



CITI HABITATS

Guide to Renting

START BY ASKING 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.

Then, note these 5 handy tips:

1

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.

2

DISCUSS YOUR FINANCIAL SITUATION.

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

3

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.

4

HAVE YOUR MONIES READY.

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

5

ORGANIZE YOUR DOCUMENTS.

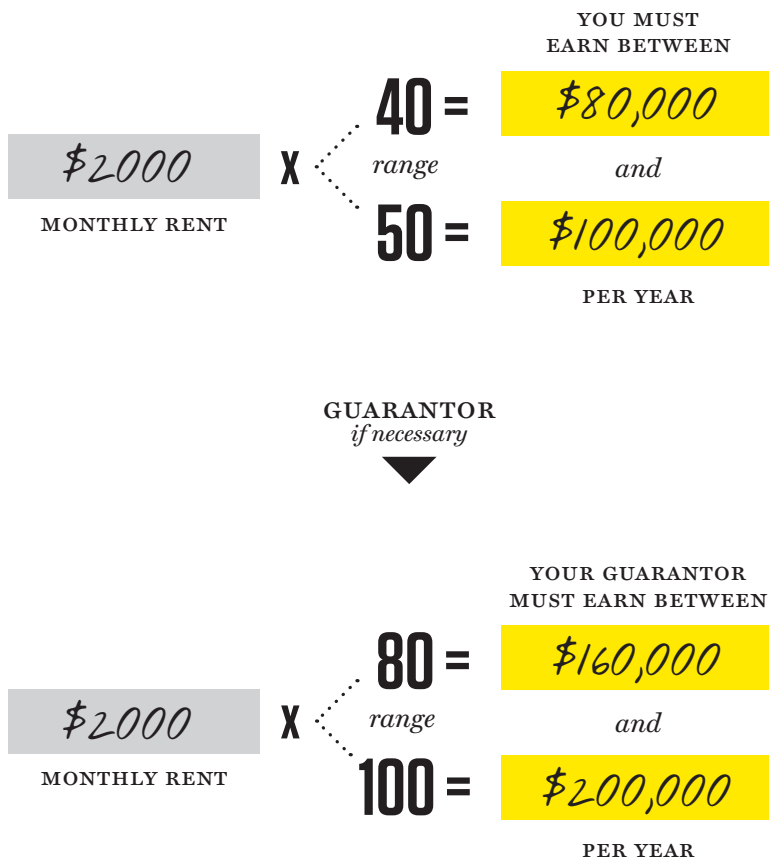
you'll need:

1. A letter from your employer stating your position, salary, length of employment and opportunities for bonuses.
2. Your last two pay stubs.
3. Your last two years of tax returns.
4. Your last two months' bank statements.
5. Contact information for previous landlords.
6. Verification of other assets, if any.
7. Photo ID (driver's license, passport, etc.).

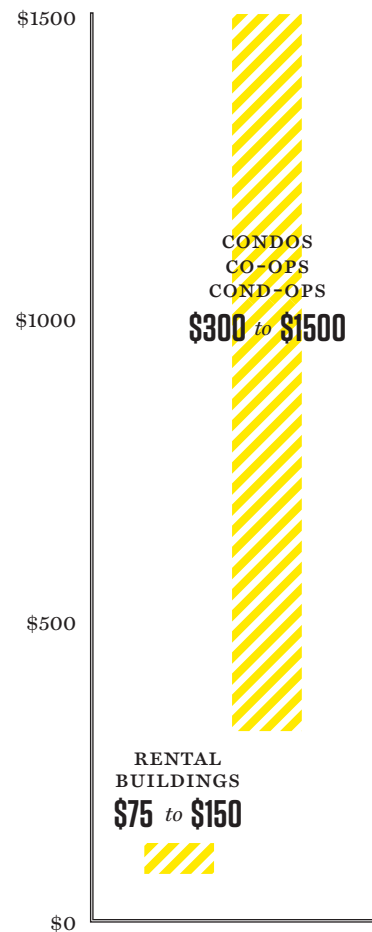
MOVING COSTS AND SALARY REQUIREMENTS

To be approved for an apartment, you'll be expected to make 40 to 50 times the monthly rent 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. A guarantor must make 80 to 100 times the required monthly rent and most landlords prefer that they be from the Tri-State area (NY, NJ, CT). If you meet the requirements for a specific listing, you may apply.

