

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Fatoumata Diallo	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see Instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see Instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See Instructions ☐	
	5 Address (number, street, and apt. or suite no.). See Instructions. 229 Park Ave	Requester's name and address (optional)
6 City, state, and ZIP code Brooklyn, NY 11230		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

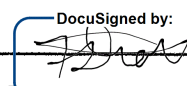
Social security number	
078866141	-
or	
Employer identification number	
-	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	DocuSigned by: 	Date	3/5/2025
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PLAIN LANGUAGE STANDARD APARTMENT LEASE

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

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Rev. 8/09

THIS LEASE made this 1 day of March, 2025
between Parkville Realty Assoc LLC c/o Langsam Property Services Corp. as Landlord, whose address is
1601 Bronxdale Avenue, Bronx NY 10462 and Fatoumata Diallo

as Tenant. The Landlord hereby leases to the Tenant, Apartment No. 6C on the 6th floor in the building located at
229 Parkville Avenue, Brooklyn NY 11230 New York,

to be used and occupied only as a strictly private dwelling apartment by the Tenant for a term of 1 year

beginning March 17th 2025 and ending March 6th 2026, at a monthly rental of \$ 3295.10 (actual rent)
\$2500.00 (pref. rent)

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 4 persons.

Tenant represents that the following persons shall be occupying the apartment as their primary residence with the Tenant:

Houseinataou Diallo (sister)
Kadiatou Diallo (Mother)
Mamadou Diallo (Father)

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:
 1. Tenant agrees to be bound by such determination,
 2. 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
 3. 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 \$ 2500.00 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.

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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

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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

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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.

Parkville Realty Assoc LLC c/o
Langsam Proerpty Services Corp.

Landlord

Landlord's Signature

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

Fatoumata Diallo Tenant Kadiatou Diatta Landlord

DocuSigned by:

Tenant

Signed by:

Signed by:

Signed by:

7567808C8A...041A...

5C2BDA915A8E457...

81A4B352F5E3400...

BEBAF5FB2B78...

3/5/2025

ANY SHORT TERM RENTAL BY RENTER OF THE APARTMENT, IN WHOLE OR IN PART, WHETHER EFFECTUATED BY A THIRD PARTY SERVICE OR OTHERWISE SHALL ALSO CONSTITUTE A BREACH OF A SUBSTANTIAL OBLIGATION OF THIS LEASE. RENTER SHALL BE LIABLE TO OWNER FOR ANY AND ALL FINES, PENALTIES OR OTHER LIABILITIES INCURRED BY OWNER AS A RESULT OF SUCH SHORT TERM RENTAL BY RENTER.

APARTMENT LEASE: —
Published and Printed By:

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Association of REALTORS, Inc.
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LEASE OF APARTMENT

Parkville Realty Assoc LLC c/o
Langsam Property Services Corp.
LANDLORD

229 Parkville Avenue
6C
BUILDING
APARTMENT

\$3295.10 (actual rent)
\$2500.00 (preferential rent)
MONTHLY RENT
SECURITY \$2500.00

February 28, 2026
EXPIRES

Fatoumata Diello
TENANT

229 Parkville Avenue, Brooklyn NY 11230 Apt.6C

Fatoumata Diallo

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.

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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.

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

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.

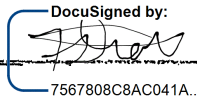
Please complete this form by checking the appropriate box, filling out the information requested, and signing. Please return the form to the owner at the address provided by (INSERT DATE):

☐ 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:

7567808C8AC041A...

3/5/2025

(Tenant Signature) (DATE)

Print Name, Address, and Apartment Number:

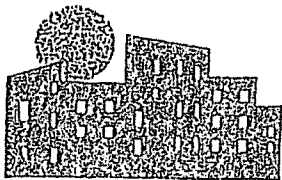
Fatoumata Diallo

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C

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

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

Initial Initial Initial
HD KD MD



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 de el 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.

DocuSigned by:

Received by: _____

Dated: **3/5/2025**

7567808C8AC041A...



