

April 23, 2025

Dear Connie Wang and Warren L. Niu:

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

Apartment: **409**
Rent: **\$4,791.75**
Term: **1 year and 14 days**
Lease Dates: **July 1, 2025 to July 14, 2026**
Concession: Early Occupancy Beginning **May 15, 2025**

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) Standard Form of Lease | 2) W-8 / W-9 |
| 3) Additional Clauses Rider (Smoke -Free Building) | 4) Lead Paint Inquiry |
| 5) Rider to Lease Transient Occupancy | 6) Balcony Rider |
| 7) Fire Safety Plan | 8) License Agreement For Use Of Amenity Services |
| 9) Bedbug Infestation History Disclosure | 10) Bicycle Storage License Agreement |
| 11) Early Occupancy Rider | 12) Electronic Delivery Rider |
| 13) Good Cause Eviction Rider - NY | 14) No Smoking Rider |
| 15) Notice of 421-a (16) Apartment Market Rate Threshold Exemption | 16) Policy on Smoking |
| 17) Reasonable Accommodations Modification Notice | 18) Recycling Notice NYC |
| 19) Renter Insurance Addendum | 20) Storage License Agreement |
| 21) Window Guards | 22) E-Transportation Devices |
| 23) Flood History and Risk Rider | 24) Indoor Allergen Hazard Notice |
| 25) Indoor Allergan Tenant Pamphlet (No Signature Required) | 26) Lead Paint-Window Guard Annual Notice |
| 27) Notice for Gas Co and Smoke | 28) Rider to Lease (U.S. Armed Forces) |
| 29) Rider to Lease (Transient Occupancy) | 30) Sprinkler Disclosure Lease Rider |
| 31) Stove Knob Covers | 32) Submetering Lease Rider |
| 33) Tenant Data Privacy Consent | |
- 34) Payment in the form of certified check, bank check or money order for the following: **\$4,791.75** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$1,500.00** representing the security deposit payable to **Dupont Street Owner 2 LLC** .

Sincerely,

Greenpoint Central Team (75 Dupont)

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

TENANT:

By:



Signed by Connie Wang
Wed Apr 23 2025 04:18:07 PM EDT
Key: BC1709DD; IP Address: 71.167.249.222

Connie Wang *(Tenant)*

Date



Signed by Warren L. Niu
Wed Apr 23 2025 05:15:15 PM EDT
Key: B2BA9C1C; IP Address: 71.167.249.222

Warren L. Niu *(Tenant)*

Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

((Landlord)) Date