

The Next Steps to Take:

1. You affirm your interest / offer to lease. An email to me is fine.
2. We request a short application from you with no fees, no documents, no account numbers.
3. Owner accepts an application and requests back-up documents.
4. Owner reviews complete short application.
5. Leases drafted and signed with bank checks.
6. As broker, I am the escrow agent, and I hold bank checks on behalf of you and the landlord until step #9.
7. Co-op Application completed and submitted.
8. Co-op review, interview (likely zoom).
9. You are accepted, bank checks released to owner.
10. Schedule move-in, move-in.

If for any reason the co-op application is rejected, a few of those fees are spent, such as the application processing, the credit check, and submission fees. Other fees are returned to you as well as the bank checks for rent and security.

I hope this was useful information for you.

Best wishes,

William Ryan Hobbs
Real Estate Broker
Owner of Evans & Nye
whobbs@evansnye.com
(917) 615-4818
www.evansnye.com

Evans & Nye

NEW YORK CITY REAL ESTATE

PLEASE READ ALL TERMS AND SIGN BELOW

I hereby authorize Evans & Nye to obtain and review the necessary information to process my application, including, credit reports, civil or criminal actions, rental history, employment salary details, and any other relevant information.

APPLICANT #1

DATE: _____

APPLICANT #2

DATE: _____

REQUIRED RENTAL DOCUMENTS

- Fully completed customer application
- Valid Photo ID (Driver License or Passport)
- Two months of current pay statements
- Two months of recent bank statements
- Most current Tax Return
- Credit Report – Provide your annual free credit report to us.
- Employment Letter - If just hired, or you have accepted a job but did not start, provide a letter from your current employer or a letter of acceptance from your new employer. The letter should include a confirmation of your current salary, occupation, start date, and tenure.
- Housing Reference / Landlord Letter
- Signed New York State Agency Disclosure Form
- Signed New York State Anti-Discrimination Form
- Payment - At lease signing, separate checks payable to the landlord, managing agent, building corporation, and broker (Evans & Nye) may apply. These may be requested in the form of a money order or bank check.

NOTE: CHECKS DUE AT LEASE SIGNING

First Month Rent:	\$4,650 to LANDLORD
One-Month Security:	\$4,650 to LANDLORD
Application Review Fee:	\$450 to Property Manager
Move in/out Fee:	\$500 to Building Corp
Other Fees:	\$300 +/- to Boardpackager
Renter's Insurance:	\$125 +/- Yearly

West Village / Manhattan | www.evansnye.com | whobbs@evansnye.com | 917-615-4818

Equal Housing Opportunity Broker, licensed in the State of New York State. Broker location is 80 ½ Jane Street #1B, New York, NY 10014. All information regarding property for sale, rental, or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, commission or other conditions, prior sale, lease or financing or withdrawal without notice. Evans Nye Incorporated 2022.

Evans & Nye

NEW YORK CITY REAL ESTATE

APARTMENT RENTAL APPLICATION

BUILDING & LEASE TERMS

ADDRESS: 88 Bleecker Street APT#: 4H
CITY | STATE | ZIP: New York, NY 10012
LEASE TERM: 12 Months START DATE: _____
MONTHLY RENT: \$4,650 SECURITY: \$4,650

PERSONS TO OCCUPY APARTMENT

NAME: _____ RELATIONSHIP: _____
NAME: _____ RELATIONSHIP: _____
PETS | TYPE | SIZE: _____

APPLICANT #1

NAME: _____ PRESENT ADDRESS: _____
TELEPHONE NUMBER: _____ EMAIL ADDRESS: _____
PRESENT LANDLORD: _____ CURRENT RENT: _____
LANDLORD TEL#: _____ LENGTH OF TIME: _____

PREVIOUS ADDRESS

PREVIOUS ADDRESS: _____ CITY | STATE | ZIP: _____
PREVIOUS RENT: _____ LENGTH OF TIME: _____
PREVIOUS LANDLORD: _____ LANDLORD ADDRESS: _____
LANDLORD TEL#: _____ LANDLORD EMAIL: _____

EMPLOYMENT

EMPLOYER: _____ LENGTH OF TIME: _____
BUSINESS ADDRESS: _____ ANNUAL INCOME: _____
SUPERVISOR: _____ TEL #: _____

REFERENCES

PERSONAL: _____ TEL/EMAIL: _____
PERSONAL: _____ TEL/EMAIL: _____

BANK ACCOUNT #1: _____ AMOUNT: _____
BANK ACCOUNT #2: _____ AMOUNT: _____

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Evans & Nye

NEW YORK CITY REAL ESTATE

APARTMENT RENTAL APPLICATION

BUILDING & LEASE TERMS

ADDRESS: _____ APT#: _____
CITY | STATE | ZIP: _____
LEASE TERM: _____ START DATE: _____
MONTHLY RENT: _____ SECURITY: _____

