TERM NEW YORK RENTALS

Please note: Application information provided by you and all other persons on this application may be used to obtain a tenant screening report. Such report shall be obtained from Core Logic SafeRent, Inc. who can be reached at: 3001 Hackberry Road Irving, TX 75063 (888-333-2413)

Pursuant to Federal and State law:

- (1) If a user takes adverse action against a prospective tenant on the basis of information contained in a tenant screening report, such user must notify the tenant that such action was taken and supply the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
- (2) Any prospective tenant against whom adverse action was taken based on information contained in a tenant screening report has the right to inspect and receive a free copy of such report by contacting the consumer reporting agency;
- (3) Every tenant or prospective tenant is entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com; and
- (4) Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in a tenant screen report directly with the consumer reporting agency.

Read and acknowledged by _____ Date _____

SHORT TERM NEW YORK RENTALS

Guarantor's Form

I, _____ (Parent/Guardian) From _____
(address) will be responsible for any financial obligation for rent owed, related services or damage or
waste perpetrated or allowed by _____ (tenant), living at unit # _____
located at _____ under the lease or any extension or
renewal thereof. *Tenant(s) and Guarantor(s) are jointly and severally bound.*

(Signature)

(Date)

Guarantor's Credit Information

Guarantor for: _____

Name of Guarantor: _____

Social Security#: _____

Guarantor's Address: _____

Relation to Applicant: _____

Guarantor's Employer: _____

Employer's Address: _____

Direct Phone #: _____ Email: _____

Position: _____ Salary: _____

Other Income: _____

I give the owner, rental broker and Core Logic SafeRent, Inc. permission to investigate my credit. A non-refundable \$20.00 guarantor credit check/application fee will be charged per application. I furthermore, agree to abide by the laws and regulations of the State of New York and subject myself to the judicial system in the State of New York.

Signed: _____ (Guarantor)

State of: _____ County of: _____

I, _____, a Notary Public, do hereby certify that
_____, personally, appeared before me and signed the
above agreement, of their own will, and acknowledged the same to be their own act and deed.

SHORT TERM NEW YORK RENTALS

Please note: Application information provided by you and all other persons on this application may be used to obtain a tenant screening report. Such report shall be obtained from Core Logic SafeRent, Inc. who can be reached at: 3001 Hackberry Road Irving, TX 75063 (888-333-2413).

Pursuant to Federal and State law:

- (1) If a user takes adverse action against a prospective tenant on the basis of information contained in a tenant screening report, such user must notify the tenant that such action was taken and supply the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
- (2) Any prospective tenant against whom adverse action was taken based on information contained in a tenant screening report has the right to inspect and receive a free copy of such report by contacting the consumer reporting agency;
- (3) Every tenant or prospective tenant is entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com; and
- (4) Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in a tenant screen report directly with the consumer reporting agency.


Read and acknowledged by _____ Date _____

SHORT TERM NEW YORK RENTALS

Methods of Payment:

Please send proof of payment when payment has been made so that we can confirm the amount that processes. Please allow 1-7 business days for payment to process and to be cleared.

- Zelle, Mobile Banking App
Send to accounting@STNYRentals.com
- Deposit cash, cashier's check or money order at a local Bank of America branch. See photo below:

Bank of America 

Counter Deposit CREDIT
Depósito de contador

<input type="checkbox"/> 90 Customer Connection	<input type="checkbox"/> 82 (AZ)	<input type="checkbox"/> 36 (AR)	<input type="checkbox"/> 84 (CA)	<input type="checkbox"/> 76 (CT)	<input type="checkbox"/> 30 (MI)	<input type="checkbox"/> 34 (MO)	<input type="checkbox"/> 87 (NV)	<input type="checkbox"/> 61 (NH)	<input type="checkbox"/> 74 (TX)	<input type="checkbox"/> 53 (VA)	<input type="checkbox"/> 50 (WA-DC)	<input type="checkbox"/> 99 (WA-ST)	
<input type="checkbox"/> 79 (FL)	<input type="checkbox"/> 58 (GA)	<input type="checkbox"/> 86 (ID)	<input type="checkbox"/> 32 (IL)	<input type="checkbox"/> 31 (IN)	<input type="checkbox"/> 33 (IA)	<input type="checkbox"/> 35 (KS)	<input type="checkbox"/> 88 (ME)	<input type="checkbox"/> 52 (MD)	<input type="checkbox"/> 77 (MA)	<input type="checkbox"/> 39 (PA)	<input type="checkbox"/> 89 (RI)	<input type="checkbox"/> 57 (SC)	<input type="checkbox"/> 63 (TN)
								<input type="checkbox"/> 55 (ND)	<input type="checkbox"/> 38 (NM)	<input type="checkbox"/> 81 (NY)	<input type="checkbox"/> 56 (NC)	<input type="checkbox"/> 37 (OK)	<input type="checkbox"/> 97 (OR)