A COMPREHENSIVE REAL ESTATE SERVICE ORGANIZATION



Initial Initial Initial
Hn kd MD

Address: 229 Parkville Avenue, Brooklyn NY 11230
Fatoumata Diallo
Tenants

Apt#: Apt. 6C

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, _____ (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: _____

Date: _____

Tenant's Acknowledgement:

I, We, have received a copy of the above notice concerning indoor allergens:

Name: <u>Fatoumata Diallo</u>	Signature: <u>[Signature]</u>	Date: <u>3/5/2025</u>
Name: Houseinataou Diallo	Signature: <u>[Signature]</u>	Date: <u>3/5/2025</u>
Kadiatou Diallo	Signature: <u>[Signature]</u>	Date: <u>3/5/2025</u>
Mamadou Diallo	Signature: <u>[Signature]</u>	Date: <u>3/5/2025</u>

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

What Landlords Must Do to Keep Homes Free of Pests and Mold

New York City law requires that landlords of buildings with three or more apartments – or buildings of any size where a tenant has asthma – take steps to keep tenant homes free of pests and mold. This includes safely fixing the conditions that cause these problems.

Landlords must:

- Inspect every apartment and the building's common areas for cockroach and rodent infestations, mold and the conditions that lead to these hazards, at least once a year and more often if necessary. Landlords must also respond to tenant complaints or requests for an inspection.
- Use integrated pest management (IPM) practices to safely control pests and fix building-related issues that lead to pest problems.
 - ✓ Remove pest nests and thoroughly clean pest waste and other debris using a HEPA vacuum. Make sure to limit the spread of dust when cleaning.
 - ✓ Repair and seal any holes, gaps or cracks in walls, ceilings, floors, molding, base boards, around pipes and conduits, and around and within cabinets.
 - ✓ Attach door sweeps to all doors that lead to hallways, basements or outside.
 - ✓ Remove all water sources for pests by repairing drains, faucets and other plumbing materials that collect water or leak.
 - ✓ Use pesticides sparingly. If pesticides must be used to correct a violation, they must be applied by a New York State Department of Environmental Conservation–licensed pest professional.
- Remove indoor mold and safely fix the problems that cause mold.
 - ✓ Remove any standing water, and fix leaks or moisture conditions.
 - ✓ Move or cover furniture, and seal off doorways, ventilation ducts and other openings securely with plastic sheeting.
 - ✓ Gently spray the moldy area with soap or detergent and water before cleaning to limit the spread of dust.
 - ✓ Clean the work area with wet mops or HEPA vacuums before work starts, at the end of each day and after all repair work is completed.
 - ✓ Dry the cleaned area completely.
 - ✓ Throw away all cleaning-related waste in heavy-duty plastic bags and seal securely.
 - ✓ To clean 10 or more square feet of mold in a building with 10 or more apartments, landlords must hire a New York State Department of Labor–licensed mold assessor and remediator. Per New York City Administrative Code section 24-154 and New York State Labor Law Article 32, assessors and remediators must submit paperwork to the New York City Department of Environmental Protection.
- Make sure vacant apartments are thoroughly cleaned and free of pests and mold before a new tenant moves in.
- Provide a copy of this fact sheet and a notice with each tenant's lease that clearly states the landlord's and tenant's responsibilities to keep the building free of indoor allergens.

For more information about building owner and landlord responsibilities and safely fixing indoor allergen hazards, visit nyc.gov/hpd and search for indoor allergen hazards.


Español | 繁體中文 | 简体中文 | Русский | 한국어 | Kreyòl ayisyen | العربية


nyc.gov/health


"healthy neighborhoods"



Department of
Health & Mental
Hygiene

Department of
Housing Preservation
& Development

Initial	Initial	Initial	Initial
FD	HD	KD	MD

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

What Every Tenant Should Know About Indoor Allergens (Local Law 55 of 2018)

Allergens are things in the environment that make indoor air quality worse. They can cause asthma attacks or make asthma symptoms worse. Common indoor allergens, or triggers, include cockroaches and mice; mold and mildew; and chemicals with strong smells, like some cleaning products. Environmental and structural conditions, like leaks and cracks in walls often found in poorly maintained housing, lead to higher levels of allergens.