APPLICANT #2

NAME: _____ PRESENT ADDRESS: _____
TELEPHONE NUMBER: _____ EMAIL ADDRESS: _____
PRESENT LANDLORD: _____ CURRENT RENT: _____
LANDLORD TEL#: _____ LENGTH OF TIME: _____

PREVIOUS ADDRESS

PREVIOUS ADDRESS: _____ CITY | STATE | ZIP: _____
PREVIOUS RENT: _____ LENGTH OF TIME: _____
PREVIOUS LANDLORD: _____ LANDLORD ADDRESS: _____
LANDLORD TEL#: _____ LANDLORD EMAIL: _____

EMPLOYMENT

EMPLOYER: _____ LENGTH OF TIME: _____
BUSINESS ADDRESS: _____ ANNUAL INCOME: _____
SUPERVISOR: _____ TEL #: _____

REFERENCES

PERSONAL: _____ TEL/EMAIL: _____
PERSONAL: _____ TEL/EMAIL: _____

BANK ACCOUNT #1: _____ AMOUNT: _____
BANK ACCOUNT #2: _____ AMOUNT: _____

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New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

New York State Disclosure Form for Landlord and Tenant

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of landlords and tenants of real property to advise the potential landlords and tenants with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales associates.

Throughout the transaction you may receive more than one disclosure form. The law requires each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Landlord's Agent

A landlord's agent is an agent who is engaged by a landlord to represent the landlord's interest. The landlord's agent does this by securing a tenant for the landlord's apartment or house at a rent and on terms acceptable to the landlord. A landlord's agent has, without limitation, the following fiduciary duties to the landlord: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A landlord's agent does not represent the interests of the tenant. The obligations of a landlord's agent are also subject to any specific provisions set forth in an agreement between the agent and the landlord. In dealings with the tenant, a landlord's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Tenant's Agent

A tenant's agent is an agent who is engaged by a tenant to represent the tenant's interest. The tenant's agent does this by negotiating the rental or lease of an apartment or house at a rent and on terms acceptable to the tenant. A tenant's agent has, without limitation, the following fiduciary duties to the tenant: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A tenant's agent does not represent the interest of the landlord. The obligations of a tenant's agent are also subject to any specific provisions set forth in an agreement between the agent and the tenant. In dealings with the landlord, a tenant's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the tenant's ability and/or willingness to perform a contract to rent or lease landlord's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a tenant's agent (but does not work for the same firm as the listing agent or tenant's agent) to assist the listing agent or tenant's agent in locating a property to rent or lease for the listing agent's landlord or the tenant agent's tenant. The broker's agent does not have a direct relationship with the tenant or landlord and the tenant or landlord can not provide instructions or direction directly to the broker's agent. The tenant and the landlord therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or tenant's agent do provide direction and instruction to the broker's agent and therefore the listing agent or tenant's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the tenant and the landlord if both the tenant and landlord give their in-

formed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation.

Dual Agent with Designated Sales Agents

If the tenant and the landlord provide their informed consent in writing, the principals and the real estate broker

er who represents both parties as a dual agent may designate a sales agent to represent the tenant and another sales agent to represent the landlord. A sales agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the landlord will function as the landlord's agent representing the interests of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation.

This form was provided to me by William Hobbs (print name of licensee) of Evans & Nye (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the: (x) landlord as a (check relationship below) (___) tenant as a (check relationship below)

(x) LANDLORD'S AGENT

(___) TENANT'S AGENT

(___) BROKER'S AGENT

(___) DUAL AGENT

(___) DUAL AGENT WITH DESIGNATED SALES AGENTS

If dual agent with designated sales agents is checked: n/a is appointed to represent the tenant; and n/a is appointed to represent the landlord in this transaction.

(I)(We) acknowledge receipt of a copy of this disclosure form: signature of { } Landlord(s) and/or { } Tenant(s):

Date: _____

Date: _____



New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing and Anti-discrimination Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing and Anti-discrimination Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by William Hobbs (print name of Real Estate Salesperson/
Broker) of Evans & Nye (print name of Real Estate company, firm or brokerage)

(I)(We) _____

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.