

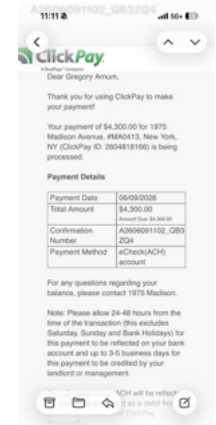
Re: 1975 Madison 413- payment code

Greg Arnum <gregory.arnum@gmail.com>

To: Kevin Pringle <Kevin.Pringle@twinpinesmgt.com>

Cc: Calvin Nguyen <ckn@mns.com>, Jordan Steiner <js@mns.com>

Tue, Jun 9, 2026 at 11:



Sent from my iPhone

On Jun 9, 2026, at 11:09 AM, Kevin Pringle <Kevin.Pringle@twinpinesmgt.com> wrote:

Hey Calvin – see below 😊

<image001.png>

Kevin Pringle | Finance Director  
[kevin.pringle@twinpinesmgt.com](mailto:kevin.pringle@twinpinesmgt.com) | 212-913-9531 ext 103  
23 W 18<sup>th</sup> Street, 10<sup>th</sup> Floor | New York, NY, 10011  
<image002.png>

From: Calvin Nguyen <ckn@mns.com>  
Sent: Tuesday, June 9, 2026 11:06 AM  
To: Greg Arnum <gregory.arnum@gmail.com>  
Cc: Kevin Pringle <Kevin.Pringle@twinpinesmgt.com>; Jordan Steiner <js@mns.com>  
Subject: Re: 1975 Madison 413- payment code

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Could you pls forward me the receipt? Thanks!

On Tue, Jun 9, 2026 at 11:03 AM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Thanks

Just submitted my payment.

Greg

Sent from my iPhone

On Jun 9, 2026, at 9:12 AM, Kevin Pringle <[Kevin.Pringle@twinpinesmgt.com](mailto:Kevin.Pringle@twinpinesmgt.com)> wrote:

Its just the standard application fee. You should be editing the amount due to create a custom payment for the required amount. Once we get your income the app fee will be removed (assuming it was paid through onsite)

Thanks!

**Kevin Pringle** | [Finance Director](#)

[kevin.pringle@twinpinesmgt.com](mailto:kevin.pringle@twinpinesmgt.com) | 212-913-9531 ext 103

23 W 18<sup>th</sup> Street, 10<sup>th</sup> Floor | New York, NY, 10011

<image001.png>

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**From:** Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)>

**Sent:** Tuesday, June 9, 2026 8:39 AM

**To:** Kevin Pringle <[Kevin.Pringle@twinpinesmgt.com](mailto:Kevin.Pringle@twinpinesmgt.com)>

**Cc:** Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)>; Jordan Steiner <[js@mns.com](mailto:js@mns.com)>

**Subject:** Re: 1975 Madison 413- payment code

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kevin

My unit has been added to my profile. But there is a charge of 20 dollars that is there. Just wondering what this charge is for.

<image002.png>

Sent from my iPhone

On Jun 8, 2026, at 10:13 AM, Kevin Pringle <[Kevin.Pringle@twinpinesmgt.com](mailto:Kevin.Pringle@twinpinesmgt.com)> wrote:

Hello – the code is **t0004380** and you can use the below link. The system takes 24 hours to update so please check tomorrow morning

[clickpay link for residents](#)

Thanks!

**Kevin Pringle** | [Finance Director](#)

[kevin.pringle@twinpinesmgt.com](mailto:kevin.pringle@twinpinesmgt.com) | 212-913-9531 ext 103

23 W 18<sup>th</sup> Street, 10<sup>th</sup> Floor | New York, NY, 10011

<image001.png>

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**From:** Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)>

**Sent:** Monday, June 8, 2026 9:14 AM

**To:** Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)>

**Cc:** Kevin Pringle <[Kevin.Pringle@twinpinesmgt.com](mailto:Kevin.Pringle@twinpinesmgt.com)>; Jordan Steiner <[js@mns.com](mailto:js@mns.com)>

**Subject:** Re: 1975 Madison 413- payment code

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Calvin and Kevin,

Just following up on the code or the account number so I can add the unit to my profile.

Thanks

Greg

Sent from my iPhone

On Jun 6, 2026, at 3:29 PM, Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Thanks Calvin

I submitted the lease. Will add the payment once I get the code.