SALARY REQUIREMENT CALCULATOR



TYPICAL APPLICATION FEES



NEIGHBORHOOD BOUNDARIES

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.

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

SUGAR HILL - 145th St. to 155th St. between Edgecombe Ave. & Amsterdam Ave.

HAMILTON HEIGHTS - 123rd St. to 155th St. between the Hudson River & Edgecombe Ave.

MANHATTANVILLE - 125th St. to 135th St. between Hudson River & Amsterdam Ave.

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 96th St. between Central Park & the East River

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

YORKVILLE - 80th St. to 96th St. between Third Ave. & the East River

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

MIDTOWN WEST - 29th St. to 59th St. between Hudson St. & Sixth Ave.

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

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

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

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

MURRAY HILL - 34th St. to 42nd St. between Park Ave. & First Ave.

CHELSEA - 14th St. to 34th 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 34th 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

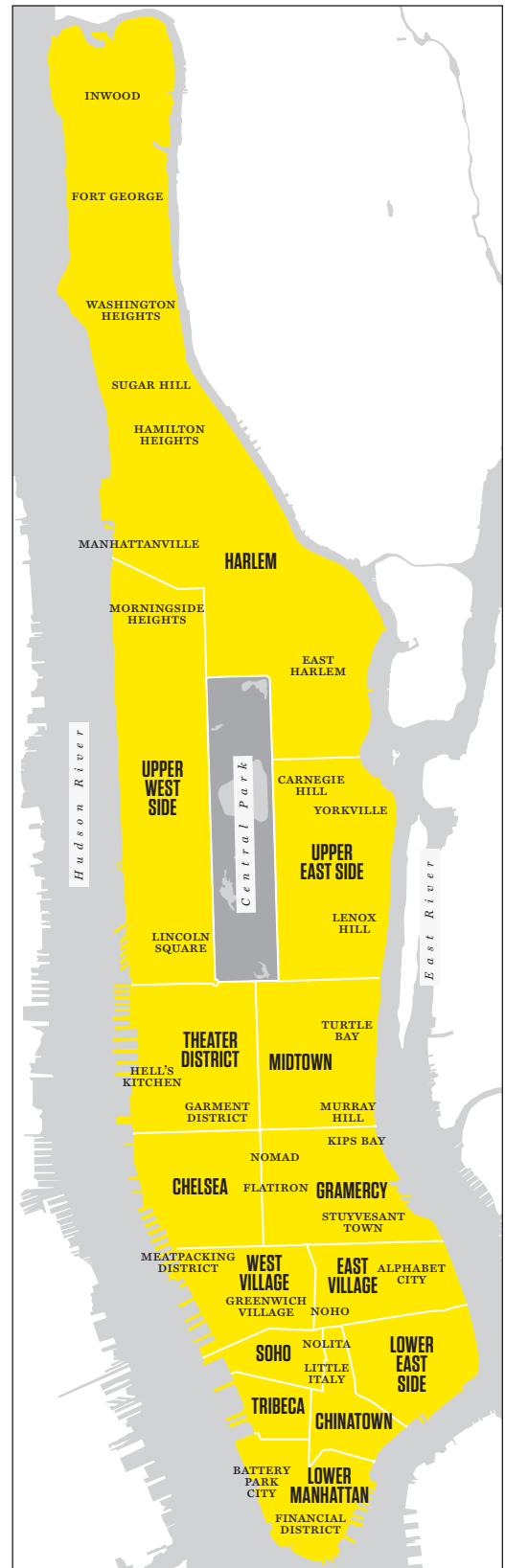
TRIBECA - Canal St. to Park Place & City Hall between the Hudson River & Lafayette St.

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



RENTING IN NYC: FROM START TO FINISH



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