

Dear Shelby Anne Theisen

We would like to thank you for your interest in leasing an apartment at **840 Fulton**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **840 Fulton Street # 303 , Brooklyn, NY 11238**  
Rent: \$2,985.76  
Term: 12months  
Lease Dates: 05/27/2026 05/26/2027  
Source: **Streeteasy.com**

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) DHCR Rider                                 | 2) 421-a Rider                                          |
| 3) Bedbug Infestation History Disclosure      | 4) Fair Chance Housing Notice                           |
| 5) Fitness Center License Agreement           | 6) Flood History and Risk Rider                         |
| 7) Indoor Allergen Hazard Notice              | 8) Indoor Allergen Tenant Pamphlet                      |
| 9) NY Disclosure Form for Landlord and Tenant | 10) New York State Good Cause Eviction Notice           |
| 11) No Smoking Rider                          | 12) Notice to Reasonable Accommodation                  |
| 13) Occupancy Rider                           | 14) Overnight Subleasing Prohibition                    |
| 15) Pet Rider                                 | 16) Rent Guidelines and Rent Increase Eligibility Rider |
| 17) Renter's Insurance                        | 18) Rider To Lease                                      |
| 19) Rider To Lease                            | 20) Rider To Lease                                      |
| 21) Sprinkler Disclosure Lease Rider          | 22) Storage Locker Agreement                            |
| 23) Stove Knob Covers                         | 24) Submeter Rider                                      |
| 25) Surveillance Camera Agreement             | 26) Tenant Contact Worksheet                            |
| 27) Terrace/Balcony Rider                     | 28) W-8 / W-9                                           |
| 29) Welcome Letter                            | 30) Standard Form of Apartment Lease                    |
| 31) Window Guards                             |                                                         |
- 32) Payment in the form of certified check, bank check or money order for the following: \$2,985.76 representing the first month's rent payable to **840 Fulton LLC** and \$2,985.76 representing the security deposit payable to **840 Fulton LLC**, \$0.00 representing the pet security deposit payable to **840 Fulton LLC**, \$0.00 representing the pet fee payable to **840 Fulton LLC**.

Sincerely,

**"ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW." ("LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS ESTÁN DISPONIBLE EN ESPAÑOL").**

**STANDARD FORM OF APARTMENT LEASE  
THE REAL ESTATE BOARD OF NEW YORK, INC.**

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REBNY Apt. Stab. 2019 Rev 7.19

**PREAMBLE:** This Lease contains the agreements between You and Owner concerning Your rights and obligations and the rights and obligations of Owner. You and Owner have other rights and obligations which are set forth in government laws and regulations.

You should read this Lease and all of its attached parts carefully. If You have any questions, or if You do not understand any words or statements, get clarification. Once You and Owner sign this Lease You and Owner will be presumed to have read it and understood it. You and Owner admit that all agreements between You and Owner have been written into this Lease. You understand that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

THIS LEASE is made on 04/16/2026

between Owner, **840 Fulton LLC**

whose address is c/o Choice Management 254 West 31st Street 6th Fl NY, NY 10001

and You, the Tenant, Shelby Anne Theisen

whose address is 840 Fulton Street 303, Brooklyn, NY 11238.

**1. APARTMENT AND USE** Owner agrees to lease to You Apartment 303 in the Building at 840 Fulton Street, Brooklyn, NY 11238, Borough of Brooklyn, City and State of New York.

You shall use the Apartment for living purposes only. The Apartment may be occupied by the tenant or tenants named above and by the immediate family of the tenant or tenants and by occupants as defined in and only in accordance with Real Property Law §235-f.

**2. LENGTH OF LEASE** The term (that means the length) of this Lease is 12 beginning on 05/27/2026 and ending on 05/26/2027.

If you do not do everything You agree to do in this Lease, Owner may have the right to end it before the above date. If Owner does not do everything that owner agrees to do in this Lease, You may have the right to end the Lease before ending date.

**3. RENT** Your monthly rent for the Apartment is \$2,985.76 until adjusted pursuant to Article 4 below in addition to the monthly or weekly charge in consideration for Your use and occupation of the of building as set forth on any rider annexed to this Lease. You must pay Owner the rent, in advance, on the first day of each month either at Owner's office or at another place that Owner may inform You of by written notice. You must pay the first month's rent to Owner when You sign this Lease if the lease begins on the first day of the month. If the Lease begins after the first day of the month, Tenant must pay when Tenant signs this Lease one (1) full months' rent and for the next full calendar month Tenant shall pay a prorated rent based on the number of days the Lease began after the first day of the month (for example, if the beginning date of this Lease is the 16th day of the month, Tenant would pay for fifteen (15) out of thirty (30) days, or one-half (1/2), of a full months' rent for the second calendar month). In any event, if the lease commencement date shall not occur on the first day of a calendar month, the term shall also include the remainder of the month in which the lease commencement date occurred. If this Lease is a Renewal Lease, the rent for the first month of this Lease need not be paid until the first day of the month when the renewal term begins. Owner need not give notice each month to Tenant to pay the rent. Rent must be paid in full and no amount subtracted from it.

**4. RENT ADJUSTMENTS** If this Lease is for a Rent Stabilized apartment, the rent shall be adjusted up or down during the Lease term, including retroactively, to conform to the Rent Guidelines. Where Owner, upon application to the State Division of Housing and Community Renewal ("authorized agency") is found to be entitled to an increase in rent or other relief, You and Owner agree: a. to be bound by such determination; b. where the authorized agency has granted an increase in rent, You shall pay such increase in the manner set forth by the authorized agency; c. except that in the event that an order is issued increasing the stabilization rent because of Owner hardship, You may, within (30) days of your receipt of a copy of the order, cancel your lease on sixty (60) days written notice to Owner. During said period You may continue in occupancy at no increase in rent.

Pursuant to Real Property Law Section 238-a(2), You shall be obligated to pay a late fee if payment of rent has not been received within five days of the first day of each month. Late fee shall be the lesser of \$50.00 or five percent of the monthly rent in addition to legal interest at the maximum amount allowable at law. You will also be liable to pay all bank fees and



Initials: SA

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

Witnesses

BY: 840 FULTON LLC

|           |       |                                                                                    |            |
|-----------|-------|------------------------------------------------------------------------------------|------------|
| _____     | _____ |  | 04/17/2026 |
| (Witness) | Date  | (Landlord)                                                                         | Date       |

|           |       |                     |            |
|-----------|-------|---------------------|------------|
| _____     | _____ | Shelby Anne Theisen | 04/16/2026 |
| (Witness) | Date  | (Tenant)            | Date       |

|           |       |          |       |
|-----------|-------|----------|-------|
| _____     | _____ | _____    | _____ |
| (Witness) | Date  | (Tenant) | Date  |

|          |       |
|----------|-------|
| _____    | _____ |
| (Tenant) | Date  |

|          |       |
|----------|-------|
| _____    | _____ |
| (Tenant) | Date  |