

June 12, 2025

Dear Elizabeth J. Farlow:

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: **603**
Rent: **\$3,619.58**
Term: **1 year**
Lease Dates: **August 18, 2025** to **August 17, 2026**
Concession: Early Occupancy Beginning **July 18, 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) Rider to Lease Transient Occupancy |
| 5) Balcony Rider | 6) Fire Safety Plan |
| 7) License Agreement For Use Of Amenity Services | 8) Bedbug Infestation History Disclosure |
| 9) Bicycle Storage License Agreement | 10) Early Occupancy Rider |
| 11) Electronic Delivery Rider | 12) Good Cause Eviction Rider - NY |
| 13) HVAC Notice | 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) Notice for Gas Co and Smoke |
| 27) Rider to Lease (U.S. Armed Forces) | 28) Rider to Lease (Transient Occupancy) |
| 29) Sprinkler Disclosure Lease Rider | 30) Stove Knob Covers |
| 31) Submetering Lease Rider | 32) Tenant Data Privacy Consent |
- 33) Payment in the form of certified check, bank check or money order for the following: **\$3,619.58** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$3,619.58** representing the security deposit payable to **Dupont Street Owner 2 LLC** . **\$80.00** representing the first month of storage rent payable to **Dupont Street Owner 2 LLC**.

Sincerely,

Greenpoint Central Team (75 Dupont)

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REBNY Apt non-stab 2019 Rev 7.19

Tenant should read this Lease carefully. If Tenant has any questions, or if Tenant does not understand any words or statements herein, obtain clarification from an attorney. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it completely. Tenant and Owner admit that all agreements between Tenant and Owner have been written into this Lease. Tenant understands that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

whose address is 245 Whitney Ave, 3D, New Haven , CT 06511.

Please note the following paragraphs that require the insertion of terms (and/or delete if inapplicable): 1, 2, 3A, 3B, 4, 9D, 12B, 12C, 25, 32C, 34A, 35, 38B, Exhibit A (Memorandum Confirming Term), Exhibit C (Owner's Work), Exhibit D (Apartment Furniture)

- E.** Tenant may be required to pay other charges to Owner under the terms of this Lease, such additional charges shall be referred to as "Additional Rent". Any Additional Rent must be paid by Tenant to Owner upon the earlier of (i) the first day of the month immediately following the month said Additional Rent is billed to Tenant or (ii) fifteen (15) days from

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 Elizabeth J. Farlow
Thu Jun 12 2025 02:34:44 PM EDT
Key: 6C619871; IP Address: 76.106.2.61

Elizabeth J. Farlow (Tenant) _____ Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

((Landlord)) Date