

1328 Fulton

APPLICATION FOR RENTAL

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

The undersigned hereby makes application to rent an Apartment at 1328 Fulton.

APPLICANT INFORMATION					
LAST NAME Yohannes		FIRST NAME Sofia		M.I.	SSN ***_**_****
BIRTH DATE 5/30/1994		PHONE #1 (978) 407-1682		ALTERNATE PHONE	EMAIL syohann1@bu.edu
RELATIONSHIP TO TENANT					
CURRENT ADDRESS					
STREET ADDRESS 533 Hancock St.			CITY Brooklyn	STATE NY	ZIP 11233
DATE IN 8/1/2024		DATE OUT current		LANDLORD NAME Gordon Christmas	
REASON FOR LEAVING I live on the ground floor and don't want bugs to access my apt. I also want more light. My current landlord doesn't know I am leaving so please don't contact him yet!			OWN OR RENT Rent	APARTMENT # 403	MONTHLY RENT \$2,955.00 / Mo.
PREVIOUS ADDRESS					
STREET ADDRESS 426 Tompkins ave apt 3b			CITY Brooklyn	STATE NY	ZIP 11216
DATE IN 9/1/2021		DATE OUT 9/1/2024		LANDLORD NAME	
REASON FOR LEAVING Moved from 3 bedroom to one bedroom			OWN OR RENT Rent	APARTMENT # 3b	MONTHLY RENT / Mo.
EMPLOYMENT & INCOME INFORMATION					
OCCUPATION Consultant			EMPLOYER/COMPANY Accenture		SALARY \$135,000.00/Yr.
SUPERVISOR Mark Mhyre			SUPERVISOR PHONE	START DATE 9/11/2021	END DATE current
EMPLOYER ADDRESS 1 Manhattan West			CITY New York	STATE NY	ZIP 10001
EMERGENCY CONTACT					
NAME Feven Merid			ADDRESS 426 Tompkins Ave apt 3g, Brooklyn, 40 11216		
PHONE (978) 602-4187		RELATIONSHIP Cousin		E-MAIL fevenmerid@gmail.com	
BUSINESS/PROFESSIONAL REFERENCE					
NAME			ADDRESS		
PHONE		RELATIONSHIP		E-MAIL	
IN THE EVENT OF DEATH - CONTACT					
NAME Lydia Yohannes		RELATIONSHIP sister		PHONE 9783405777	
BACKGROUND INFORMATION					
Have you ever filed for bankruptcy? NO					
Have you ever willfully or intentionally refused to pay rent when due? NO					
Have you ever been evicted from a tenancy or left owing money? If yes, please provide Property Name, City, State, and Landlord Name. NO					
ADDITIONAL INFORMATION					
AQUARIUM? NO	WATERBED? NO	BOAT? NO	MOTORHOME? NO	MOTORCYCLE? NO	OTHER? NO

OTHER INFORMATION	
HOW DID YOU HEAR ABOUT THIS PROPERTY? Streeteasy.com	
IF THE APARTMENT YOU'RE APPLYING FOR IS NO LONGER AVAILABLE, ARE THERE ANY OTHER APARTMENTS IN THE BUILDING OR OTHER BUILDINGS THAT YOU'RE INTERESTED IN? Yes, I would be open to looking at one bedrooms. If it helps to move in/sign sooner I would if needed.	
UNIT APPLYING FOR: 403	PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION I am a good tenant who has lived in Bedstuy for 4 years. I am friendly and pay timely. I treat my home and common spaces with respect and care. I am open to moving in earlier if that helps my application. Thank you!
DESIRED MOVE IN DATE: 8/1/2025	
I (WE) HAVE SEEN THE ACTUAL APARTMENT FOR WHICH I (WE) ARE APPLYING?: NO	

I hereby apply to lease an Apartment and agree that the rental is to be payable the 1st day of each month in advance. I warrant that all statements above set forth are true.

I hereby give my permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed above. I also give my permission to communicate with my current employer(s) and /or supervisor(s) for the purpose of verifying the employment information listed above. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, eviction search and criminal background check will be done in conjunction with my application. I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

By submitting this application, I hereby consent to the delivery of all notices or disclosures required by law via any medium so chosen by the community or On-Site Manager, Inc. DBA On-Site, including but not limited to email or other electronic transmission. Notices shall be deemed received upon being sent.

