

up the apartment or was constructively evicted in any action or proceeding started for the recovery of rent or for a default under this lease.

34th SORTING AND SEPARATION OF REFUSE AND TRASH: Tenant shall comply with all present and future laws, orders, and regulations of all state, federal, municipal, and local governments, departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, and trash. Tenant shall sort and separate such waste products, garbage, and trash into such categories as provided by law. Each separately sorted category shall be placed in separate receptacles as provided by owner. Tenant shall pay, as additional rent, all costs, fines, penalties, or damages that may be imposed on owner or tenant by reason of tenant's failure to comply with the provisions of this article. Noncompliance by tenant is a breach of lease and grounds for termination.

35th PENDING RENT INCREASE (If applicable): Tenant is hereby notified by the Landlord that the Landlord has filed an application for an increase in the stabilized rent with the N.Y.S. Division of Housing and Community Renewal (DHCR) based on a major capital improvement. The application, dated _____ bearing Docket No. _____ is now pending before the DHCR. This application seeks an increase in the stabilized rent of _____ per room and is based on the following major capital improvements that are now in progress or completed:

If the application is approved in part or in whole, the Tenant is further notified by the Landlord that the stabilized rent set forth in this Lease may be increased in an amount and as of the date determined by the DHCR during the term of this Lease. Said increase will become a permanent part of the stabilized rent upon which all future rent increases will be based. Tenant acknowledges his understanding that the stabilized rent may be increased by an interim Notice of Eligibility or Order of the DHCR, agrees to be bound thereby and pay all rent increases granted thereunder.

ADDITIONAL CLAUSES:

IF ANY PART OF THIS LEASE SHALL BE DETERMINED TO BE UNLAWFUL, IT SHALL BE OF NO EFFECT ON THE BALANCE OF THIS LEASE WHICH SHALL READ AS IF THE UNLAWFUL PORTION IS NO LONGER PART OF THIS LEASE.

ATTACHED TO THIS LEASE ARE THE PERTINENT RULES AND REGULATIONS GOVERNING TENANTS' AND LANDLORDS' RIGHTS UNDER THE RENT STABILIZATION LAW.

IN WITNESS WHEREOF, LANDLORD AND TENANT HAVE RESPECTIVELY SIGNED THE LEASE.

THIS A LEGAL DOCUMENT
BE SURE YOU UNDERSTAND IT
BEFORE SIGNING.

LEASE OF APARTMENT

PARKVILLE RLTY ASSOC LLC

LANDLORD c/o Langsam Property Services Corp

BUILDING 229 PARKVILLE AVE, BKLYN, NY 11230

APARTMENT 1C

MONTHLY RENT 1,449.48

SECURITY 1,449.48

EXPIRES June 30, 2025

TENANT Zainab Aiyub Patel

PARKVILLE RLTY ASSOC LLC

Langsam Property Services Corp

Landlord

Landlord's Signature

DocuSigned by:

Tenant

06676698AC514AE...

Tenant

APARTMENT LEASE: —
Published and Printed By:

BRONX-MANHATTAN North
Association of REALTORS, Inc.

Copyrighted 1998

798-006

PLAIN LANGUAGE STANDARD APARTMENT LEASE

PUBLISHED AND PRINTED BY
BRONX-MANHATTAN North Association of REALTORS, Inc.

Copyrighted 1998
Rev. 8/09

THIS LEASE made this 22nd day of June, 2023, between PARKVILLE RLTY ASSOC LLC/o Langsam Property Services Corp as Landlord, whose address is 1601 Bronxdale Ave, Bx, NY 10462 and Zainab Aiyub Patel

as Tenant. The Landlord hereby leases to the Tenant, Apartment No. 1C on the 1 floor in the building located at 229 PARKVILLE AVE, BKLYN, NY 11230 New York,

to be used and occupied only as a strictly private dwelling apartment by the Tenant for a term of Two (2) Yrs & 7 Days beginning June 23, 2023 and ending June 30, 2025, at a monthly rental of \$ 1,449.48

to be paid at the office of the Landlord each month in advance on the first day of each month, without further prior notice or demand.

(For the purpose of this lease the word "Landlord" shall mean: Landlord, Owner, Court Appointed Receiver, Mortgagee in Possession, or owner of a lease to the property.)

CAPTIONS: Captions are for convenience only and in the event of a conflict between a caption and the text, the text shall control.

1st OCCUPANCY: a) The apartment shall be occupied by the Tenant and the Tenant's immediate family, consisting of 1 persons.

Tenant represents that the following persons shall be occupying the apartment as their primary residence with the Tenant:
NONE

b) Tenant promises to inform the Landlord if anyone moves into the apartment with Tenant, when he/she moves in and the circumstances of he/she occupancy.

c) Tenant understands that Landlord is relying on Tenant's representation to enter into the lease.

2nd RENT ADJUSTMENT: The apartment is subject to Rent Stabilization Laws, and the rent agreed may be increased or decreased during the term of this lease as determined by the Rent Guidelines Board, NYS Division of Housing and Community Renewal (DHCR), or any other regulatory agency. The adjustment shall begin as provided for in the determination of any of these agencies.

The Landlord and Tenant agree to the following without limiting any other right the Landlord may have pursuant to law or under this lease:

- a) In the event the applicable rent guideline has not been fixed by the Rent Guidelines Board by the date this Lease is executed, the rent provided herein shall be adjusted to conform to the guidelines when promulgated. Unless the Rent Guidelines Board has fixed a date later than the date of the commencement of this Lease for the guideline to become effective, the adjustment shall be effective as of the commencement date of this Lease.
- b) In the event the Landlord is granted a rent increase by the NYS Division of Housing and Community Renewal (DHCR), any other agency or court having jurisdiction thereof in accordance with an application for a rent increase based on a major capital improvement, hardship or other grounds permitted by code or applicable law:
- Tenant agrees to be bound by such determination,
 - During the term of this Lease and any renewal thereof, Tenant agrees to pay any increase set forth in any Notice of Eligibility or Order issued pursuant to such application or determination in the manner and within the time limitation provided for therein; and
 - In the event the increase is pursuant to a hardship application, within thirty (30) days of receipt of a copy of the DHCR order, Tenant may cancel this lease on sixty (60) days' written notice to the Landlord. However, the Tenant agrees to pay the increase in rent as provided in the Order until the effective date of his cancellation of the Lease and date the apartment is vacated by the Tenant.

3rd SECURITY: The tenant has deposited with the Landlord the sum of \$ 1,449.48 as security for the performance of the terms of this lease. The Landlord may use or apply all or any part of the deposit as may be required for the payment of any rent, damages to the apartment or a loss in re-renting during the term of this lease. Any balance of the security deposit after allowable deductions shall be returned to the Tenant after the Tenant has moved from the apartment at the end of the lease. In the event of a sale or transfer of the property the Landlord shall have the right to transfer this security deposit to the new owner and will upon notification to the Tenant be released from all liability regarding this security deposit. The security shall be deposited with

4th TENANT HAS INSPECTED APARTMENT: The Tenant has examined the apartment. No representation has been made by the Landlord which is not in this lease. The apartment has been adequately painted and no repairs are needed, other than those specifically stated in this lease.

5th TAKING POSSESSION: The Landlord shall not be liable for failure to give possession of the apartment on the beginning date of this lease if the premises are not ready for occupancy, or if the prior tenant has not vacated the apartment, or for any other reason. In such event, the rent shall not begin until possession is given or is available, but the ending date of this lease shall not be extended.

initials

DS
[Signature]
initials

6th MODIFICATION: None of the terms or conditions of this lease may be changed except in writing and signed by both Landlord and Tenant.

7th NOTICES: All notices to Landlord shall be sent to the Landlord at the address indicated, by certified mail, Return Receipt Requested or at such other address as designated by Landlord. All notices to tenant shall be sent to the Tenant at the apartment which is the subject of this lease, by regular mail except that any notice alleging failure to comply with any terms of this lease or any notice of termination of the lease and/or tenancy shall be sent by certified mail. Notices shall be effective when mailed.

8th SUBLETTING AND ASSIGNMENT: The Tenant shall not, without complying with section 226-b of the Real Property Law, sublet the apartment, in whole or in part, nor assign this lease without the written consent of the Landlord, nor permit anyone not specifically indicated in this lease to occupy the apartment. The Landlord may withhold consent to assignment without cause.

9th FAILURE TO PAY RENT TIMELY: Rent is due by the first of each month. For purposes of this paragraph, payment after the tenth of each month shall be considered a "Late Payment". Late Payment more than three (3) times in any twelve month period shall be deemed to be a failure to comply with a substantial obligation of this lease and be grounds for the termination of this lease and eviction of the Tenant by the Landlord.

10th LATE CHARGE: Due to administrative inconvenience and costs to Landlord that may be incurred due to late payment of rent, Tenants agree to pay as additional rent the greater of \$25.00 or 2% of the past due balance in any month in which the rent is not paid in full by the 10th day of that month. It is further agreed that, although Landlord is accepting \$25.00 as a late charge, that the Landlord is not stopped from commencing any action or proceeding with regard to Tenant's failure to pay rent timely.

This paragraph is not a waiver of the Landlord's right to collect or demand rent when it is due.

11th DISHONORED CHECK FEE: If you pay your rent by check and your check is dishonored by the bank on which the check was drawn for any reason, you will be responsible to pay to Landlord a "Dishonored Check Fee" of \$20.00. This fee is additional rent and may be the subject of a non-payment summary proceeding.

12th FIRE, DESTRUCTION: The Tenant shall give immediate notice to the Landlord in case of fire. The Landlord shall repair the premises as soon as is reasonably possible subject to any delays due to adjustment of insurance claims or any cause not under the Landlord's control. There shall be no abatement for rent. If the premises are damaged and the Landlord feels that the apartment is beyond repair within a reasonable period of time, the term of this lease shall end and the Tenant must vacate the apartment upon 30 days notice from Landlord. If the fire or casualty was caused by the Tenant's actions, the costs of repairs shall be repaid to the Landlord by the Tenant as additional rent.

13th CARE OF PREMISES: Tenant shall comply with all rules and regulations of all City Agencies and all City Ordinances relating to this property. The Tenant shall make all repairs required to the apartment, including ranges and refrigerators, whenever damage is a result of the misuse or negligence of the Tenant or any occupant or visitor. The Tenant shall reimburse the Landlord as additional rent, the cost of repairing any damage or for the removal of any violations caused by the Tenant or any occupant or visitor. This paragraph shall also include the public areas of the building.

14th FACILITIES: Storeroom and laundry facilities in the building and Cable TV & Master Antenna may be provided by the Landlord at the option of the Landlord. These services are not required services and the Landlord may discontinue them at anytime and shall not be liable for any damage, injury or loss from the use of these areas.

15th ADVERTISEMENT: The Tenant shall not place any sign or projection in or out of the windows or on the building.

16th ACCESS: The Landlord, its Agents, employees and mechanics shall be permitted to enter the apartment at all reasonable hours for the purposes of making repairs, showing the apartment to prospective tenants, mortgagees, or buyers or for the inspection of the apartment. In the event of an emergency which affects the safety of the tenants in the building or which may cause damage to the building the Landlord may enter the premises without prior notice to the Tenant.

17th DEFAULT: If the Tenant is dispossessed by legal action the Landlord may enter and take possession of the premises without being liable to prosecution for this action, and may re-rent the apartment. The Tenant will be liable to the Landlord for any and all expenses related to the entering, repairing redecorating and re-renting. In the event the Tenant fails to comply with any obligations of this lease or fails to comply with rules or regulations in this lease after 10 days notice to cure such failure or creates a nuisance or engages in conduct detrimental to the safety of other tenants or intentionally damages the property, or disturbs other tenants, then the Landlord may terminate the tenancy and lease on seven days written notice to the Tenant. Notwithstanding the foregoing, the Landlord shall not be required to give any preliminary notice to the Tenant prior to initiating a non-payment summary proceeding except such notice or notices as may be required by law. Any DEMAND for rent may be made orally or in writing at the option of the Landlord.