New York City law requires that landlords take steps to keep their tenants' homes free of pests and mold. This includes safely fixing the conditions that cause these problems. Tenants also play a role in preventing indoor allergens.

Tenants should:

- Keep homes clean and dry
- Place food in sealed containers, keep counters and sinks clean, and get rid of clutter such as newspapers and paper bags
- Use garbage cans with tight-fitting lids
- Take garbage and recycling out every day, and tie up garbage bags before putting them in compactor chutes
- Avoid using pesticides and chemicals with strong smells (e.g., cleaning products, air fresheners, etc.)
- Tell landlords right away if there are pests, water leaks, or holes or cracks in the walls and floors
- Let building staff into homes to make any needed repairs
- Call 311 if landlords do not fix the problem or if repair work is being done unsafely

If you are a tenant and you or your child has asthma, and there are pests or mold in your home, your doctor can request a free home environmental inspection for you through the New York City Health Department's Online Registry. Talk to your doctor or call 311 to learn more.

For more information about building owner and landlord responsibilities and safely fixing indoor allergen hazards, see the reverse side of this handout.

For more information about safely controlling asthma, visit nyc.gov/health/asthma.

 Español | 繁體中文 | 简体中文 | Русский | 한국어 | Kreyòl ayisyen | العربية

 nyc.gov/health

 "healthy neighborhoods"



Department of
Health & Mental
Hygiene

Department of
Housing Preservation
& Development

Initial Initial Initial Initial
FD HD KD MD



LANGSAM PROPERTY SERVICES CORP.

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

PREFERENTIAL RENT RIDER

- 1 Amount of Preferential Rent. The parties to this lease agree and acknowledge that Tenant will be charged \$ 2500.00 per month (the "preferential rent") during the term of the lease commencing 03/01/2025 and ending 02/28/26 an amount which is less than the legal regulated rent of \$ 3295.10 per month that Owner is entitled to charge and collect under the Rent Stabilization Law and Code and current Rent Guidelines Board Order #33.
- 2 Preferential rent limited. Tenant understands that this agreement to charge the preferential rent during the term of this lease is limited to the term of this occupant only and is personal to Tenant and will not inure to the benefit of Tenant's successors or assigns.
- 3 Tenant acknowledges that the subject apartment will be appropriately registered at the New York State Division of Housing and Community Renewal (DHCR) at the legal regulated amount of \$ 3295.10 that this agreement shall in no way affect the legal regulated rent for the subject apartment.

- | | |
|--|--------------------------------|
| a. Maximum Legal Rent charged to previous tenant | \$ <u>3206.91</u> |
| b. Individual Apartment Improvements: (either 160 th or 180 th) | \$ <u> </u> |
| c. Maximum Legal Rent (total of lines a – c) | \$ <u>3295.10</u> |
| d. Preferential Rent | -\$ <u>2500.00</u> |

Owner's Signature _____

Date: _____

Tenant's Signature *Mamadou Diallo*

Date: 3/5/2025 3/5/2025

Tenant's Signature _____

Date: 3/5/2025 3/5/2025

Mamadou Diallo

BUILDING ADDRESS: 229 Parkville Avenue, Brooklyn NY 11230 APT # 6C

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

Pg. 1 of 4

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. Noise nuisance violators will be punished as proscribed in their lease and 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 FD HD KD MD

3/5/2025

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 glues, 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.

13. Lockouts

If a tenant accidentally locks him or herself out of his apartment and tenant's identity can be verified by, management will accommodate the tenant by opening the bottom lock if possible. There will be a minimum \$25.00 charge for his services. If the tenant is locked out after the office closes, the tenant will have to call his or her own locksmith and be responsible for all charges.