New York City Tenant Fair Chance Act

Pursuant to the laws of the federal government, New York State, and NYC Admin. Code § 20-807 et seq., we are required to provide you with the following disclosure:

1)

The application information you provide will be used by this community's owner or designated agent (the "Owner") to obtain a tenant screening report on you, and the Owner may use this report to determine your suitability for housing.

2)

If your application is denied or other adverse action is taken against you on the basis of information contained in the tenant screening report, the Owner must tell you that such action was taken and provide you with the contact information of the screening company that provided the tenant screening report.

3)

You may obtain a free copy of the report and dispute inaccurate or incorrect information on the report directly with the screening company at: Attn: On-Site c/o RealPage, 2201 Lakeside Boulevard, Richardson, TX 75082; 1-877-222-0384; www.on-site.com/renter-relations/.

4)

You are entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report which can be obtained from www.annualcreditreport.com.

APPLICATION FOR SOFIA YOHANNES SUBMITTED ONLINE on July 10, 2025



Signed by Sofia Yohannes

Thu Jul 10 2025 09:54:19 PM EDT

Key: 69E6A8B9; IP Address: 10.33.14.4

Sofia Yohannes (Applicant)Date

The following charge(s) will appear on your card statement as "1328 Fulton"			
Application Fee for Sofia Yohannes - Charge Details			
Name on Card	Account Number	Reference Number	Authorized
Sofia Yohannes	XXXXXXXXXXXXX7574	15994170	\$20.70
This card has been authorized for the amount above and will be charged when the application is processed.			



NYC Fair Chance Housing Notice: Criminal Records

As of January 1, 2025, in NYC, it is illegal for most housing providers to discriminate on the basis of a conviction history in rentals or sales, including co-ops and condos.

The protections of the NYC Fair Chance Housing Law apply to current tenants as well as applicants.

It is a violation of the Law for covered housing providers to:	
Make statements about criminal background checks or criminal records or express limitations on this basis in ads and applications	Treat applicants or tenants differently because of a conviction history except as allowed by the Fair Chance Housing Law.

Covered housing providers **may NEVER** change the terms of a sale or lease because of a conviction history. Covered housing providers **may** revoke a housing offer or decline to renew a lease **ONLY** based on limited kinds of convictions and **ONLY** when they follow the requirements of the Fair Chance Housing Law.

The NYC Fair Chance Housing Law does not require housing providers to run criminal background checks. Any housing provider can accept a renter or buyer without following the steps below. The steps below are only for covered housing providers that choose to run a background check.



If a Covered Housing Provider Chooses to Run a Criminal Background Check: You Have Rights.

Covered housing providers **must first** consider your general housing eligibility (ability to meet lease terms) AND make a conditional offer of housing. **Only after** this conditional offer is it lawful for a covered housing provider to run a criminal background check.

Before conducting a criminal background check, covered housing providers must:

- Make you a conditional offer of housing AND
- Give you a copy of this notice explaining your rights

Housing providers are also responsible for compliance with laws governing the collection and use of personal information, such as Federal and State Fair Credit Reporting Acts.

Conditional Offer of Housing

A conditional offer of housing is a **written lease, rental agreement, or agreement for a sale** that conditionally commits a unit(s) to a renter or buyer and can only be revoked in limited circumstances. Next a covered housing provider chooses either:

NOT to conduct a criminal background check	TO conduct a criminal background check
At this time, the housing provider can either finalize the offer or revoke it for a lawful, non-discriminatory purpose that is unrelated to conviction history.	It is illegal for the housing provider to seek or review your conviction history before you have a conditional offer.



Criminal Background Check

If a covered housing provider chooses to run a criminal background check after making you a conditional offer, they may only consider **very limited** categories of convictions:

- convictions that require registration on a sex offense registry at the time of the background check
- felony convictions from the last 5 years, except those below
- misdemeanor convictions from the last 3 years, except those below

The 3 or 5 years are measured from the **actual date of release OR the sentencing date** (if the sentence does not include jail or prison time), regardless of probation or parole status.