18th PAYMENT OF LANDLORD'S EXPENSES: Any expense incurred by landlord in connection with any performance by it for the account of Tenant and all costs and expenses, including reasonable attorneys' fees (whether or not legal proceedings are instituted), involved in collecting rents or enforcing the obligations of Tenant under this lease, including the cost and expense of instituting and prosecuting legal proceedings or recovering possession of the premises after default by Tenant or upon expiration or sooner termination of this lease, shall be due and payable by Tenant, on demand, as Additional Rent. In the event the Tenant does not defend any legal proceeding brought by the Landlord and there is no resolution of the matter by a Court, then in such event the legal fees incurred by the Landlord may be recovered in any subsequent legal proceeding involving the Landlord and Tenant. Notwithstanding the foregoing, neither landlord nor tenant shall be entitled to collect legal fees from the other with respect to any legal proceeding or action involving succession rights of any person.

19th SUBORDINATION: Any mortgage which is now in effect or which may be made after this lease or any lease on the land or building of which this apartment is part, or any extensions, modifications, consolidations or replacement of any lease or mortgages provided for in this article shall have priority over this lease. The Tenant agrees to sign any acknowledgment of this clause and hereby appoints the Landlord the Attorney-In-Fact for the Tenant to execute and deliver such acknowledgment on behalf of the Tenant. This lease shall be "subordinate" to any lease or financing as provided for in this paragraph.

20th SERVICES: The Landlord will provide the following services provided that the Tenant is not in default under the terms of this lease:

- a) Hot and cold water and heat as required by law

- b) Elevator service if the building is equipped with an elevator.

The Landlord shall have the right to change operator elevators to self-service elevators and may dispense with the services of doormen, elevator operators and attendants which shall in no way affect or impair the obligations of the Landlord or hold the Landlord liable for prosecution for any damage, and the Tenant shall not receive any abatement in rent if any change is made.

- c) The Landlord shall not be liable for the failure to supply any services by reasons of strikes, lockouts, accidents, delays in securing supplies or labor, or by reason of other causes beyond the control of the Landlord, and the Tenant shall not receive any allowance or abatement in rent.

21st NO TRIAL BY JURY: It is agreed by the Landlord and the Tenant that the right to trial by jury is hereby waived in any action or proceeding brought by any party to the lease against the other or any matter whatsoever, arising out of or in any way connected with this lease and/or any claim of injury or damage, unless such waiver is contrary to law. **THE RIGHT TO A TRIAL BY JURY IS AN IMPORTANT RIGHT OF THE TENANT, AND THE TENANT IS AGREEING NOT TO DEMAND A TRIAL BY JURY.**

22nd NO RIGHT OF RE-ENTRY: The Tenant waives the right to go back into the apartment by any existing law or under any future law after a final order or judgement in any action or legal proceeding has been signed or after the Tenant shall have been removed from the leased apartment.

23rd CONSTRUCTIVE EVICTION: No act of constructive eviction shall end this lease or release the Tenant from liability to pay rent or give the Tenant the right to claim any damages from the Landlord. The Landlord shall not be required to stop nuisances or noise created by other Tenants residing at the premises. Any disturbing acts of other Tenants shall not be constructive eviction and shall in no way affect the obligations of the Tenant under this lease.

24th ABANDONMENT: The removal of all or a substantial part of the Tenant's furniture from the apartment or any indications by other means that the apartment has been vacated shall be deemed an abandonment by the Tenant. The Landlord may then reenter and take possession of the apartment, repair and redecorate it for the purpose of re-renting whether or not the Tenant has surrendered the keys. Such taking by the Landlord shall not be deemed to relieve the Tenant from liability to pay the rent. The Tenant releases the Landlord from any and all claims for damages by reason of such re-entry.

25th WINDOW CLEANING: The Tenant shall not allow any windows to be cleaned from the outside.

26th CONDEMNATION: If the premises shall be taken or condemned, in whole or in part, by any authority, then the term of this lease shall be terminated from the date when possession shall be taken. The Tenant shall not be entitled to any portion of any award due to such condemnation or taking, however, the rent shall be apportioned.

27th RULES AND REGULATIONS: a) The Tenant shall not install a waterbed, laundry machine, dishwasher, air conditioner, refrigerator, sink, kitchen cabinets, stove or other mechanical equipment or an antenna, in or outside the apartment, without the written consent of the Landlord. If Tenant is permitted and does install a window air conditioner, the Landlord is entitled to receive a rent increase. The rent increase is payable to the Landlord on the first day of the month following installation, b) the Tenant shall not apply wallpaper or wall covering to the walls or ceilings. When the Tenant vacates the apartment, it shall be left painted in the same off-white color as when rented. The Tenant may not paste any carpet, tile or linoleum to the floors, c) the Tenant shall not have any dog, cat or other animal on the premises unless permitted in writing by the Landlord. In no event shall any dog, cat or other animal be permitted in any elevator or in any public portion of the building unless carried or on a leash, d) the sidewalks, entrances, passages, courts, elevators, vestibules, stairways or halls must not be blocked by any Tenant or used for any purpose other than as a means of passing to and from the premises. No garbage cans, carriages, supplies or other articles shall be placed in the halls or on the staircase landings. Nothing shall be hung from the windows or balconies or placed upon the window sills or fire-escapes. No rugs or mops shall be shaken from any window on the premises. Fire escapes shall not be obstructed in any manner, e) garbage and refuse must be brought to the basement or elsewhere in such a manner that the Landlord may direct. No dumbwaiter service is provided, f) the Tenant must provide a key to any and all locks to the Tenant's apartment to the Landlord or his agent, if requested, and the Landlord must pay to the Tenant the reasonable cost of the keys. Tenant shall not install a double-keyed cylinder on any lock, g) No tenant shall conduct or permit to be conducted vocal or instrumental instructions, h) all deliveries must be made through the basement of the building, i) Tenant shall not install any gate on any window unless the gate shall be the type approved by the law, j) Tenant shall make no alterations to the apartment, structural or otherwise.

28th NO PETS: Dogs, Cats or other animals shall not be harbored in the apartment or building. Failure to comply with this legal provision is sufficient reason for termination of the tenancy and lease.

29th SMOKE AND CARBON MONOXIDE ALARMS: The Tenant knows that the apartment being rented has smoke and carbon monoxide alarms in proper working order and that it is the Tenant's responsibility to maintain the alarms including replacing the battery when necessary and replacing any alarm that is missing, stolen or removed or broken during the Tenant's occupancy.

In the event you utilize, in addition to the bedrooms, any other room in the apartment for sleeping, you will notify the Landlord and permit the Landlord access to determine if additional carbon monoxide alarms are required for the apartment. In the event additional alarms are required, you will be responsible to pay \$25.00 each, as the cost of installation and you will then have an obligation to maintain the alarm including battery replacement when necessary and replacing any alarm that is missing, stolen, removed or broken.

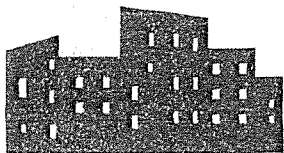
30th NO WAIVER: The failure of the Landlord to insist, at any time, upon strict performance of any clause in this lease shall not be construed as a waiver of the Landlord's rights. No waiver by the Landlord of any provision of this lease can be made unless in writing by the Landlord. Acceptance of rent by the Landlord with knowledge of a breach of any condition or term of this lease is not a waiver of the breach.

31st VACANCY BEFORE END OF LEASE: In the event the Tenant vacates the apartment prior to the expiration of this lease, there will be a \$100.00 service charge to the Tenant in addition to any other costs or charges that may be incurred. Payment of the service charge shall not act to release tenant from the balance of the term of the lease.

32nd WINDOW GUARDS: Tenant hereby agrees to notify Landlord if any child age 10 or under occupies this apartment so that Landlord may install window guards in each window of the apartment in accordance with the law.

33rd NO COUNTERCLAIMS: If the Landlord commences any legal proceeding or action against the Tenant, the Tenant shall NOT make any counterclaims in such action or proceeding unless it is based on a claim that Landlord has not properly maintained the building or the condition of your apartment. If the tenant has any claims against Landlord, tenant is required to bring an independent action rather than raise such claims as a counterclaim or offset in an action or proceeding commenced by Landlord. The tenant waives the right to put in a defense that tenant has given

DS
[Signature]
initials



LANGSAM PROPERTY SERVICES CORP.®

1601 Bronxdale Avenue • Bronx, New York 10462 • Tel: (718) 518-8000 Fax: (718) 518-8585

NOTICE TO ALL TENANTS

Tenants are not permitted to install satellite dishes anywhere on the property (with the exception of inside their units). This restriction is in accordance with The Federal Communication Commission's regulations.

Satellite Dishes are not permitted on:

- Fire Escapes
- Exterior Walls & Windows
- Roof Parapet Wall
- Anywhere on the Roof

Tenants with property that is used for their "exclusive use" such as patios, balconies, or decks will need to request written permission from management prior to installation on these areas.

Tenants with dishes installed should have them removed immediately. Please note our Legal Department will be notified of all apartments having an illegal satellite dish and they will start legal action to require the removal of the satellite dish.

229 PARKVILLE AVE, BKLYN, NY 11230

ADDRESS

1C

APT #

DocuSigned by:

6/22/2023

96C76698AC514AE

TENANT SIGNATURE

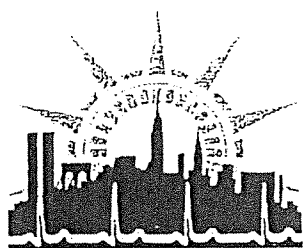
DATE

Zainab Aiyub Patel



A COMPREHENSIVE REAL ESTATE SERVICE ORGANIZATION





DEPARTMENT
OF HEALTH

The City of New York

Rudolph W. Giuliani Margaret A. Hamburg, M.D.
Mayor Commissioner of Health

WINDOW GUARDS REQUIRED

Lease Notice to Tenant

You are required by law to have window guards installed in all windows if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment if you ask him to install window guards at any time (you need not give a reason).

OR

if a child 10 years of age or younger lives in your apartment,

It is a violation of law to refuse, interfere with installation, or remove window guards where required.

CHECK ONE



CHILDREN 10 YEARS OF AGE OR
YOUNGER LIVE IN MY APARTMENT



NO CHILDREN 10 YEARS OF AGE OR
YOUNGER LIVE IN MY APARTMENT



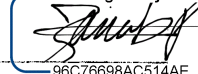
I WANT WINDOW GUARDS EVEN THOUGH
I HAVE NO CHILDREN 10 YEARS OF AGE
OR YOUNGER

Name of children 10 years or
younger living in apartment.

Zainab Patel

Tenant (Print)
Zainab Aiyub Patel

DocuSigned by:



6/22/2023

Tenant's Signature:

96C76698AC514AE...

Date

229 PARKVILLE AVE, BKLYN, NY 11230

Tenant's Address

1C

Apt No.

RETURN THIS FORM TO:

Owner/Manager

Owner/Manager's Address

For Further Information Call:
Window Falls Prevention (212) 334-7771/7773



LANGSAM PROPERTY SERVICES CORP.

1601 Bronxdale Avenue, Bronx, NY 10462 T 718 518 8000 F 718 518 8585 www.langsampropertyservices.com

POLICY REGARDING RETURN OF SECURITY UPON VACATING AN APARTMENT

When a tenant vacates an apartment the security we have on deposit with a bank will be withdrawn.

After the security is received from the bank, we will deduct the cost of repairing any damages to the apartment, if appropriate.

If the present lease has not expired, we will also deduct from the security any rent that is lost between the last rent that the tenant has paid and the start of the new tenant's lease.

The balance of the lease security will be mailed to the tenant at their new address.

DocuSigned by:

96C76698AC514AE...

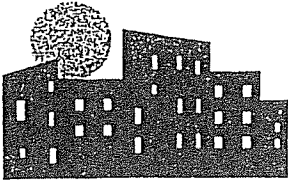
Tenant's Signature

229 PARKVILLE AVE, BKLYN, NY 11230 1C

Tenant's Address

6/22/2023

Date Signed



229 PARKVILLE AVE, BKLYN, NY 11230

1C

LANGSAM PROPERTY SERVICES CORP.®

1601 Bronxdale Avenue • Bronx, New York 10462 • Tel: (718) 518-8000 Fax: (718) 518-8585

PROTECT YOUR POSSESSIONS

Rental apartment tenants who suffer a disaster like a fire or a flood, often find out too late that they should have had insurance for their belongings.

