

July 18, 2024

Dear Derek M. Oliver, Jr.:

We would like to thank you for your interest in leasing an apartment at **Victoria Tower Residences**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **230 W 126th St #11H, New York, NY 10027**
Rent: **\$2,708.64**
Term: **1 year and 3 days**
Lease Dates: **July 29, 2024 to July 31, 2025**
Concession: One-Time Rental Concession of **\$1,354.32** to be given during **twelfth month**.
Concession: One-Time Rental Concession of **\$2,708.64** to be given during **thirteenth month**.
Concession: 12 Months free at the fitness center
Source: StreetEasy

Note that no lease is binding until counter-signed by Owner. Approval is subject to our receipt of the following executed original documents together with the payments set forth below **within 48 hours**:

- 1) Electronic Lease Offer Tenant's Voluntary Consent

2) DHCR Rider

3) Notice for Suspected Gas Leaks - New York

4) Notice Disclosing Rights to Reasonable Accommodations - New York

5) Additional Clauses Rider

6) Amenities Agreement

7) Carbon Monoxide and Smoke Detector Acknowledgement Form

8) ClickPay Addendum

9) ConEd Notice

10) Construction Rider

11) Double Cylinder Locks

12) E-Bikes E-Scooters and Hoverboards

13) Emergency Contact Info

14) Fire Safety Plan

15) Flood History and Risk Rider - NY

16) Free Rent Rider

17) Gym Use Waiver

18) Indoor Allergen Hazard Notice

19) Indoor Allergen Tenant Pamphlet

20) Lease Application and Move-In Procedures

21) Mold Addendum

22) NYC Window Guard

23) New York City Apartment Building Emergency Preparedness Guide

24) Occupancy Rider

25) Preferential Rent Lease Rider

26) Recycling Notice

27) Renters Insurance Notification

28) Short Term Rental Rider

29) Smoke Free Rider

30) Smoking Policy - Not in Units

31) Sprinkler Disclosure Lease Rider

32) Stove Knob Covers

33) W-8 / W-9

34) Welcome Letter

35) Standard Form of Apartment Lease

36) Receipt of Documents

37) Bedbug Pamphlet
- 38) Payment in the form of Online payments via ACH, Credit Card (fees apply), Check or Money Order. for the following:
\$2,708.64 representing the first month's rent payable to **233 West 125th St Danforth LLC** and a separate check for **\$2,708.64** representing the security deposit payable to **233 West 125th St Danforth LLC**.

Kindly execute and return each of the enclosed documents together with the referenced payments to the attention of szschuschnner@rosepmg.com at 230 West 126th Street, New York, NY 10027.

Sincerely,

Victoria Tower Residences

TO CONFIRM OUR AGREEMENTS, OWNER AND YOU RESPECTIVELY SIGN THIS LEASE AS OF THE DAY AND YEAR FIRST WRITTEN ON PAGE 1.

BY: ROSE PROPERTY MANAGEMENT GROUP, LLC
A/A/F 233 WEST 125TH STREET DANFORTH LLC

(Owner/Agent)	Date
	7/18/2024 11:45 AM EDT
Derek M. Oliver, Jr. (Tenant)	Date