Thanks

Sent from my iPhone

On Jun 6, 2026, at 10:34 AM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi Greg,

Looping in [@Kevin Pringle](#), he will provide you with a code.

On Sat, Jun 6, 2026 at 6:13 AM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Good Morning Calvin

I am trying to submit payment on the clickpay link and it is asking for a tenant code in order to add my unit number to the site. Do you have a tenant code for me?

Thanks

Sent from my iPhone

On Jun 5, 2026, at 3:06 PM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi Greg,

We are unsure about the timeline.

Here's a breakdown of your lease terms for **Apartment #413**:

**Lease Term** – Since this is the first time the apartment is being rented, the lease must be either 12 or 24 months. In your case, it is written as a 12-month lease as requested.

**Free Rent Concession (Early Occupancy Rider)** – You are receiving 2 months of free rent through an Early Occupancy Rider, allowing you to move in starting July 31, 2026. Because of this, the official lease start date on paper is October 1, 2026, and the lease end date is September 30, 2027.

**Security Deposit / W-9 Form** – Your security deposit has been waived. However, management still requires a W-9 form on file for record purposes.

**Amenities Concession** – You will receive 6 months of free amenities valued at \$450.

Please pay the first month's rent payment of **\$4,050** and send me the receipt once completed. [clickpay link for residents](#)

Let me know if you have any questions or need anything else!

On Fri, Jun 5, 2026 at 3:02 PM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Thanks Calvin

Do they have a time frame on when the storage will be available?

Greg

Sent from my iPhone

On Jun 5, 2026, at 1:29 PM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi Greg,

The lease will be sent out to you shortly.

Regarding the storage space, management has informed me that it is not available at this time, as it is currently being used to store building supplies.

Best regards,

On Fri, Jun 5, 2026 at 1:23 PM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Also, are you sending the lease today?

Thanks

Sent from my iPhone

On Jun 5, 2026, at 10:35 AM, Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Yes thanks sounds good. Would I be able to view the storage area and get the size of it

Sent from my iPhone

On Jun 5, 2026, at 10:25 AM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi Greg,

To clarify the rent schedule for your 14-month lease:

- July 31 – September 30, 2026: First 2 months free.
- Remaining 12 Months: You will pay the gross rent of \$4,300/month.

On Fri, Jun 5, 2026 at 10:14 AM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Good morning Calvin,

Thank you for the update. The terms look correct from my perspective.

Before proceeding, could you please confirm what my monthly rent payment will be under these lease terms? I just want to make sure I understand how the two

months of free rent will be applied and what amount I should expect to pay each month.

Thank you, and I look forward to receiving the lease.

Sent from my iPhone

On Jun 5, 2026, at 9:57 AM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Good morning,

The application has been approved with the terms below.

Please confirm there are no changes and I will send out lease.

1. Gross Rent - \$4,300
2. Concession - 2 Months Free Rent + 6 Months Free Amenities
3. Lease Term - 14 Month Lease
4. Lease Start Date - July 31, 2026
5. Security Deposit - Waived
6. Tenant Name - Gregory Kenneth Arnum, Jr.

On Thu, Jun 4, 2026 at 3:29 PM Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Thanks Greg! we should hear back soon.

On Thu, Jun 4, 2026 at 2:47 PM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Hi Calvin,

Please see attached. Let me know if you need anything else

Greg

On Thu, Jun 4, 2026 at 11:34 AM Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi Greg,

Thanks for uploading your documents.

When you have a chance, please send over the following to complete your application:

- Photo ID
- Employment Letter (must state base salary and start date)
- Last year's Tax Return / W2

Thanks!

On Wed, Jun 3, 2026 at 12:10 PM Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Yes its 413- I will adjust it on my end

On Wed, Jun 3, 2026 at 11:22 AM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Hi Calvin

I am filling out the form. Just want to confirm the apartment u showed me was 413 right?

Greg

Sent from my iPhone

On Jun 2, 2026, at 9:26 PM, Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

I think you should me 413 but didn't see that as an option when I filled out the application but that would be the one I would want over the 1st floor apt. I will fill out the Celeri app tomorrow. My move in date would be August 1

Sent from my iPhone

On Jun 2, 2026, at 9:10 PM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

14 and 15 line was sold out.

01 line has small window with the view to concrete wall that why I didn't show you.

Can you confirm with unit you applied for, lease term and move in date?