Your building owner insures his property - the building itself. Your property isn't covered under that policy. To replace your valuables (even your non-valuables) you need to purchase your own renter's insurance.

If you are like most renters, you probably think insurance is too expensive - but a basic policy from most major companies, providing \$20,000 worth of coverage usually costs only about \$15 a month.

Just think about the expense of replacing all your clothing, your furniture, your children's toys, the stereo, TV, VCR, computer, etc. due to fire, water damage or theft.

Call a licensed insurance broker today and purchase a renter's insurance policy. We hope you never need to use it.

Inquilinos de apartamentos que sufren un desastre como fuego o inundacion casi siempre se encuentran sin seguro para sus pertenencias.

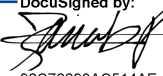
El dueño de su edificio asegura su propiedad que es el edificio. La propiedad suya no está cubierta en el seguro del edificio. Para reemplazar sus pertenencias usted puede comprar un seguro que cubra sus propiedades.

Quizas usted piensa que asegurar sus cosas es muy caro pero no es cierto. Un seguro basico que le puede proveer \$20,000 cuesta mas o menos \$15 mensual.

Piense en el gasto de reemplazar todas sus ropas o muebles, sistema electronico, televisor, VCR, computadora etc. por causa de fuego, inundacion de agua o robo.

Llame a un seguro licenciado hoy y compre su seguro. Esperamos que nunca tenga que usarlo.

Received by: _____

DocuSigned by:

 96C76698AC514AE...

Dated: _____

6/22/2023

Zainab Aiyub Patel



A COMPREHENSIVE REAL ESTATE SERVICE ORGANIZATION



REALTOR.

229 PARKVILLE AVE, BKLYN, NY 11230

1C

PROCEDURE FOR TENANTS REGARDING SUSPECTED GAS LEAKS

The law requires the owner of the premises to advise tenants that when they suspect that a gas leak has occurred, they should take the following actions:

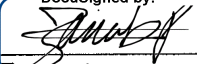
1. Quickly open nearby doors and windows and then leave the building immediately; do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house-phone or cell-phone within the building;
2. After leaving the building, from a safe distance away from the building, call 911 immediately to report the suspected gas leak;
3. After calling 911, call the gas service provider for this building as follows:

Con Edison
Provider

(212) 243-1900
Number

4. After completing items 1-3 contact your management company, building staff, or super to notify them of the suspected leak.

Acknowledgement of receipt by the undersigned tenant(s) of record:

DocuSigned by:

Tenant 998AC514AE...

Tenant

Zainab Aiyub Patel

PROCEDIMIENTO PARA LOS INQUILINOS CUANDO HAY SOSPECHA DE FUGA DE GAS

La ley requiere que el propietario de la casa o edificio informe a los inquilinos que cuando sospechan que se ha producido un escape de gas, deben tomar las siguientes medidas:

1. Abra rápidamente las puertas y ventanas cercanas y salga del edificio inmediatamente; No intente localizar el escape de gas. No encienda o apague ningún electrodoméstico, no fume ni encienda fósforos ni encendedores, y no utilice un teléfono de la casa o un teléfono celular dentro del edificio;
2. Después de salir del edificio, a una distancia segura del edificio, llame al 911 inmediatamente para reportar sus sospechas;
3. Después de llamar al 911, llame al proveedor de servicio de gas para este edificio, de la siguiente manera:

Con Edison
Proveedor

(212) 243-1900
Telefono

LANGSAM PROPERTY SERVICES CORP. ☐

LEASE RIDER

1601 Bronxdale Avenue, Bronx, New York 10462 • Tel: (718) 518-8000 Fax: (718) 518-8585

SPRINKLER DISCLOSURE 229 PARKVILLE AVE, BKLYN, NY 11230

1C

Pursuant to the New York State Real Property Law, Article 7, Section 231-a, effective December 3, 2014 all residential leases must contain a conspicuous notice as to the existence or non-existence of a Sprinkler System in the Lease Premises. A "Sprinkler System" is a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish it or prevent its further spread (Executive Law of New York, Article 6-C, Section 155-1(5)).

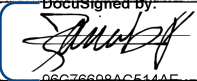
CHECK ONE:

1. ☒ There is NO Maintained Operative Sprinkler System in the Leased Premises.
2. ☐ There is a Maintained Operative Sprinkler System in the Leased Premises.

A. The last date on which the Sprinkler System was maintained and inspected was on _____.

Tenant acknowledges that it has read the above statements as to the Sprinkler System and that the information as to the existence or non-existence of a Sprinkler System is being provided to Tenant in accordance with New York State Real Property Law Article 7, Section 231-a.

Tenant: Name: Zainab Aiyub Patel

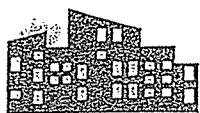
Signature:  Date: 6/22/2023

Tenant: Name: _____

Signature: _____ Date: _____

Owner: Name: _____

Signature: _____ Date: _____



LANGSAM PROPERTY SERVICES CORP.

1601 Bronxdale Avenue, Bronx, NY 10462 T 718 518 8000 F 718 518 0204 www.langsampropertyservices.com

Address: 229 PARKVILLE AVE, BKLYN, NY 11230

1C

Size 2

Lease Start: June 23, 2023

Lease End: June 30, 2025 Rent:

1,449.48

RIDER

Zainab Aiyub Patel

It is a material obligation of tenant, _____ that tenant shall advise landlord in writing of the full name of each occupant of the apartment, in advance of granting occupancy to that person (s).

Failure to do so is grounds for lease termination and eviction.

Additional occupants:

NONE

Tenant: _____

Print Name: _____

Date: _____

Tenant: _____

Print Name: _____

Zainab Aiyub Patel

Date: _____

PARKVILLE RLTY ASSOC LLC

c/o Langsam Property Services

Landlord: _____

Print Name: _____

Date: _____

Building Smoking Policy

Pursuant to Local Law 147: Smoke-Free Air Act

Public Smoking in any form (including but not limited to cigarettes, cigars, pipes, electronic smoking devices, and electronic cigarettes) is prohibited in the common indoor areas of the building by tenants or their guests.

These common indoor areas include but are not limited to the
(1) Entryway/Vestibule, (2) Lobby, (3) Hallways, (4) Stairwells,
(5) Elevator, (6) Laundry Room, (7) Basement, (8) Roof,
(9) Other indoor common areas of the building used by residents,
building personnel, or guests, including dwelling units (apartments),
(10) All common areas outside of building such as court yard, steps,
and at least 15 feet from outside of building.

This policy applies to but is not limited to tobacco, marijuana, or other substances that produce smoke.

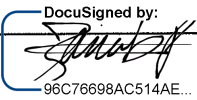
****This Policy has been incorporated into the Buildings House Rules***

Section 17-506.1 allows the City to issue Civil Penalties starting at \$100.00 for violations

Address: 229 PARKVILLE AVE, BKLYN, NY 11230 Apt# 1C

Acknowledgment and signatures:

I, (We) have read the policy on smoking described above, and I, (We) understand the policy applies to the property. I agree to comply with the policy described above. For rental units, I understand that violating the smoking policy may be a violation of my, (our) lease.

Tenant's printed name: Zainab Aiyub Patel Date: 6/22/2023
Tenant's signature:  Date: _____
Tenant's printed name: _____ Date: _____
Tenant's signature: _____ Date: _____

**NOTICE TO TENANT
DISCLOSURE OF BEDBUG INFESTATION HISTORY**

Pursuant to the NYC Housing Maintenance Code, an owner/managing agent of residential rental property shall furnish to each tenant signing a vacancy lease a notice that sets forth the property's bedbug infestation history.

Name of tenant(s): Zainab Aiyub Patel

Subject Premises: 229 PARKVILLE AVE, BKLYN, NY 11230

Apt. #: 1C

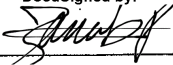
Date of vacancy lease: June 23, 2023

BEDBUG INFESTATION HISTORY

(Only boxes checked apply)

- ☒ There is no history of any bedbug infestation within the past year in the building or in any apartment.
- ☐ During the past year the building had a bedbug infestation history that has been the subject of eradication measures. The location of the infestation was on the _____ floor(s).
- ☐ During the past year the building had a bedbug infestation history on the _____ floor(s) and it has not been the subject of eradication measures.
- ☐ During the past year the apartment had a bedbug infestation history and eradication measures were employed.
- ☐ During the past year the apartment had a bedbug infestation history and eradication measures were not employed.
- ☐ Other: _____

Signature of Tenant(s): _____ Dated: 6/22/2023

DocuSigned by:

96C76698AC514AE...

Signature of Owner/Agent: _____ Dated: _____

Address: 229 PARKVILLE AVE, BKLYN, NY 11230

Apt#: 1C

Tenants: Zainab Aiyub Patel

LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS

1. The owner of this building is required, under New York City Administrative Code section 27-2017.1 et seq., to make an annual inspection for indoor allergen hazards (such as mold, mice, rats, and cockroaches) in your apartment and the common areas of the building. The owner must also inspect if you inform him or her that there is a condition in your apartment that is likely to cause an indoor allergen hazard, or you request an inspection, or the Department has issued a violation requiring correction of an indoor allergen hazard for your apartment. If there is an indoor allergen hazard in your apartment, the owner is required to fix it, using the safe work practices that are provided in the law. The owner must also provide new tenants with a pamphlet containing information about indoor allergen hazards.

2. The owner of this building is also required, prior to your occupancy as a new tenant, to fix all visible mold and pest infestations in the apartment, as well as any underlying defects, like leaks, using the safe work practices provided in the law. If the owner provides carpeting or furniture, he or she must thoroughly clean and vacuum it prior to occupancy. This notice must be signed by the owner or his or her representative, and state that he or she has complied with these requirements.

I, MICHAEL BAYNE (owner or representative name in print), certify that I have complied with the requirements of the New York City Administrative Code section 27-2017.5 by removing all visible mold and pest infestations and any underlying defects, and where applicable, cleaning and vacuuming any carpeting and furniture that I have provided to the tenant. I have performed the required work using the safe work practices provided in the law.

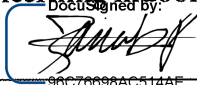
Signed: _____

Print Name: MICHAEL BAYNE

Date: _____

Tenant's Acknowledgement:**I, We, have received a copy of the above notice concerning indoor allergens:**

Zainab Aiyub Patel

Name: _____, Signature  Date 6/22/2023

Name: _____, Signature _____ Date _____

ANNUAL NOTICE REGARDING INSTALLATION OF STOVE KNOB COVERS

The owner of this building is required, by Administrative Code §27-2046.4(a), to provide stove knob covers for each knob located on the front of each gas-powered stove to tenants in each dwelling unit in which a child under six years of age resides, unless there is no available stove knob cover that is compatible with the knobs on the stove. Tenants may refuse stove knob covers by marking the appropriate box on this form. Tenants may also request stove knob covers even if they do not have a child under age six residing with them, by marking the appropriate box on this form. **The owner must make the stove knob covers available within 30 days of this notice.**

Please also note that an owner is only required to provide replacement stove knob covers twice within any one-year period. You may request or refuse stove knob covers by checking the appropriate box on the form below, and by returning it to the owner at the address provided. If you do not refuse stove knob covers in writing, the owner will attempt to make them available to you.

Please complete this form by checking the appropriate box, filling out the information requested, and signing. Please return the form to the owner at the address provided by (INSERT DATE):

- ☐ Yes, I want stove knob covers or replacement stove knob covers for my stove, and I have a child under age six residing in my apartment.
- ☐ Yes, I want stove knob covers or replacement stove knob covers for my stove, even though I do not have a child under age six residing in my apartment.
- ☐ No, I DO NOT want stove knob covers for my stove, even though I have a child under age six residing in my apartment.
- ☐ No, I DO NOT want stove knob covers for my stove. There is no child under age six residing in my apartment.

DocuSigned by:

 90676098AC514AE... (Tenant Signature) 6/22/2023 (DATE)

Print Name, Address, and Apartment Number:

Zainab Aiyub Patel

229 PARKVILLE AVE, BKLYN, NY 11230

1C

Return this form to: (Owner address): Langsam Property Services Corp.

