



Matthew Lipton <mel@mns.com>

Re: CORE Rego Park, follow-up

1 message

Yuan Tian <superyuantian@icloud.com>
To: Matthew Lipton <mel@mns.com>
Cc: Junru Zheng <jrzheng@theairea.com>

Mon, Aug 3, 2026 at 11

Hi Matthew,

Sure! Below is the confirmation information. Please let me know if you need anything else.

Thanks for your help!

Best,
Yuan

Begin forwarded message:

From: ClickPay Customer Support <support@clickpay.com>
Subject: Payment Confirmation Tian #A2608032310_GU8NW7
Date: Aug 3, 2026 at 11:15 PM
To: superyuantian@icloud.com



Thank you for your payment!

Your payment submission was successful. Below are the details of your transaction:

Confirmation Number(s): #A2608032310_GU8NW7
Payment Method: eCheck(ACH)
Desired Building: CORE
Bank Routing Number: 021000322
Bank Account Number: XXXXXXXX-2028
Checking/Savings: Checking
Account Holder First Name: Yuan
Account Holder Last Name: Tian
Billing Phone: +17654266107
Billing Email: superyuantian@icloud.com
Billing Address: 2023 Halyard Ln
Billing City: West Lafayette
Billing Country: United States
Billing State: IN - Indiana
Billing Zip: 47906
Apartment: 2112
Rent: \$3,310.00
Security Deposit: \$1,500.00
Total: \$4,810.00

You will see a charge on your bank or credit card statement in the name of ClickPay, NovelPay, or Charges on your bank statement may appear as a charge from "ClickPay, NovelPay Property Pay, or Property Pay."

If you have any questions, please call 1 (800) 533-7901.
Thank you for using ClickPay!



Improve Your Experience. Download Our App.



This message was intended for superyuantian@icloud.com

On Aug 3, 2026, at 11:45 PM, Matthew Lipton <mel@mns.com> wrote:

Hi Yuan,

Also, would you mind forwarding me the confirmation email from ClickPay?

Thank you!

On Mon, Aug 3, 2026 at 11:23 PM Yuan Tian <superyuantian@icloud.com> wrote:
Hi Matthew,

Thank you for the clarification!

I have paid the first month's rent and the security deposit.

For the starting date, I would like to move it to **September 13th**. I wonder whether you could help me update the lease. Thank you so much for your help!

Best,
Yuan Tian

On Aug 3, 2026, at 12:21 PM, Matthew Lipton <mel@mns.com> wrote:

Hi Junru,

Your client can sign the lease as is, with a commencement of Sept 1st, and move in whenever he wants.

Otherwise, if you want to change the start of the lease, you have to tell me when.

Regardless, please have your client pay first month's rent and security deposit so I can continue to hold the apartment for him while you figure out the details on your end.

Thank you!
Matt Lipton | Licensed Real Estate Salesperson
m: 518-669-7423
w: mns.com

On Aug 3, 2026, at 12:12 PM, Junru Zheng <jrzhang@theairea.com> wrote:

Hi Matt,

Thank you for your clarification.

Just to make sure I understand correctly, we can pay the first month's rent and the security deposit now, and as long as the lease start date is within September, the exact lease start date can be adjusted later. Is that correct?

We probably prefer to change the lease start date. We will let you know as soon as possible.

Thank you for your explaining and understanding!

Best,
Junru

On Mon, Aug 3, 2026 at 12:06 PM Matthew Lipton <mel@mns.com> wrote:
Hi Junru,

You could move in at any time after the start of the lease.

You would be responsible for paying the rent once the lease begins.

So the lease start on September 1st.

You can move in at anytime after that so long as you're paying rent.

If you want to change the start of the lease to coincide with your client's move in date, then we would need to change the lease.

We can do that, so long as it is within a reasonable timeframe in the month of September.

Let me know what you want to do.

But please go ahead and have your client pay first month's rent and security deposit in the meantime.

Please forward me the clickpay email confirmation of payment.

Thank you!

On Mon, Aug 3, 2026 at 11:51 AM Junru Zheng <jrzhang@theairea.com> wrote:

Hi Matt,

Thanks for sending over the lease and ClickPay links.

We may need to adjust our move-in date because the issuance of our OPT has been delayed. Unfortunately, we don't have a confirmed timeline yet.

Could you let us know what the latest possible move-in date would be while keeping this lease? We'd like to understand our options before moving forward.

Thank you!

Junru

On Mon, Aug 3, 2026 at 11:19 AM Matthew Lipton <mel@mns.com> wrote:
Hi All,

Lease and Clickpay links have been sent.

Let me know if you have any questions

Thank you!

On Tue, Jul 28, 2026 at 4:10 PM Matthew Lipton <mel@mns.com> wrote:
Thank you - I've informed the leasing office, we'll get you a lease as soon as they can!

Thanks again!

On Tue, Jul 28, 2026 at 4:04 PM Yuan Tian <superyuantian@icloud.com> wrote:

Hi Matthew,

Thanks for sending the links. I have successfully verified them. Please let me know if you need anything else.

Best,
Yuan

On Jul 28, 2026, at 2:24 PM, Matthew Lipton <mel@mns.com> wrote:

Hi Yuan,

I'm resending the links for the ID and Income verifications.

For the ID verification, kindly use your US Driver's license.

For the Income Verification, please use the option to link a bank account.