Name / Nombre STNY Rentals, LLC (Please Print) 00-14-3074S 04-2017 0-000000

Address / Dirección 484 Commonwealth Ave (Please Print) Date / Fecha _____

City/State/Zip Code / Ciudad/Estado/Código postal Boston MA 02215 (Please Print)

Telephone / Teléfono () _____

SIGN HERE IF CASH RECEIVED FROM DEPOSIT / FIRMA AQUÍ SI RECIBES EFECTIVO

Location/Store/Serial # (For Business customers only) / Ubicación/Tienda/Número de serie (Solo para clientes comerciales) Proof Code Account Number / Número de cuenta
004620996833

5409501311

Deposits may not be available for immediate withdrawal.

Cash Efectivo	▶		•
Checks Cheques	▶		•
Subtotal	▶		•
Less Cash Menos efectivo	▶		•
Total Deposit Total de depósito	▶	\$	•

- Wire Transfers. See next page for more information.

WIRE TRANSFER INFORMATION

ACCOUNT NAME: STNY RENTALS, LLC
BANK NAME: BANK OF AMERICA, N.A.
BANK ADDRESS: 100 WEST 33RD STREET
NEW YORK, NY 10001
ACCOUNT NUMBER: 004620996833
ROUTING NUMBER: 026009593

INTERNATIONAL TRANSFERS:

SWIFT CODE: BOFAUS3N

DOMESTIC TRANSFERS:

BANK PHONE NUMBER: 1-800-432-1000

WIRING FEES:

\$50 (WITHIN USA)

\$75 (INTERNATIONAL)

*Deposits made in Bank of America branches will not incur a fee.

SHORT TERM NEW YORK RENTALS

RENTAL BROKERAGE FEE DISCLOSURE

I/We, the undersigned ("Tenant(s)") understand that SHORT TERM NEW YORK RENTALS("Broker") operates as a real estate agency representing both landlords and lessees as a disclosed dual agent and performs the role of showing apartments for a fee. Unless otherwise agreed to in writing signed by all parties to this agreement, Tenant(s) agree to pay Broker a fee for services rendered towards securing rental housing in the amount of one month's rent. This fee creates no contract which binds the Broker other than for the execution of a lease.

1. The above-stated fee is due to the Broker immediately after Tenant(s) has/have submitted a complete application and been notified by Broker of acceptance by the Landlord for tenancy. If Tenant(s) withdraw from the application after being notified of approval from the Landlord, Broker reserves the right to apply Tenant(s) deposit as the Broker's Fee. If Tenant(s) is/are not approved for tenancy by the landlord, no rental fee is due to the Broker.

2. Each Tenant understands that if he/she is part of any group that has been shown a rental property by the Broker yet proceeds to lease the premises through any other source, including but not limited to another realty agency, management company or landlord, a fee equal to one month's rent will be due to Broker prior to the occupancy date.

3. Tenant(s) acknowledge(s) that all deposit monies made payable to the Broker, except the Broker's fee, will be cleared through Broker's escrow account and turned over to the landlord and Broker assumes no responsibility once said funds are released.

4. Any payments towards any rental transaction received within 20 days prior to occupancy must be paid by bank check, money order or cash.

5. Tenant(s) grant(s) permission to Broker to perform reviews of credit and references and understand(s) that this information may be provided to the Landlord for examination and approval.

6. Broker makes no representations as to the condition, legal status or character of the neighborhood.

7. The Landlord's decision to rent or not rent to the Tenant(s) is at the Landlord's discretion. Discrimination of any kind, whether based on age, ethnicity, marital status, race or religion is prohibited by law.

All Tenants must sign prior to time of showing

Tenant: _____ Tenant: _____

Tenant: _____ Tenant: _____

Date	Address	Amount
	425 W 44 th Street. Room # _____	\$
		\$
		\$
		\$
		\$
		\$

SHORT TERM NEW YORK RENTALS

Absentee Rental Agreement Rider to Rental Agreement

Address: _____ **Apt. #** _____

Lease Term: _____

Rental Amount \$ _____

Security Deposit \$ _____

Lessee _____

Lessee is renting the above said apartment SIGHT UNSEEN. The apartment has been described and/ or given pictures by:

Short Term New York Rentals

Lessee (s) understands that the apartment is in “as is” condition and that the Lessor is under no obligation to make any changes upon Lessee (s) viewing the unit other than what is deemed necessary by Lessor. Lessee (s) agrees to take the apartment described in its “as is” condition and assumes all responsibility with regard to the condition of the apartment. Lessee (s) abide by the rules and regulations of the lease contract.

LESSEE

Date

SHORT TERM NEW YORK RENTALS

Date