1601 Bronxdale Ave., Suite 201, BX, NY 10462

NOTICE DISCLOSING TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Reasonable Accommodations

The New York State Human Rights Law requires housing providers to make reasonable accommodations or modifications to a building or living space to meet the needs of people with disabilities. For example, if you have a physical, mental, or medical impairment, you can ask your housing provider to make the common areas of your building accessible, or to change certain policies to meet your needs.

To request a reasonable accommodation, you should contact your property manager by calling 718-518-8000 or Jenny Perez, or by e-mailing Jennyp@langsamprop.com. You will need to inform your housing provider that you have a disability or health problem that interferes with your use of housing, and that your request for accommodation may be necessary to provide you equal access and opportunity to use and enjoy your housing or the amenities and services normally offered by your housing provider. A housing provider may request medical information, when necessary to support that there is a covered disability and that the need for the accommodation is disability related.*

If you believe that you have been denied a reasonable accommodation for your disability, or that you were denied housing or retaliated against because you requested a reasonable accommodation, you can file a complaint with the New York State Division of Human Rights as described at the end of this notice.

*Specifically, if you have a physical, mental, or medical impairment, you can request:**

Permission to change the interior of your housing unit to make it accessible (however, you are required to pay for these modifications, and in the case of a rental your housing provider may require that you restore the unit to its original condition when you move out);

Changes to your housing provider's rules, policies, practices, or services;

Changes to common areas of the building so you have an equal opportunity to use the building. The New York State Human Rights Law requires housing providers to pay for reasonable modifications to common use areas.

Examples of reasonable modifications and accommodations that may be requested under the New York State Human Rights Law include:

If you have a mobility impairment, your housing provider may be required to provide you with a ramp or other reasonable means to permit you to enter and exit the building.

If your healthcare provider provides documentation that having an animal will assist with your disability, you should be permitted to have the animal in your home despite a "no pet" rule.

If you need grab bars in your bathroom, you can request permission to install them at your own expense. If your housing was built for first occupancy after March 13, 1991 and the walls need to be reinforced for grab bars, your housing provider must pay for that to be done.

If you have an impairment that requires a parking space close to your unit, you can request your housing provider to provide you with that parking space, or place you at the top of a waiting list if no adjacent spot is available.

If you have a visual impairment and require printed notices in an alternative format such as large print font, or need notices to be made available to you electronically, you can request that accommodation from your landlord.

Required Accessibility Standards

All buildings constructed for use after March 13, 1991, are required to meet the following standards:

Public and common areas must be readily accessible to and usable by persons with disabilities;

All doors must be sufficiently wide to allow passage by persons in wheelchairs; and

All multi-family buildings must contain accessible passageways, fixtures, outlets, thermostats, bathrooms, and kitchens.

If you believe that your building does not meet the required accessibility standards, you can file a complaint with the New York State Division of Human Rights.

How to File a Complaint

A complaint must be filed with the Division within one year of the alleged discriminatory act or in court within three years of the alleged discriminatory act. You can find more information on your rights, and on the procedures for filing a complaint, by going to www.dhr.ny.gov, or by calling 1-888-392-3644. You can obtain a complaint form on the website, or one can be e-mailed or mailed to you. You can also call or e-mail a Division regional office. The regional offices are listed on the website.

** The Notice must include contact information when being provided under 466.15(d)(1), above. However, when being provided under (d)(2) and when this information is not known, the sentence may read "To request a reasonable accommodation, you should contact your property manager."*

+ This Notice provides information about your rights under the New York State Human Rights Law, which applies to persons residing anywhere in New York State. Local laws may provide protections in addition to those described in this Notice, but local laws cannot decrease your protections.

DS
Z.P

BILLING & PAYMENT OPTIONS
New Resident Notice

Tenants Copy



LANGSAM PROPERTY SERVICES CORP., AMO®

798-006

1C

229 PARKVILLE AVE, BKLYN, NY 11230

Dear Resident,

On behalf of the entire staff, it is with a great deal of pleasure that we welcome you. As a new resident, we ask that you please review the following information as this pertains to the way you make your rent payments.

ONLINE PAYMENTS

Through our payment provider, **ClickPay**, you can make one-time or automatic recurring payments online by all major credit and debit cards for a fee or by e-check (ACH) from a bank account for free. As the **preferred way** of accepting payments, we invite you to get started by creating your account below.

www.ClickPay.com/Langsam

- ① Click **Register** and then create your online profile with **ClickPay**
- ② **Connect Your Unit** using the account number found on your statement
- ③ Set up **Automatic Payments** or click **Pay Now** to make one-time payments



For help with your account, visit **ClickPay's** support center at **www.ClickPay.com/Help** for access to FAQ's, step-by-step walkthroughs, email and phone support, and live chat.

MAILING ADDRESS FOR PAYMENTS

If you choose to submit your payments by paper check, money order, or through your bank's Online Bill Pay feature, please send your payments to the address listed below:

**P.O. BOX 30484
TAMPA, FL. 33630-3484**

Checks should be made payable to the entity name listed on your statement. Include the remittance slip with your payments and make sure to include the account number found on your statement in the notes section of your check or your Online Bill Pay settings.

Thank you for your attention to this matter,
Langsam Property Services Corp.

229 PARKVILLE AVE, BKLYN, NY 11230

1C

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (Initial)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the lessor (check one below):

☐ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (Initial)

_____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor Date

Lessee Date

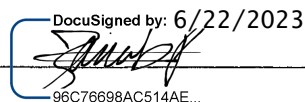
Zainab Aiyub Patel
Langsam Property Services Corp.

Agent MICHAEL BAYNE Date

Lessor Date

Lessee Date

Agent Date

DocuSigned by: 6/22/2023

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229 PARKVILLE AVE, BKLYN, NY 11230

1C

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (Initial)

(a) Presence of lead-based paint or lead-based paint hazards (check one below):

☐

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

☒

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check one below):

☐

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

DS
ZP
DS
ZP

(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (Initial)

(e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor _____ Date _____

Lessee _____ Date _____
Zainab Aiyub Patel

Langsam Property Services Corp.

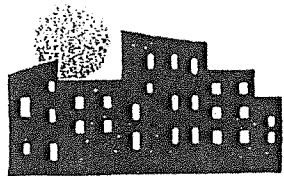
Agent _____ Date _____
MICHAEL BAYNE

Lessor _____ Date _____

DocuSigned by: 6/22/2023
Lessee _____ Date _____
96C76698AC514AE...

Agent _____ Date _____

Tenants Copy



LANGSAM PROPERTY SERVICES CORP.®

1601 Bronxdale Avenue • Bronx, New York 10462 • Tel: (718) 518-8000 Fax: (718) 518-8585

Paste picture here

Date: _____

Super: PULA 347 723-7257

Re: 229 PARKVILLE AVE, BKLYN, NY 11230

Apt # 1C

Lease start date: June 23, 2023

Dear Superintendent:

Zainab Aiyub Patel

_____ has rented the above apartment. Please provide keys for this apartment only to the person named and pictured above.

Occupants also residing with tenants:

Name: NONE

Relationship: _____

Name: _____

Relationship: _____

Name: _____

Relationship: _____

Agent's signature _____

I _____ have received the keys to the apartment above from the superintendent on _____.



HOUSE RULES AND REGULATIONS

1. Public Access Ways

- A. Tenants shall not block or leave anything in or on fire escapes, sidewalks, entrances, driveways, elevators, stairways, or halls. Public access ways shall be used only for entering and leaving the apartment building.
- B. Baby carriages, bicycle or other property owned by tenants shall not be allowed to stand in halls, passageways, public areas or courts in front of the building. Toys and bicycles are not allowed to be stored on the lawns, front steps, halls or common stairs.

2. Bathroom and Plumbing Fixtures

The bathrooms, toilets, wash closets, and plumbing fixtures shall only be used for purpose for which they were designed: seeping rubbish bags, acids or other substances shall not be placed in them.

3. Refuse

Carpets, rugs or other articles shall not be hung or shaken out of any window of the building. Tenants shall not be permitted to sweep or throw any dirt, garbage or other substances out of the window, into any of the halls, or elevator(s). Tenants shall not place any articles outside of the apartment or outside of the building except in safe containers and only at places indicated by owner. The resident shall remove lawn furniture from outside areas when not in use.

4. Elevators (if any)

All non-automatic passenger and service elevators shall be operated only by employees of owner and must not in any event interfere with tenants. The service elevator(s), if any, shall be used by servants, messengers and trades people for entering and leaving the building. They should not using passenger elevator(s) for any purpose with the exception of nurses with children who are allowed access to passenger elevator(s).

5. Laundry (if any)

Washing and drying apparatuses shall be used by tenants in the manner and at the times that the superintendent or other representative of owner direct. Tenants shall not dry or air clothes on the roof.

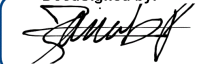
6. Noise

Tenants, their families, guest, employees, or other visitors shall not make or permit any disturbing noises in the apartment, or building, or permit anything to be done that will interfere with the rights, comforts or convenience of other tenants. Tenants shall not play a musical instrument, operate, or allow operating a phonograph, radio or television set to disturb or annoy any other occupant of the building. Complaints shall be investigated and if determined to be true, the violator will be punished as proscribed by the terms of the lease and in compliance with the law.

7. No Projections

An aerial may not be erected on the roof or outside wall of the building without the written consent from the owner. Awnings or other projections shall not be attached to the outside walls of the building or to any balcony or terrace.

Tenant Initial _____

DocuSigned by:

96C76698AC514AE

6/22/2023

Date _____

8. No Pets

Dogs or animals of any kind shall not be kept or harbored in the apartment, unless owner, in writing, gives permission. This consent, if given, can be taken back by owner at any time for good cause upon written notices to tenant. A dog shall not be permitted on any passenger elevator, in any public portions of the building, or in open area of the property, unless the pet is on a leash. Under no condition are dogs permitted on any grass or garden pot.

9. Moving

Tenant can use the elevator to move furniture and possessions only on designated days and hours. Owner shall not be liable for any cost, expenses or damages incurred by tenants in moving because of delay caused by the unavailability of the elevator.

10. Floors

Apartment floors shall be covered with rugs or carpeting to the extent of at least 80% of the floor area of each room except for kitchens, pantries, bathrooms and hallways. The tacking strip for wall-to-wall carpeting will be glued, not nailed to the floor.

11. Windows Guards

IT IS VIOLATION OF THE LAW TO REFUSE, INTERFERE WITH INSTALLATION, OR TO REMOVE WINDOW GUARDS WHERE REQUIRED. (SEE WINDOW RIDER)

12. Apartment Occupancy

The apartment shall be used as a private dwelling for the resident and his or her immediate family and for no others. The number of occupants shall be limited to those shown on the resident's lease application; persons staying in the apartment more than those recorded on the lease will be in violation of this provision. The residents shall comply with the following rules and regulations relating to the occupancy of the premises:

- A. Window should display curtains and blinds in proper and good condition.
- B. Vandalism will be prosecuted to the fullest extent of the law. Parents are financially responsible for vandalism committed by their children.
- C. Residents are to walk on walkways and RE NOT TO USE LAWNS AS WALKWAYS.
- D. You will use good judgement when fastening anything to walls, floors, doors, windows, appliances or fixtures in the apartment. Carpet tacking to the floor is prohibited.
- E. You will not drill any holes in the apartment.
- F. You will not place any sign or advertisement on the outside or inside of the building.
- G. You will not attach any type of stick-on hooks on walls.
- H. You will not install any washing machine, clothes dryer or dishwasher.
- I. You will let children play on designated play areas.
- J. You or your guest will not bring a motorcycle onto the property.
- K. If a battery-operated smoke detector is provided, you will be required to replace the battery when a new one is needed.
- L. Air conditioners are not permitted without written permission from the landlord.
- M. No alterations of any kind are permitted without written permission of the landlord.

Tenant Initial _____

DocuSigned by:

 96C76698AC514AE...

Date _____

6/22/2023

13. Drugs

Each Tenant guarantees the following:

- A. No illegal drugs will be sold, packaged or stored anywhere inside the apartment.
- B. No member of the household, friend, relative, guest, or anyone else will sell, package or store illegal drugs inside the apartment.