A covered housing provider can **NEVER** consider arrests or pending cases, or:

- convictions that were sealed, expunged, are under an executive pardon or certificate of relief from disabilities, or legally nullified or vacated
- convictions for violations, which are non-criminal offenses such as disorderly conduct
- convictions under federal law or another state's law for conduct related to reproductive or gender affirming care that is lawful in New York State
- convictions under federal law or another state's law for cannabis possession that does not constitute a felony in New York State
- Adjudgments in Contemplation of Dismissal (ACDs)
- adjudications as a youthful offender or for juvenile delinquency
- terminations in favor of an individual, including but not limited to, acquittals, reversals upon appeal, and exonerations)
- Dispositions of criminal matters under federal law or another state's law that are comparable to those listed here.

It is illegal for a covered housing provider to consider information in these categories. In addition, tenant screening companies may be held liable under federal fair housing laws for discriminatory decisions by housing providers.



Right to Provide Support for Your Application

After considering only reviewable convictions, a covered housing provider that wants to revoke a housing offer must **FOLLOW THE FAIR CHANCE HOUSING PROCESS** while holding a unit open. They must:

1. Give you a copy of all criminal history information they received and/or reviewed
2. Allow you 5 business days to respond by:
 - pointing out errors in the conviction history
 - identifying any information that should not have been considered (any information outside the lawfully reviewable convictions)
 - sharing information on your background, personal and professional references, and/or any information that supports your application.

You are not required to provide information to support your application at this stage. A housing provider must complete an individualized assessment even if you do not provide supporting information.



Right to an Individualized Assessment of Your Application

A covered housing provider must conduct an individualized assessment of the reviewable convictions, together with any other information that you have timely submitted.



A covered housing provider CANNOT revoke a conditional offer of housing after running a criminal background check except in two limited circumstances :	
After conducting an individualized assessment if they show in writing BOTH: • a legitimate business interest AND • how the legitimate business interest is linked to your individual history.	If they show <i>new information, unrelated to criminal history</i> , that impacts your qualifications for tenancy and that they did not know at the time of your conditional offer.

Legitimate Business Interest

A covered housing provider's legitimate business interest must be specific and objective. Compliance with a particular lease term is a permissible legitimate business interest. Purely discriminatory motives, stigma, stereotypes, or assumptions never constitute a legitimate business interest.

A covered housing provider that shows a legitimate business interest must also **explain** the link between that interest and your particular individual history in light of the individual information you shared to justify a decision to revoke your conditional offer of housing. **The existence of a conviction alone never creates that link.**

- The following are not legitimate business interests and do not establish a sufficient link to justify a housing provider's decision to revoke an offer:
- "I don't want a hot spot for law enforcement"
 - "The applicant seems likely to commit another crime and I want tenant safety"
 - "This is a family building"
 - "We don't want bad guys hanging around"
 - "My tenants don't want criminals"
 - "My insurance rates will go up"
 - "This will impact my property value"

Revoking a Conditional Offer of Housing

- Before a covered housing provider can revoke a conditional offer because of your criminal history, the housing provider **MUST** take the following steps:
1. Do an individualized assessment of your reviewable convictions **AND** the information you provided
 2. Give you copies of all documents that it received and/or reviewed
 3. Give you a written statement that explains:
 - the decision to revoke based on your conviction history **AND** the link to a legitimate business interest
 - how your individual information and circumstances were taken into account

Exemptions for Housing Providers

- Housing provider-occupied properties with 2 or fewer rooms or units are not covered by the NYC Fair Chance Housing Law .
- State or federally funded housing providers, including public housing authorities that are required or authorized to take specific actions related to criminal history **CAN** take such specific actions without violating the NYC Fair Chance Housing Law .

For additional information about tenants' and buyers' rights & housing providers' responsibilities under the NYC Fair Chance Housing Law, and to see this notice in multiple languages, visit [NYC.gov/FairChanceHousing](https://www.nyc.gov/FairChanceHousing).

REMINDER: All New Yorkers have a right to be free from retaliation in housing. It is illegal for housing providers in NYC to punish you or treat you negatively for telling them about your rights or for reporting discrimination or harassment.