Tenant Initial ED HD ED MD Date 3/5/2025

14. 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.

15. 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.

16. 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.

17. Roof Access

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

18. 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.

19. 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.

20. 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.

21. 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 ED HD LD MD Date 3/5/2025

22. Stove Knob Covers

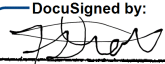
I, (We) have received the ANNUAL NOTICE REGARDING INSTALLATION OF STOVE TOP COVERS have been advised that the owner is required to install Stove Knob Covers if there is a child under the age of six years residing in the unit or if requested by the tenant.

23. 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.

Tenant Name (print) Fatoumata Diallo Date 3/5/2025

Tenant Signature _____

DocuSigned by:

7567808C8AC041A...

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

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:

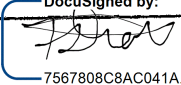
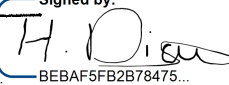
1. Quickly open nearby doors and windows and then leave the building immediately; do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house-phone or cell-phone within the building;
2. After leaving the building, 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:

Tenant DocuSigned by:  7567808C8AC041A...	Signed by:  BEBAF5FB2B78475...	Tenant Signed by:  5C2BDA915A8E457-81A4B352F5E3403...
--	--	---

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

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

LANGSAM PROPERTY SERVICES CORP. □
LEASE RIDER
1601 Bronxdale Avenue, Bronx, New York 10462 • Tel: (718) 518-8000 Fax: (718) 518-8585

SPRINKLER DISCLOSURE

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:

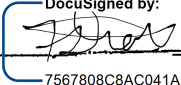
1. [☒] There is NO Maintained Operative Sprinkler System in the Leased Premises.

2. [☐] There is a Maintained Operative Sprinkler System in the Leased Premises.

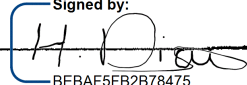
A. The last date on which the Sprinkler System was maintained and inspected was on _____.

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: Fatoumata Diallo

Signature:  Date: 3/5/2025
7567808C8AC041A...

Tenant: Name: Houseinataou Diallo

Signature:  Date: 3/5/2025
BEBAF5FB2B78475...

Owner: Name: _____

Signature: _____ Date: _____

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

APPENDIX A



DEPARTMENT
OF HEALTH

NEW YORK CITY

Randolph W. Clifton, M.D. 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:

Fatoumata Diallo

Tenant print name

DocuSigned by:

3/5/2025

Tenant Signature

7567808C8AC041A...

Date

229 Parkville Avenue, Brooklyn NY 11230

6C

Tenant's Address

Apt No.

RETURN THIS FORM TO:

Owner/Manager

Owner/Manager's Address

For Further Information Call:

Window Falls Prevention (212) 334-7771/7773

Initial

Initial

Initial

FD KD MD

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.

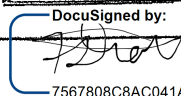
**This Policy has been incorporated into the Buildings House Rules*

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

Address: 229 Parkville Avenue, Brooklyn NY 11230 Apt# 6C

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: Fatoumata Diallo
Tenant's signature:  Date 3/5/2025

Tenant's printed name: 7567808C8AC041A...
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): Fatoumata Diallo

Subject Premises: 229 Parkville Avenue, Brooklyn NY 11230

Apt. #: 6C

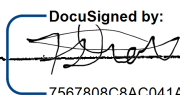
Date of vacancy lease:

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): _____

DocuSigned by:



Dated: **3/5/2025**

7567808C8AC041A...

Signature of Owner/Agent: _____

Dated: _____

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C

Fatoumata Diallo



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 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 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.

If the lease that the tenant had signed provided for a \$100 charge upon vacating the apartment prior to the expiration of the lease, this \$100 fee will also be deducted from the security.