14. Public Drinking of Alcoholic Beverages

The drinking of alcoholic beverages is to be done only within the confines of the apartment, not the common areas. Drinking alcoholic beverages hidden inside paper bags or in any container is also forbidden in the common areas.

15. Loitering in Hallways/ Common Areas

- A. There is to be no hanging out or loitering by anyone in the common areas and the public halls, stairways, elevators, vestibules and roof shall not be obstructed by any person or used for children's play.
- B. The legal tenant assumes the responsibility that no one who resides in or visits his or her apartment will hang out in common areas.

16. Roof Access

No one is allowed permission to enter the roof at any time except in an emergency.

17. Vandalism/ Graffiti

The management company and the residents are dedicated to a ZERO TOLERANCE POLICY. Violators will be prosecuted to the fullest extent of the law. There shall be no graffiti on the property. Each tenant guarantees payment to the full costs for the removal of all graffiti by any member of his or her household, or any guest or visitor to his or her apartment.

18. Satellite Dish and Antennas

Satellite dishes and antennas may not be erected on the roof or outside wall of the building without the written consent of the owner. Any equipment found in violation of this provision shall be immediately remove and disposed of by the owner without liability and at your expense. The installation and/or maintenance of satellite dishes or antenna's shall be a material violation of a substantial obligation of your tenancy.

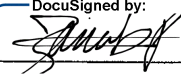
19. Smoking Policy

Public smoking in any form (including but not limited to cigarettes, cigars, pipes, electronic smoking devices, and electronic cigarettes) is prohibited in the common indoor areas including but not limited to (1) Entryway/Vestibule (2) Lobby (3) Hallways (4) Stairwells (5) Elevator (6) Laundry Room (7) Basement (8) Roof and (9) Other indoor common areas of the building used by residents, building personnel, service personnel, maintenance personnel, building guests, or building visitors (10) All common areas outside of building such as court yard, steps and at least 25 feet from outside of the building.

20. Bed Bug Disclosure

I, (We) have received the DHCR form NOTICE TO TENANT DISCLOSURE OF BEDBUG INFESTATION regarding any infestations and eradication measures employed by the owner in the unit and other units in the building.

Tenant Initial _____

DocuSigned by:

 96C76698AC514AE...

6/22/2023

Date _____

21. Stove Knob Covers

I, (We) have received the ANNUAL NOTICE REGARDING INSTALLATION OF STOVE TOP COVERS have been advised that the owner is required to install Stove Knob Covers if there is a child under the age of six years residing in the unit or if requested by the tenant.

22. Allergen Notice

I, (We) have received the LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS requiring the owner or the building to do an annual inspection for indoor allergen hazards (such as mold, mice, rats, cockroaches) in the apartment and common areas of the building. The tenant must also inform the owner if any allergens exist in the unit.

DS
Z.P.

Tenant Name (print) _____ Date 6/22/2023

DocuSigned by:

96C76698AC514AE

Tenant Signature _____



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Gertz Plaza
92-31 Union Hall Street
Jamaica, New York 11433
Web Site: www.hcr.ny.gov
Revision Date: March 2023

New York City LEASE Rider For Rent Stabilized Tenants

**FAILURE BY AN OWNER TO ATTACH A COPY OF THIS RIDER TO THE TENANT'S
LEASE WITHOUT CAUSE MAY RESULT IN A FINE OR OTHER SANCTIONS**

NOTICE

This Rider, with this Notice, must be attached to all vacancy and renewal leases for rent stabilized apartments. This Rider was prepared pursuant to Section 26-511(d) of the New York City Rent Stabilization Law.

This Rider must be in a print size larger than the print size of the lease to which the Rider is attached. The following language must appear in bold print upon the face of each lease: **"ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW."**

This Rider has been updated to reflect the changes made by the Housing Stability and Tenant Protection Act of 2019.

Section 1 (If this is a renewal lease, do not complete Section 1, go to Section 2)

If Box A is checked, the owner **MUST** show how the rental amount provided for in such vacancy lease has been computed above the previous legal regulated rent by completing the following chart. In addition, the owner **MUST** complete the Notice To Tenant Disclosure of Bedbug Infestation History, as required by the NYC Housing Maintenance Code Section 27-2018.1, which is required to be served on the tenant with this Lease Rider.

ANY INCREASE ABOVE THE PREVIOUS LEGAL REGULATED RENT MUST BE IN ACCORDANCE WITH ADJUSTMENTS PERMITTED BY THE RENT LAWS and RENT STABILIZATION CODE.

VACANCY LEASE RENT CALCULATION

Status of Apartment and Last Tenant (Owner to Check and Complete Appropriate Box - (A), (B), (C), or (D). Choose only one.)

☒ (A) This apartment was rent stabilized when the last tenant moved out.

Address: 229 PARKVILLE AVE, BKLYN, NY 11230 Apt.# 1C

- | | |
|---|-------------------|
| 1. Previous Legal Regulated Rent | \$ <u>1380.46</u> |
| 2. Guideline increase based on (1 year) or (2 year) lease. Circle one. (<u>5</u> %) | \$ <u>69.02</u> |
| (Note: a guideline increase, if authorized by the Rent Guidelines Board, can only be taken once per guideline year) | |
| 3. Individual Apartment Improvements (IAI) | |

In order to collect rent increase for the IAI, you **MUST** complete the itemized list below and enter the increase in **Line 3-G** (below).

☒ **Tenant Request for Documentation**

Check the box if you want to request at this time, from the owner, copies of documentation (e.g., bills, invoices, cancelled checks, etc.) that clarify and support the individual apartment improvement(s) cost detailed in this rider. If you do not request it now, you have the lawful right to request it within 60 days of the execution of the lease, by certified mail and the owner must then provide the documentation within 30 days either by certified mail or by personal delivery with a signed acknowledgement receipt by tenant. (Refer to Rider Section 3, Provision 4 - Other Rent Increases, Individual Apartment Improvements.)

Individual Apartment Improvements (IAI)

NOTE: Before completing this section, refer to the IAI limitations described in Section 3 - Provision 4 of this document.

Items**3-A. Bathroom Renovation (check all applicable items)**

☐ Complete Renovation (if this box is checked you are not required to check individual items)

OR

Individual Items (check all applicable items)

- ☐ Sink
☐ Shower Body
☐ Toilet
☐ Tub
☐ Plumbing
☐ Cabinets
☐ Vanity
☐ Floors and/or Wall Tiles
☐ Other (describe) _____

Total Costs for Parts and Labor 3-A. _____

3-B. Kitchen Renovation (check all applicable items)

☐ Complete Renovation (if this box is checked you are not required to check individual items)

OR

Individual Items (check all applicable items)

- ☐ Sink
☐ Stove
☐ Refrigerator
☐ Dishwasher
☐ Cabinets
☐ Plumbing
☐ Floors and/or Wall Tiles
☐ Countertops
☐ Other (describe) _____

Total Costs for Parts and Labor 3-B. _____

3-C. Other (check all applicable items)

- ☐ Doors
☐ Windows
☐ Radiators
☐ Light Fixtures
☐ Electrical Work
☐ Sheetrock
☐ Other (describe) _____

Total Costs for Parts and Labor 3-C. _____

3-D. Subtotal Costs for Parts and Labor (sum of 3-A, 3-B and 3-C)

3-D. 0

3-E. Total Costs for Parts and Labor for Prior IAIs Collected on or after 6/14/19 (excluding 3-D)

3-E. _____

3-F. Calculating the allowable IAI increase for this installation: \$15,000 – 3-E

3-F. _____

3-G. Total IAI Rent Increase (1/168th or 1/180th of Line 3-D or Line 3-F, WHICHEVER IS LESS)

3-G. 0

Note: 1/168th if the building has 35 or fewer units. 1/180th if the building is over 35 units.

4. New Legal Regulated Rent (sum of 1, 2 and 3-G) \$ 1,449.48
4A. Preferential Rent* or Higher Actual Rent** (if charged) \$ _____
(enter 4 or 4A)
5. Air Conditioner Surcharges: \$ _____
6. Appliance Surcharges (Tenant-installed washer, dryer, dishwasher) \$ _____
7. Ancillary Services charged (e.g., garage) \$ _____
8. Other (specify _____) \$ _____
9. New Tenant's Total Payment \$ 1,449.48

* If a "preferential rent" is being charged, please read Provision #17 of this Rider.

** If a "higher actual rent" is being charged, authorized by a regulatory agreement, please read Provision #14 of this rider.

☐ (B) This apartment was Rent Controlled at the time the last tenant moved out. This tenant is the first rent stabilized tenant and the rent agreed to and stated in the lease to which this Rider is attached is \$ _____. The owner is entitled to charge a market rent to the first rent stabilized tenant. The first rent charged to the first rent stabilized tenant becomes the initial legal regulated rent for the apartment under the rent stabilization system. However, if the tenant has reason to believe that this rent exceeds a "fair market rent", the tenant may file a "Fair Market Rent Appeal" with DHCR. The owner is required to give the tenant notice, on DHCR Form RR-1, of the right to file such an appeal. The notice must be served by certified mail. A tenant only has 90 days, after such notice was mailed to the tenant by the owner by certified mail, to file an appeal. Otherwise, the rent set forth on the registration form becomes the initial legal regulated rent.

☐ (C) The rent for this apartment is an Initial or Restructured Rent pursuant to a Government Program.
(Specify Program _____) \$ _____

☐ (D) Other _____ \$ _____

Section 2 – This section needs to be completed for vacancy and renewal leases

NOTICE: If a higher actual rent authorized by a regulatory agreement is being charged, in relation to Section A, B, C or D in Section 1 above, or in a renewal lease, DHCR Notice RA-LR3 must be attached to the lease.

Lease Rider for the housing accommodation:

229 PARKVILLE AVE, BKLYN, NY 11230

(Print Housing Accommodation's Address and Apartment Number)

Lease Start Date: June 23, 2023

Lease End Date: June 30, 2025

Lease Dated: June 22, 2023

The tenant named in the lease hereby acknowledges the contemporaneous receipt of the above lease rider for the housing accommodation stated above.

Zainab Aiyub Patel

Print Name of Tenant(s)

DocuSigned by:

6/22/2023

Signature(s) and Date

Subject to penalties provided by law, the owner of the housing accommodation hereby certifies that the above rider is hereby contemporaneously provided to the tenant with the signing of the lease and the information provided by the owner herein is true and accurate based on its records.

MICHAEL BAYNE

Print Name of Owner or Owner's Agent

Signature and Date

Section 3 - PROVISIONS

INTRODUCTION:

This Rider is issued by the New York State Division of Housing and Community Renewal ("DHCR"), pursuant to the Rent Stabilization Law ("RSL") and Rent Stabilization Code ("RSC"). It generally informs tenants and owners about their basic rights and responsibilities under the RSL.

This Rider does not contain every rule applicable to rent stabilized apartments. It is only informational and its provisions are not part of and do not modify the lease. However, it must be attached as an addendum to the lease. It does not otherwise replace or modify more exact or complete sections of the RSL, the RSC, any order of DHCR, or any order of the New York City Rent Guidelines Board that govern this tenancy. The owner must comply with all applicable state, federal and local fair housing laws and nondiscrimination requirements.

The Appendix lists organizations which can provide assistance to tenants and owners who have inquiries, complaints or requests relating to subjects covered in this Rider.

Tenants should keep a copy of this Rider and of any lease they sign and carefully review the summary of lawful rent increases described. Any tenant who believes that the rent they are being charged may be unlawful may consider requesting a rent history of their apartment from DHCR (www.hcr.ny.gov). After reviewing the rent history, the tenant can make an informed decision whether to file form RA-89 "Tenant's Complaint of Rent and/or Other Specific Overcharges in a Rent Stabilized Apartment."

1. RENEWAL LEASES

The owner is entitled to increase the rent when a tenant renews a lease ("renewal lease"). Each year, effective October 1, the New York City Rent Guidelines Board sets the percentage of maximum permissible increase over the immediately preceding September 30th rent for leases which will begin during the year for which the guidelines order is in effect. The date a lease starts determines which guidelines order applies.