Below are the application / paperwork instructions.

[Celeri Verification](#) - click the link to upload the documents that are listed below.

1. 2-3x Recent Pay Stubs
2. 2 Recent Bank Statements (account #s cannot be blacked out)

**Documents for Application** - below is the list of documents we need from prospective tenants and guarantors in order to

process the application (which includes the documents for Celeri). Please send them via email.

***\*\*The more paperwork you provide that shows you qualify for the apartment, the quicker we can receive the approval from management.\*\****

**Tenant & Guarantor Paperwork**

1. Government Issued Photo ID
2. Letter of Employment - needs to state base salary, employment start date and signed by employer or HR
3. 2-3 Recent Pay Stubs
4. 2023 & 2024 Tax Documents - either W2 or 1040 Form (top 2 pages)
5. 2 Recent Bank Statements - ***must have full name and no blacked out account #s***
6. Additional Assets - 401k, stock / investment accounts, retirement accounts

Let me know if you have any questions

On Tue, Jun 2, 2026 at 8:08 PM Greg Arnum <[gregory.arnum@gmail.com](mailto:gregory.arnum@gmail.com)> wrote:

Thanks Calvin are these the only two apartments. I am going to fill out the application now.

Greg

Sent from my iPhone

On Jun 2, 2026, at 7:52 PM, Calvin Nguyen <[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi Greg,

The prices listed on our website is net effective rent. Tenants are required to pay the gross rent and take concession in the beginning of the lease term.

On Tue, Jun 2, 2026 at 7:48 PM Greg Arum  
<[gregory.arum@gmail.com](mailto:gregory.arum@gmail.com)> wrote:

Hi Calvin

Great meeting you also. I was looking on your website and saw that rental prices were a little different. Are these apartments not available?

<image0.png>

Sent from my iPhone

On Jun 2, 2026, at 6:59 PM,  
Calvin Nguyen  
<[ckn@mns.com](mailto:ckn@mns.com)> wrote:

My apologies, this is attached floorplan for unit 101

On Tue, Jun 2, 2026 at 6:58 PM Calvin Nguyen  
<[ckn@mns.com](mailto:ckn@mns.com)> wrote:

Hi,

It was a pleasure meeting you today. Please see below for a recap of the units we discussed:

**Unit 413 (1.5 Bed with Kitchen Island and Balcony)**

Gross Rent: \$4,300  
Concession: 1.5 months free on a 13 Month Lease  
Net Effective Rent: \$3,804

**Unit 101 (1.5bed- 1st floor)**

Gross Rent: \$4,930  
Concession: 1,5 Months

Free on an 13-Month  
Lease

Net effective **\$4,361**

**We are offering up to 3  
months free rent for a 24  
month lease, waive  
security deposit for  
qualified applicants.**

**Monthly Fees (Required):**

1. Community  
Amenity Fee:  
\$75 per person
2. Internet  
Fee: \$70 per  
unit

**Optional Parking &  
Storage:**

1. Parking:  
\$450/space per  
month (self-  
parking)
2. Bike  
Storage: \$20  
per month per  
bike

**One-Time Fees:**

1. Pet Fee:  
\$350 per  
pet (*waived for  
ESA or service  
animals*)

**Amenities:**

1. **Cellar:** Pet  
Spa, Parking,  
Laundry Room,  
Bike Storage
2. **1st  
Floor:** Package  
Room, Gym,  
Co-working  
Lounge with  
Conference  
Room, Podcast  
Room, Zen  
Garden/Yoga  
Deck
3. **8th  
Floor:** Resident  
Lounge, Roof  
Deck with BBQ  
Grills, Lounge  
Cabanas, Sun  
Deck,  
Hammocks,  
Screening Lawn

If you'd like to move forward with an application, you can apply online here: [Apply Now](#)

If you have any questions or would like assistance with the application process, feel free to reach out — I'm happy to walk you through the next steps and help secure your preferred unit.

Looking forward to hearing from you,

**Calvin Nguyen**

Licensed Real Estate

Salesperson

40 N Sixth St, NY 11249

347-722-2120

e: [Ckn@mns.com](mailto:Ckn@mns.com)

w: [mns.com](http://mns.com)

--

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w: [mns.com](http://mns.com)

<Copy of 1975Madison-FloorPlan-Dimensions  
250527\_101 (3) (1) (5) (2)  
(8).pdf>

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