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

DocuSigned by:

Tenant's Signature

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C

Tenant's Address

3/5/2025

Date Signed

Initial Initial Initial
HD KD MD

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo



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 Avenue, Brooklyn NY 11230

ADDRESS

6C

APT #

DocuSigned by:

7567808C8AC041A

TENANT SIGNATURE

3/5/2025

DATE



A COMPREHENSIVE REAL ESTATE SERVICE ORGANIZATION



REACNY

Initial Initial Initial
Hn kd MD



LANGSAM PROPERTY SERVICES CORP.

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

Address: 229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C

Size

Lease Start: March 1, 2025

Lease End: February 29, 2026

RIDER

It is a material obligation of tenant, Fatoumata Diallo 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).

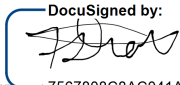
Failure to do so is grounds for lease termination and eviction.

Additional occupants:

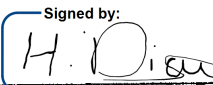
Houseinataou Diallo

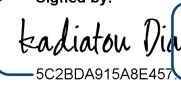
Kadiatou Diallo

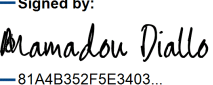
Mamadou Diallo

Tenant: 
Print Name: Fatoumata Diallo

Date: 3/5/2025

Tenant: 
Print Name: Houseinataou Diallo

Tenant: 
Print Name: Kadiatou Diallo

Tenant: 
Print Name: Mamadou Diallo

Date: 3/5/2025

3/5/2025

3/5/2025

Date: _____

Landlord: _____
Print Name: _____

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

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.

Fatoumata Diallo

3/5/2025

Houseinataou Dia376/2025

Lessor

DocuSigned by:

Date

X

756788283AC041A...

Lessee

Date

Langsam Property Services Corp.

Agent

Date

Lessor

Signed by:

Date

X

BEBAF5FB2B78475...

Lessee

Date

Agent

Date

229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C
Fatoumata Diallo

FLOOD HISTORY AND RISK LEASE RIDER/NOTICE TO RESIDENTIAL TENANTS

Pursuant to and in accordance with New York State Real Property Law Section 231-b, all residential leases shall provide notice of previous flood history and current flood risk of the leased premises.

The owner of 229 Parkville Avenue, Brooklyn NY 11230 Apt. 6C ("Leased Premises")
Building Address Apartment Number

Hereby provides such notice by checking one of the following options:

☐ Any or all of the Leased Premises is located wholly or partially in a Federal Emergency Management Agency ("FEMA") designated floodplain.

☐ Any or all of the Leased Premises is located wholly or partially in the Special Flood Hazard Area ("SFHA", "100-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.

☐ Any or all of the Leased Premises is located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.

☐ The leased premises has experienced flood damage due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow, which is detailed as follows (attach addendum if more space is needed):

☒ None of the above conditions apply to any portion of the Leased Premises.

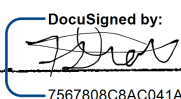
As used in this form, the phrase "Leased Premises" is defined as the entire building at the address listed above or, if part of a multi-building development, the entire development known as

NOTICE TO TENANT: Flood insurance is generally available to renters through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. Contact FEMA for rates. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

Owner Name (print) _____

Owner Signature _____ Date: _____

Tenant Name (print) Fatoumata Diallo

Tenant Signature  Date: 3/5/2025

(6/2023)



LANGSAM PROPERTY SERVICES CORP., AMO*

BILLING & PAYMENT OPTIONS

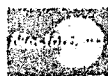
Dear Resident,

ONLINE PAYMENTS

Through our payment provider, ClickPay, you can make one-time or automatic recurring payments online with American Express or any other major credit or debit card or by e-check (ACH) from a bank account. Fees may apply to payments made online. 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 either your account number or your street number and zip code
- ③ Set up **Automatic Payments** or click **Pay Now** to make one-time payments



DISCOVER

eCheck

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 name of your property or community. Include the remittance slip with your payments and make sure to include your account number found on your statement (if applicable) in the notes section of your check or your Online Bill Pay settings.

Thank you for your attention to this matter,
Management

Initial Initial Initial Initial
FD HD KD MD