Guidelines orders provide increases for Renewal Leases. The renewing tenant has the choice of the length of the lease. Different percentages are set for rent increases for leases of one or two years. For additional information see DHCR Fact Sheet #26.

2. VACANCY LEASES

The owner is entitled to increase the previous legal regulated rent when a new tenant enters into a lease for the first time and this is referred to as a vacancy lease. The tenant may choose between a one or two-year lease term. The allowable increase is set by the Rent Guidelines Board. However, no more than one guideline board increase may be added per guideline year. Lawful Major Capital Improvement and Individual Apartment Improvements may also be added to the rent.

3. SECURITY DEPOSITS

An owner may collect a security deposit no greater than one month's rent. When the rent is increased, the owner may charge an additional amount to bring the security deposit up to the full amount of the increased rent to which the owner is entitled. If a preferential rent is being charged, the amount of the security deposit collected can be no higher than the preferential rent.

A security deposit must be deposited in an interest bearing trust account in a banking organization in New York State. The tenant has the option of applying the interest to the rent, leaving the interest in the bank or receiving the interest annually. For additional information see DHCR Fact Sheet #9.

4. OTHER RENT INCREASES

In addition to guideline increases, the rent may be permanently increased based upon the following:

- (A) Individual Apartment Improvements (IAI)** – When an owner installs a new appliance or makes an improvement to an apartment the owner may be entitled to an IAI rent Increase. Tenant written consent for the improvement and rent increase is only required if the apartment is occupied by a tenant. It is not required for a vacant apartment.

In buildings with 35 units or less, the increase is limited to 1/168th of the cost of the improvement. In buildings with more than 35 units, the increase is limited to 1/180th of the cost of the improvement.

No more than three IAI increases can be collected in a 15-year period and the total cost of the improvements eligible for a rent increase calculation cannot exceed \$15,000. Work must be done by a

licensed contractor and there is a prohibition on common ownership between the contractor and the owner. The apartment must be free and clear of any outstanding hazardous and immediately hazardous violations. The written consent provided by the tenant in occupancy must be on a DHCR form. A translated version in the top 6 languages spoken other than English will be made available for review on the DHCR website. Owners are required to maintain supporting documentation and photographs for all IAI installations, which commencing June 14, 2020 will be submitted to and stored by DHCR in an electronic format. The IAI rent increase is temporary, as it must be removed from the rent in 30 years and the legal rent must be adjusted at that time for guideline increases that were previously compounded on a rent that included the IAI.

The DHCR Lease Rider offered to vacancy lease tenants contain notification to the tenant of the right to request from the owner by certified mail Individual Apartment Improvements (IAI's) supporting documentation at the time the lease is offered or within 60 days of the execution of the lease. The owner shall provide such documentation within 30 days of that request in person or by certified mail. A tenant who is not provided with that documentation upon demand may file form RA-90 "Tenant's Complaint of Owner's Failure to Renew Lease and/or Failure to Furnish a copy of a Signed Lease" to receive a DHCR Order that directs the furnishing of the IAI supporting documentation. (Refer to Rider Section 1, Individual Apartment Improvements.)

IAI rent increases cannot be collected if a DHCR order reducing rent for decreased services is in effect and has an earlier effective date. It can be collected prospectively on the effective date of a DHCR order restoring the rent.

(B) Major Capital Improvements (MCI) – An owner is permitted a rental increase for building-wide major capital improvements, such as the replacement of a boiler or new plumbing. Major Capital Improvement rent increases are prohibited in buildings that contain 35% or fewer rent regulated apartments. The owner must file an application with DHCR and all supporting documentation is audited.

DHCR may issue an order denying the increase or granting it in part or in whole and serve the order on the owner and all tenants in the building. The rent increase approved in the DHCR order is collectible prospectively, on the first day of the first month 60 days after issuance. There are no retroactive rent increases. The collection of the increase is limited to a 2% cap/yearly phase-in. The 2% cap also applies to MCI rent increases not yet collected that were approved on or after June 14, 2012. Upon vacancy, the remaining balance of the increase can be added to the legal rent. In buildings with 35 or fewer units, the cost is amortized over a 12-year period. In buildings with more than 35 units, the cost is amortized over 12 ½ years. The building must be free and clear of any outstanding hazardous and immediately hazardous violations. The MCI rent increase is temporary and it must be removed from the rent in 30 years and the legal rent must be adjusted at that time for guideline increases that were previously compounded on a rent that included the MCI rent increase.

Vacancy lease tenants are to be notified in their lease about pending MCI applications.

(C) Hardship – An owner may apply to increase the rents of all rent stabilized apartments based on hardship when:

1. the rents are not sufficient to enable the owner to maintain approximately the same average annual net income for a current three-year period as compared with the annual net income which prevailed on the average over the period 1968 through 1970, or for the first three years of operation if the building was completed since 1968, or for the first three years the owner owned the building if the owner cannot obtain records for the years 1968-1970; or
2. where the annual gross rental income does not exceed the annual operating expenses by a sum equal to at least 5% of such gross income.

If an application for a rent increase based on a major capital improvement or hardship is granted, the owner may charge the increase during the term of an existing lease only if the lease contains a clause specifically authorizing the owner to do so.

5. RENT REGISTRATION

(A) Initial

An owner must register an apartment's rent and services with DHCR when the building first becomes subject to the RSL and in adherence to any related regulatory agreements and/or tax benefit programs.

(B) Annual

The annual registration must be filed with DHCR no earlier than April 1st of each year. At the time of such filing, the owner must provide each tenant with the tenant's copy.

(C) Penalties

Failure to register may result in such penalties, rent reductions, and other remedies as permitted by law.

6. RENEWAL LEASES

A tenant has a right to a renewal lease, with certain exceptions (see Provision 10 of this Rider, "When An Owner May Refuse To Renew A Lease").

At least 90 days and not more than 150 days before the expiration of a lease, the owner is required to notify the tenant in writing that the lease will soon expire. That notice must also offer the tenant the choice of a one or two-year lease at the permissible guidelines increase. After receiving the notice, the tenant always has 60 days to accept the owner's offer, whether or not the offer is made within the above time period, or even beyond the expiration of the lease term.

Any renewal lease, except for the amount of rent and duration of its term, is required to be on the same terms and conditions as the expired lease, and a fully executed copy of the same must be provided to the tenant within 30 days from the owner's receipt of the renewal lease or renewal form signed by the tenant. If the owner does not return a copy of such fully executed Renewal Lease Form to the tenant within 30 days of receiving the signed renewal lease from the tenant, the tenant is responsible for payment of the new lease rent and may file a "Tenant's Complaint of Owner's Failure to Renew Lease and/or Failure to Furnish a Copy of a Signed Lease" (DHCR Form RA-90). DHCR shall order the owner to furnish the copy of the renewal lease or form. If the owner does not comply within 20 days of such order, the owner shall not be entitled to collect a rent guideline increase until the lease or form is provided.

It is illegal for an owner to require a rent stabilized tenant to provide immigration status information or a Social Security number as a condition to renewing the lease. (For additional information on the rights of foreign-born tenants see DHCR Fact Sheet #45.)

If a tenant wishes to remain in occupancy beyond the expiration of the lease, the tenant may not refuse to sign a proper renewal lease. If the tenant does refuse to sign a proper renewal lease, he or she may be subject to an eviction proceeding.

An owner may add to a renewal lease the following clauses even if such clauses were not included in the tenant's prior lease:

- (A) the rent may be adjusted by the owner on the basis of Rent Guidelines Board or DHCR Orders;
- (B) if the owner or the lease grants permission to sublet or assign, the owner may charge a sublet allowance for a sub-tenant or assignee, provided the prime lease is a renewal lease. However, this sublet allowance may be charged even if such clause is not added to the renewal lease. (Subletting is discussed in Provision 9 of this Rider);
- (C) (1) if the building in which the apartment is located is receiving 421-a (1-15) tax benefits, a clause may be added providing for an annual or other periodic rent increase over the initial rent at an average rate of not more than 2.2 % of the amount of such initial rent per annum not to exceed nine 2.2 percent increases. Such charge shall not become part of the legal regulated rent; however, the cumulative 2.2 percent increases charged prior to the termination of tax benefits may continue to be collected as a separate charge;
- (2) provisions for rent increases if authorized under Section 423 of the Real Property Tax Law: a clause may be added to provide for an annual or other periodic rent increase over the legal regulated rent if authorized by Section 423 of the Real Property Tax Law.

7. RENEWAL LEASE SUCCESSION RIGHTS

In the event that the tenant has permanently vacated the apartment at the time of the renewal lease offer, family members who have lived with the tenant in the apartment as a primary residence for at least two years immediately prior to such permanent vacating (one year for family members who are senior citizens and disabled persons), or from the inception of the tenancy or commencement of the relationship, if for less than such periods, are entitled to a renewal lease.

"Family Member" includes the spouse, son, daughter, stepson, stepdaughter, father, mother, stepfather, stepmother, brother, sister, grandfather, grandmother, grandson, granddaughter, father-in-law, mother-in-law, son-in-law or daughter-in-law of the tenant.

"Family member" may also include any other person living with the tenant in the apartment as a primary residence who can prove emotional and financial commitment and interdependence between such person and the tenant. Examples of evidence which is considered in determining whether such emotional and financial commitment

and interdependence existed are set forth in the Rent Stabilization Code. Renewal lease succession rights are also discussed in detail in DHCR Fact Sheet #30.

8. SERVICES

Written notification to the owner or managing agent should be given but is **NOT** required, before filing a decrease in service complaint with DHCR. Owners who have not received prior written notification from the tenant will however, be given additional time to respond to a complaint filed with DHCR. Applications based on a lack of heat or hot water must be accompanied by a report from the appropriate city agency.

All emergency conditions do not require prior written notification. These include but are not limited to: vacate order (5 day notification), fire (5 day notification), no water apartment wide, no operable toilet, collapsed or collapsing ceiling or walls, collapsing floor, no heat/hot water apartment wide (violation required), broken or inoperative apartment front door lock, all elevators inoperative, no electricity apartment wide, window to fire escape (does not open), water leak (cascading water, soaking electrical fixtures), window-glass broken (not cracked), broken/unusable fire escapes, air conditioner broken (summer season). Complaints to DHCR on the appropriate DHCR form that cite any of these emergency conditions will be treated as first priority and will be processed as quickly as possible. **It is recommended that tenants use a separate DHCR form for any problematic conditions that are not on this emergency condition list.**

Certain conditions, examples of which are set forth in the Rent Stabilization Code, which have only a minimal impact on tenants, do not affect the use and enjoyment of the premises, and may exist despite regular maintenance of services. These conditions do not rise to the level of a failure to maintain required services. The passage of time during which a disputed service was not provided without complaint may be considered in determining whether a condition is de minimis. For this purpose, the passage of 4 years or more will be considered presumptive evidence that the condition is de minimis.

The amount of any rent reduction ordered by DHCR shall be reduced by any credit, abatement or offset in rent which the tenant has received pursuant to Sec. 235-b of the Real Property Law ("Warranty of Habitability") that relates to one or more conditions covered by the DHCR Order. For additional information see DHCR Fact Sheets #3, #14 and #37.

9. SUBLETTING AND ASSIGNMENT

A tenant has the right to sublet his/her apartment, even if subletting is prohibited in the lease, provided that the tenant complies strictly with the provisions of Real Property Law Section 226-b. Tenants who do not comply with these requirements may be subject to eviction proceedings. Compliance with Section 226-b is not determined by DHCR, but by a court of competent jurisdiction. If a tenant in occupancy under a renewal lease sublets his/her apartment, the owner may temporarily increase the rent by the current rent guidelines board adjustment, regardless of whether the owner has increased the rent by the guidelines board amount within the prior twelve months. This charge may be passed on to the sub-tenant. However, upon termination of the sublease, the Legal Regulated Rent shall revert to the Legal Regulated Rent without such temporary increase. The rent increase is the allowance provided by the NYC Rent Guidelines Board available when the tenant's lease commenced, and it takes effect when the subletting takes place.

A tenant who sublets his/her apartment is entitled to charge the sub-tenant the rent permitted under the Rent Stabilization Law, and may charge a 10% surcharge payable to the tenant only if the apartment sublet is fully furnished with the tenant's furniture. Where the tenant charges the sub-tenant any additional rent above such surcharge and sublet allowance, if applicable, the tenant shall be required to pay to the sub-tenant a penalty of three times the rent overcharge, and may also be required to pay interest and attorney's fees. The tenant may also be subject to an eviction proceeding.

Assignment of Leases

In an assignment, a tenant transfers the entire remainder of his or her lease to another person (the assignee), and gives up all of his/her rights to reoccupy the apartment.

Pursuant to the provisions of Real Property Law Section 226-b, a tenant may not assign his/her lease without the written consent of the owner, unless the lease expressly provides otherwise. If the owner consents to the assignment of the lease, the owner may increase the rent as if the assignee was entering into a new lease following permanent vacancy. Such increase shall remain part of the Legal Regulated Rent for any subsequent renewal lease.

An owner is not required to have reasonable grounds to refuse to consent to the assignment. However, if the owner unreasonably refuses consent, the owner must release the tenant from the remainder of the lease, if the tenant, upon 30 days' notice to the owner, requests to be released.

If the owner refuses to consent to an assignment and does have reasonable grounds for withholding consent, the

tenant cannot assign and the owner is not required to release the tenant from the lease. For additional information see, DHCR Fact Sheet #7.

10. WHEN AN OWNER MAY REFUSE TO RENEW A LEASE

As long as a tenant pays the lawful rent to which the owner is entitled, the tenant, except for the specific grounds stated in the Rent Stabilization Law and Rent Stabilization Code, is entitled to remain in the apartment. An owner may not harass a tenant by engaging in an intentional course of conduct intended to make the tenant move from his/her apartment.

Below are listed some but not all grounds for eviction:

Without DHCR consent, the owner may refuse to renew a lease and bring an eviction action in Civil Court at the expiration of the lease on any of the following grounds:

- (A) the tenant refuses to sign a proper renewal lease offered by the owner;
- (B) the owner, because of immediate and compelling necessity, seeks to recover the apartment in good faith for personal use and occupancy as a primary residence or for the personal use and occupancy as a primary residence of members of the owner's immediate family; Note that the owner is only permitted to do this for one apartment in a building subject to regulation.
- (C) the tenant does not occupy the apartment as his or her primary residence. The owner must notify the tenant in writing at least 90 and not more than 150 days prior to the expiration of the lease term of the owner's intention not to renew the lease.

With DHCR consent, the owner may refuse to renew a lease upon any of the following grounds:

- (A) the owner seeks in good faith to recover possession of the apartment for the purpose of demolishing the building and constructing a new building; or
- (B) the owner requires the apartment or the land for the owner's own use in connection with a business which the owner owns and operates.

A tenant will be served with a copy of the owner's application and has a right to object. If the owner's application is granted, the owner may bring an eviction action in Civil Court.

11. EVICTION WHILE THE LEASE IS IN EFFECT

The owner may bring an action in Civil Court to evict a tenant during the term of the lease for the grounds stated in the Rent Stabilization Law and Rent Stabilization Code.

Below are listed some but not all grounds for eviction:

- (A) does not pay rent;
- (B) is violating a substantial obligation of the tenancy;
- (C) is committing or permitting a nuisance;
- (D) is illegally using or occupying the apartment;
- (E) has unreasonably refused the owner access to the apartment for the purpose of making necessary repairs or improvements required by law or authorized by DHCR, or for the purpose of inspection or showing. The tenant must be given at least 5 days' notice of any such inspection or showing, to be arranged at the mutual convenience of the tenant and owner, so to enable the tenant to be present at the inspection or showing. A tenant cannot be required to permit access for inspection or showing if such requirement would be contrary to the lease.

Tenants are cautioned that causing violations of health, safety, or sanitation standards of housing maintenance laws, or permitting such violations by a member of the family or of the household or by a guest, may be the basis for a court action by the owner.

12. COOPERATIVE AND CONDOMINIUM CONVERSION

Tenants who do not purchase their apartments under a Non-Eviction Conversion Plan continue to be protected by Rent

Stabilization. Conversions are regulated by the New York State Attorney General. Any cooperative or condominium conversion plan accepted for filing by the New York State Attorney General's Office will include specific information about tenant rights and protections. An informational booklet about the general subject of conversion is available from the New York State Attorney General's Office.

13. SENIOR CITIZENS AND DISABILITY RENT INCREASE EXEMPTION PROGRAM

Tenants or their spouses who are 62 years of age, or older, or are persons with a disability, and whose household income level does not exceed the established income level may qualify for an exemption from guideline rent increases, hardship rent increases, major capital improvement rent increases and rent reductions for DHCR approved electrical sub-metering conversions. This exemption will only be for a portion of the increase which causes the tenant's rent to exceed one-third of the "net" household income, and is not available for increases based on new services or equipment within the apartment. Questions concerning the Senior Citizen Rent Increase Exemption (SCRIE) program and the Disability Rent Increase Exemption (DRIE) program can be addressed to the New York City Department of Finance.

When a senior citizen or person with a disability is granted a rent increase exemption, the owner may obtain a real estate tax credit from New York City equal to the amount of the tenant's exemption. Notwithstanding any of the above, a senior citizen or person with a disability who receives a rent increase exemption is still required to pay a full month's rent as a security deposit. For additional information see DHCR Fact Sheet # 20 and # 21.

14. SPECIAL CASES AND EXCEPTIONS

Some special rules relating to stabilized rents and required services may apply to newly constructed buildings subject to regulatory agreement and/or which receive tax abatement or exemption, and to buildings rehabilitated under certain New York City, New York State, federal financing, mortgage insurance programs, or project based vouchers. The supervising government agency that sets initial legal rents may also set preferential rents. Regulatory agreements issued and approved by a state or municipal agency or other designated party may provide for actual rents that are higher than legal rents and preferential rents, as long as a government program provides rental assistance for the apartment. The tenant share is governed by the agency providing rental assistance and the regulatory agreement. The actual rent must also be separately registered. When the rental assistance ends, either during a tenancy or upon vacancy, the lesser of the lower legal rent or preferential rent plus any lawful adjustments or a lower rent established by the regulatory agreement must be charged. This requirement is stated in plain language in DHCR Notice RA-LR3, which must be attached to all leases when higher actual rents are being charged. The rules mentioned in this Rider do not necessarily apply to rent stabilized apartments located in hotels or permanent housing accommodations with government contracted services to vulnerable individuals or individuals with disabilities who are or were homeless or at risk of homelessness. A separate Hotel Rights Notice informing permanent hotel tenants and owners of their basic rights and responsibilities under the Rent Stabilization Law is available from DHCR.

15. AIR CONDITIONER SURCHARGES

Owners are authorized to collect surcharges from rent stabilized tenants for the use of air conditioners. DHCR issues an annual update to an Operational Bulletin in which the lawful surcharges are established for the year. A surcharge amount is established for tenants in buildings where electricity is included in the rent. These surcharges shall not become part of the legal regulated rent. Surcharges for tenants in buildings where the tenant pays for the electric utility service are prohibited. (See Operational Bulletin 84-4 and Fact Sheet # 27).

16. SURCHARGES FOR TENANT INSTALLED WASHING MACHINES, DRYERS AND DISHWASHERS

Unless a lease provides otherwise, owners are not required to allow tenants to install washing machines, dryers or dishwashers. Where a tenant requests permission from the owner to install such appliance or appliances, whether permanently installed or portable, and the owner consents, the owner may collect a surcharge or surcharges. DHCR issues periodic updates to an Operational Bulletin that sets forth surcharges for washing machines, dryers and dishwashers. One set of surcharges is established for tenants in buildings where electricity is included in the rent. Another set of surcharges is established for tenants who pay their own electricity. Such surcharges shall not become part of the rent. (See Operational Bulletin 2005-1).

17. PREFERENTIAL RENT

A preferential rent is a rent which an owner agrees to charge that is lower than the legal regulated rent that the owner could lawfully collect. The legal regulated rent is required to be written into the vacancy lease and all subsequent renewal leases in order to be preserved. The HSTPA effective June 14, 2019 while continuing to allow for both preferential and legal rents to be raised at the time of a lease renewal additionally requires that any preferential rent already being collected must continue to be offered at the time of a lease renewal. The rent increase to be collected at a lease renewal on the preferential rent must be set by applying the applicable guideline increase to the preferential rent. The legal rent cannot be collected until a vacancy occurs and can be offered to the next new vacancy lease.

tenant, provided that both the legal rent and the preferential rent are listed in the initial lease offering the preferential rent and every subsequent lease offering the preferential rent until the vacancy. Exceptions to these requirements may apply to preferential rents established by regulatory agreements.

18. LANGUAGE ACCESS

Copies of the Rider are available for informational purposes only, in languages required by DHCR's Language Access Plan and can be viewed at www.hcr.ny.gov. However, the Rider is required to be offered and executed in English only, at the issuance of a vacancy lease or renewal lease. The DHCR RTP-8 Renewal Lease Form is also required to be offered and executed in English only.

Copias de la Cláusula están disponibles con fines informativos en los idiomas requeridos por el Plan de Acceso Lingüístico de la DHCR y se pueden ver en www.hcr.ny.gov. Sin embargo, se requiere que la Cláusula se ofrezca y ejecute en inglés solamente, en la emisión de un contrato de arrendamiento por desocupación o contrato de renovación de arrendamiento. El Formulario del Contrato de Renovación de Arrendamiento RTP-8 de la DHCR también se debe ofrecer y ejecutar en inglés solamente.

Kopi Dokiman Siplemantè a disponib pou bay enfòmasyon sèlman, nan lang ki obligatwa dapre Plan Aksè nan Lang DHCR epi ou kapab wè yo sou sitwèb www.hcr.ny.gov. Men, yo fèt pou bay ak egzekite Dokiman Siplemantè a nan lang Anglè sèlman, lè y ap bay yon nouvo kontra lwaye oswa yon renouvèlman kontra lwaye. Pwopriyetè kayla gen obligasyon tou pou bay ak egzekite Fòm Renouvèlman Kontra Lwaye DHCR RTP-8 nan lang Anglè sèlman.

Copie della postilla sono disponibili per finalità esclusivamente informative nelle lingue previste dal Piano di assistenza linguistica (Language Access Plan) del DHCR e sono consultabili sul sito www.hcr.ny.gov. La postilla, tuttavia, va presentata e resa esecutiva solo in lingua inglese, alla stipula di un contratto di locazione di immobile libero o di rinnovo. Anche il modulo del contratto di rinnovo RTP-8 del DHCR va presentato e perfezionato solo in lingua inglese.

Копии данного Приложения доступны исключительно в информационных целях на языках, предусмотренных Программой языкового доступа (Language Access Plan) Жилищно-коммунальной администрации на сайте www.hcr.ny.gov. Однако настоящее Приложение должно быть предложено и подписано исключительно на английском языке при подписании вновь заключенного договора аренды или договора о продлении срока аренды. Форма продления срока аренды RTP-8 Жилищно-коммунальной администрации также должна быть предложена и подписана исключительно на английском языке.

附加條款副本僅供參考，其語言格式以 DHCR「語言服務計畫」之規定為準，且可於 www.hcr.ny.gov 查看。不過，於交付空房租約或續租租約時，本附加條款之版本與履行效力仍以英文版為主。房東亦須提供英文版的「DHCR RTP-8 續租租約表」，且履行效力同樣以英文版為主。

본 특약서의 사본은 DHCR의 언어 액세스 계획 (Language Access Plan)에서 요구하는 언어로 정보 제공의 목적으로만 제공되며, www.hcr.ny.gov에서 볼 수 있습니다. 하지만 본 특약서는 공실 임대 계약서 또는 갱신 임대 계약서 발행 시에는 영어로만 제공 및 작성해야 합니다. DHCR RTP-8 갱신 임대 계약서 (Renewal Lease Form)도 영어로만 제공 및 작성해야 합니다.

ক্রোডপত্রের কপি শুধুমাত্র তথ্যমূলক উদ্দেশ্যের জন্য, DHCR-এর ভাষা প্রবেশাধিকার পরিকল্পনায় প্রজনীয় ভাষাগুলোতে উপলব্ধ এবং www.hcr.ny.gov-এ দেখতে পাওয়া যেতে পারে। তবে, ক্রোডপত্রটি একটি খালি জায়গা বা পুনর্নবীকরণ লিজ জারি করায়, শুধুমাত্র ইংরেজিতে প্রস্তাবিত ও সম্পন্ন করা প্রয়োজন। DHCR RTP-8 পুনর্নবীকরণ লিজ ফর্মও শুধুমাত্র ইংরেজিতে প্রস্তাবিত ও সম্পন্ন করা প্রয়োজন।

קאפיעס פונעם ריידער זענען אוועילעבאר בלויז פאר אינפארמאציע צוועקן, אין שפראכן פארלאנגט דורך DHCR שפראך צוטריט פלאן און קענען געזען ווערן אויף www.hcr.ny.gov. אבער, דער ריידער איז פארלאנגט צו ווערן צוגעשטעלט און אויסגעפירט נאר אין ענגליש, ביים אויסגעבן א וועיקענס ליעס אדער באנייאונג ליעס. דער DHCR RTP-8 באנייאונג ליעס בויגן איז אויך פארלאנגט צו ווערן צוגעשטעלט און אויסגעפירט נאר אין ענגליש.

Kopie Aneksu są dostępne wyłącznie w celach informacyjnych, w językach wymaganych przez Plan Dostępu Językowego DHCR (DHCR's Language Access Plan) i można się z nimi zapoznać na stronie www.hcr.ny.gov. Wymaga się jednak, aby Aneks był oferowany i zawierany wyłącznie w języku angielskim, przy zawieraniu umowy najmu na czas nieokreślony lub przedłużaniu umowy najmu. Wymaga się, aby Formularz przedłużenia umowy najmu DHCR RTP-8 był również oferowany i zawierany wyłącznie w języku angielskim.

تتوفر نسخ من الملحق لأغراض تقديم المعلومات فقط، باللغات التي تتطلبها خطة الإتاحة اللغوية لشعبة الإسكان وتجديد المجتمع (DHCR) ومن الممكن عرضها من خلال الموقع www.hcr.ny.gov. ومع ذلك، يجب عرض الملحق واستكمالها باللغة الإنجليزية فقط، عند إصدار عقد تأجير الشقة الشاغرة أو عقد تجديد الإيجار. يطلب أيضاً تقديم واستكمال نموذج عقد تجديد الإيجار RTP-8 لشعبة الإسكان وتجديد المجتمع (DHCR) باللغة الإنجليزية فقط.

Des copies de l'avenant sont disponibles à titre d'information uniquement, dans les langues requises par le Plan d'accès aux langues de la DHCR et peuvent être consultées sur www.hcr.ny.gov. Toutefois, l'avenant doit être proposé et signé en anglais uniquement, lors de la délivrance d'un bail vacant ou de renouvellement. Le formulaire de renouvellement de bail DHCR RTP-8 doit également être offert et signé en anglais uniquement.

سوار کی کاپیاں DHCR کے لینگویج ایکسس پلان کے مطابق درکار زبانوں میں معلوماتی مقاصد کے لیے دستیاب ہیں اور www.hcr.ny.gov پر دیکھی جاسکتی ہیں۔ تاہم، رائیٹر کو صرف انگریزی میں، خالی لیز یا تجدید لیز کے اجراء پر پیش کش اور عمل درآمد کی ضرورت ہوتی ہے۔ DHCR RTP-8 تجدید لیز فارم کو بھی صرف انگریزی میں پیش کرنے اور انجام دینے کی ضرورت ہے۔

19. FEES

There are certain fees that owners may charge tenants separate and apart from the rent for the apartment. However, fees of any kind do not become part of the legal rent or preferential rent and cannot be added to it for the purpose of calculating lease renewal increases.

Lawful fees:

Late fees where a clause in the initial vacancy lease allows for them to be charged by a certain specific date and the late fees are no more than the lesser of \$50 or 5% of the monthly rent currently being charged and collected. Preferential rents, which may also be referred to as "on-time rent," that are conditioned on prompt payment of rent or terminate upon late payment of rent are not allowed.

Legal fees can only be collected if ordered by a judge in court.

Reasonable fees for a background check when applying to be a tenant which cannot exceed \$20 per tenant subject to the background check.

Fees for window guards (\$10 per guard) are detailed in DHCR Fact Sheet # 25.

Fees for smoke alarms, carbon monoxide detectors and natural gas detectors are established by the local municipality.

Actual Fees/charges incurred for insufficient funds for a tenant's rent check that did not clear (bounced checks), if this was provided for in the initial lease.

Fees imposed by the NYC agency (Ex-HPD, HDC) that has oversight authority pursuant to a regulatory agreement.

Fees for Air Conditioners and Tenant-installed Washing Machines, Dryers and Dishwashers are detailed in DHCR's Operational Bulletin 84-4, Fact Sheet # 27, and DHCR Operational Bulletin 2005-1.

Fees for Sub-Metering or other utility services. Fees for Sub-Metering are detailed in DHCR Operational Bulletin 2014-1.

Unlawful Fees:

Fees for background checks on rent stabilized tenants in occupancy.

Fees cannot be charged to the tenant for a background check on a prospective roommate or additional family member.

Pet security deposit or fees proposed for a service animal or that are in violation of fair housing law.

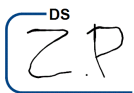
Effective November 21, 2022, fees (surcharges) for tenant-installed air conditioning units if the tenant pays for the electric utility service.

Fees for owner installed air conditioner brackets are prohibited.

Fees including but not limited to damage fees, repair fees of any kind including those incurred for removal of municipal violations, painting fees, cleaning fees and other fees not established by or in excess of the amount allowed by the rent regulations or other municipal regulations are prohibited. Please note that the inappropriateness of imposing these fees through the lease may not necessarily prevent an owner from independently seeking other relief in court for objectionable conduct or damages.

The \$20 fee that must be paid by owners to the municipality for each stabilized apartment can not be passed along as a fee to the tenant.

Tenants who have been billed for fees and/or surcharges that they may believe are unlawful or untimely, have the right to file a complaint of rent overcharge on DHCR form RA-89 and/or pursue remedies in court.



Appendix

Some agencies which can provide assistance

New York State Division of Housing and Community Renewal (DHCR)

DHCR is a state agency empowered to administer and enforce the Rent Laws. Tenants can contact DHCR at our website: www.hcr.ny.gov or by visiting one of our Public Information Offices listed below for assistance.

Queens

92-31 Union Hall Street
Jamaica, NY 11433

Bronx

One Fordham Plaza
Bronx, NY 10458

Lower Manhattan

25 Beaver Street
New York, NY 10004

Brooklyn

55 Hanson Place
Brooklyn, NY 11217

Upper Manhattan

163 West 125th Street
New York, NY 10027

Attorney General of the State of New York - www.ag.ny.gov
120 Broadway, New York, NY 10271

Consumer Frauds and Protection Bureau

- investigates and enjoins illegal or fraudulent business practices, including the overcharging of rent and mishandling of rent security deposits by owners.

Real Estate Financing Bureau

- administers and enforces the laws governing cooperative and condominium conversions. Investigates complaints from tenants in buildings undergoing cooperative or condominium conversion concerning allegations of improper disclosure, harassment, and misleading information.

Various New York City Agencies such as Housing Preservation and Development, Finance and Buildings can be contacted at 311.

DHCR has approved this form and font size as in compliance with RSC section 2522.5(c).

APPENDIX A
LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR PREVENTION OF LEAD-BASED
PAINT HAZARDS—INQUIRY REGARDING CHILD

You are required by law to inform the owner if a child under six years of age resides or will reside in the dwelling unit (apartment) for which you are signing this lease/commencing occupancy. If such a child resides or will reside in the unit, the owner of the building is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. **IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD.** If you do not respond to this notice, the owner is required to attempt to inspect your apartment to determine if a child under six years of age resides there. If a child under six years of age does not reside in the unit now, but does come to live in it at any time during the year, you must inform the owner in writing immediately. If a child under six years of age resides in the unit, you should also inform the owner immediately at the address below if you notice any peeling paint or deteriorated subsurfaces in the unit during the year.

Please complete this form and return one copy to the owner or his or her agent or representative when you sign the lease/commence occupancy of the unit. Keep one copy of this form for your records. You should also receive a copy of a pamphlet developed by the New York City Department of Health and Mental Hygiene explaining about lead-based paint hazards when you sign your lease/commence occupancy.

CHECK ONE:

- ☐ A child under six years of age resides in the unit
☐ A child under six years of age does not reside in the unit.

_____(Occupant signature)

Print occupant's name, address and apartment number: Zainab Aiyub

229 Parkville Ave #1C

(NOT APPLICABLE TO RENEWAL LEASE) Certification by owner: I certify that I have complied with the provisions of §27-2056.8 of Article 14 of the Housing Maintenance Code and the rules promulgated thereunder relating to duties to be performed in vacant units, and that I have provided a copy of the New York City Department of Health and Mental Hygiene pamphlet concerning lead-based paint hazards to the occupant.

_____(Owner signature)

RETURN THIS FORM TO: Langsam Property Services Corp.

1601 Bronxdale Avenue, Bronx, NY 10462

Owner - White Copy

Tenant - Yellow Copy

 OCCUPANT: KEEP THE YELLOW COPY FOR YOUR RECORDS

APENDICE A
CONTRATO/COMIENZO DE OCUPACIÓN Y MEDIDAS DE PRECAUCIÓN CON LOS
PELIGROS DE PLOMO EN LA PINTURA-ENCUESTA RESPECTO AL NIÑO.

Usted esta requerido por ley informarle al dueño si un niño menor de seis años de edad esta viviendo o vivirá con usted en la unidad de vivienda (apartamento) para la cual usted va a firmar un contrato de ocupación. Si tal niño empieza a residir en la unidad, el dueño del edificio esta requerido hacer una inspección visual añualmente de la unidad para determinar la presencia peligrosa de plomo en la pintura. **POR ESO ES IMPORTANTE QUE USTED LE DEVUELVA ESTE AVISO AL DUEÑO O AGENTE AUTORIZADO DEL EDIFICIO PARA PROTEGER LA SALUD DE SU NIÑO.** Si usted no informa al dueño, el dueño esta requerido inspeccionar su apartamento para descubrir si un niño menor de seis años de edad esta viviendo en el apartamento.

Si un niño menor de seis años de edad no vive en la unidad ahora, pero viene a vivir en cualquier tiempo durante el año, usted debe de informarle al dueño por escrito inmediatamente a la dirección provenida abajo. Usted tambien debe de informarle al dueño por escrito si un niño menor de seis años de edad vive en la unidad y si usted observa que durante el año la pintura se deteriora o esta por pelarse sobre la superficie de la unidad.

Por favor de llenar este formulario y devolver una copia al dueño del edificio o al agente o representante cuando usted firme el contrato o empiece a ocupar la unidad. Mantegna una copia de este formulario para sus archivos. Al firmar su contrato de ocupación usted recibirá un pamfeto hecho por el Departamento de Salud y Salud Mental de la Ciudad de Nueva York, explicando el peligro de plomo en pintura.

MARQUE UNO:

- ☐ Vive un niño menor de seis años de edad en la unidad.
☐ No vive un niño menor de seis años de edad en la unidad.

_____(Firma del inquilino)

Nombre del inquilino, Dirección, Apartamento: Zainab Aiyub

(Esto no es aplicable para un renovamiento del contrato de alquiler.) Certificación de dueño: Yo certifico que he cumplido con la provision de §27-2056.8 del Artículo 14 del codigo y reglas de Vivienda y Mantenimiento (Housing Maintenance Code) relacionado con mis obligaciones sobre las unidades vacante, y yo le he dado al ocupante una copia del pamfeto del Departamento de Salud y Salud Mental de la Ciudad de Nueva York sobre el peligro de plomo en pintura.

_____(Firma del dueño)

DEVUELVA ESTE FORMULARIO A: Langsam Property Services Corp.

1601 Bronxdale Avenue, Bronx, NY 10462

Dueno - Copia Blanca

Inquilino - Copia Amarilla

 INQUILINO: MANTENGA LA COPIA AMARILLA PARA LOS ARCHIVOS