The leasing office needs these completed before they can issue the lease agreement.

Thank you!

On Sun, Jul 26, 2026 at 6:09 PM Yuan Tian <superyuantian@icloud.com> wrote:

Hi Matthew,

Here are my IDs (Driver's license, Passport, VISA).
<[visa.jpeg](#)><[driver's license.jpeg](#)><[passport.jpeg](#)>

Best,
Yuan

On Jul 26, 2026, at 7:15 AM, Matthew Lipton <mel@mns.com> wrote:

No, the credit is fine.

For now, send me the id. I'll add a note that the countersigned letter is forthcoming, not a problem.

Thank you!
Matt Lipton | Licensed Real Estate Salesperson
m: 518-669-7423
w: mns.com

On Jul 26, 2026, at 7:06 AM, Junru Zheng <jrzhang@theairea.com> wrote:

In the meantime, we'll also check whether we have any other employer-signed documents on hand (such as benefits or onboarding documents) that could help verify the employment.

On Sun, Jul 26, 2026 at 7:02 AM Junru Zheng <jrzhang@theairea.com> wrote:

Hi Matthew,

Thanks for confirming.

The issue is that the original electronically signed offer letter has already been collected, so we don't currently have a copy of it. We should be able to obtain a copy from our company's HR on Monday.

Will it be okay if we submit it then? I'm just wondering whether the missing document in the meantime could affect the 5000 credits or anything else.

Thank you!

Junru

On Sun, Jul 26, 2026 at 6:59 AM Matthew Lipton <mel@mns.com> wrote:

Hi Junru,

Electronic signature is fine.

Thank you

On Sun, Jul 26, 2026 at 6:58 AM Junru Zheng <jrzhang@theairea.com> wrote:

Hi Matthew,

We don't have a job offer with a handwritten employer signature. The offer letter is electronically signed, which is how the company issues all of its employment offers now.

Is there any alternative documentation we could provide, or is there another way to satisfy this requirement?

Thank you!

Junru

On Sun, Jul 26, 2026 at 6:32 AM Matthew Lipton <mel@mns.com> wrote:
Hi Yuan,

You can send them directly to me.

Thank you!
Matt Lipton | Licensed Real Estate Salesperson
m: 518-669-7423
w: mns.com

On Jul 26, 2026, at 12:01 AM, Yuan Tian
<superyuantian@icloud.com> wrote:

Hi Matthew,

I'm trying to upload some additional documents, but I can no longer access my previous application portal. Could you please let me know the best way to submit these documents?

Thank you!

Best,
Yuan

On Jul 24, 2026, at 5:06 PM, Matthew Lipton
<mel@mns.com> wrote:

Sound great!

Thanks again, enjoy your weekend!

On Fri, Jul 24, 2026 at 5:05 PM Yuan Tian
<superyuantian@icloud.com> wrote:
Hi Matthew,

Thank you for the information. We will apply for it.

Best,
Yuan

On Jul 24, 2026, at 4:51 PM, Matthew
Lipton <mel@mns.com> wrote:

Hi Zheng,

It was a pleasure meeting you at **CORE** today and showing you our homes! Attached are the floorplan we discussed for your review.

For Studios ONLY, If you apply **within 48h**, we give you a **\$5,000 check (for 12 line)** or a **\$6,000 check (for 02 & 05 lines)**. When you *re-sign for the second year*, **you get a \$6,000 rent credit with 0% rent increase**.

We're also offering and a **reduced \$1,500 security deposit** for applicants with a **700+ credit score** and **3x monthly rent in savings along with the requirement of 40x the rent** (*ineligible if using guarantor*).

Feel free to reach out with any questions or if you're ready to move forward — I'm happy to help with next steps!

Fully Furnished Model Unit Tour:

[Model unit of the 12 line](#)

Amenities:

[Work From Home Suite, 2nd FL](#)

[Yoga Studio, 2nd FL](#)

[Full Gym, 2nd FL](#)

[Children's Playroom, 2nd FL](#)

[Library, 22nd Floor](#)

[Lounge, 22nd Floor](#)

Videos of the terrace garden and roof deck coming soon!

Homes:

- 2012 (438 sq. ft.) \$3,305 / **NET \$2,889 / 2nd year NET \$2,805**
[Virtual Tour of 1212, same layout as 2012](#)

Application Link:

- Click [HERE](#) to apply at CORE!

Please keep in mind that we can only reserve your desired unit for 48 hours during the application process.

After 48 hours, the unit returns to our available inventory to be shown to other prospective residents.

We apologize for any inconvenience this policy may cause.

NOTES / Additional Charges:

- **Amenity Fee:** Waived for your first lease term
- **Pet Fee:** \$42/month unless ESA
- **Bike Storage:** \$15/month
- **Parking:** Starting at \$300/month
- **First Month's Rent & Security Deposit:** Due at signing (no later than 24-48 hours after approval)

Documents Required:

1. **Income Verification:**
 - 40x the gross rent. If you do not meet this requirement, you may use a guarantor who makes 80x the rent, or a third-party service like [TheGuarantors.com](#). We will accept [TheGuarantors.com](#) which is a 3rd party company should you not have a personal one who meets the requirements. Link for their application [Click here](#)
2. **US-Issued ID:**
 - Visa, passport, driver's license, etc. If not available, you can provide an F1 or J1 visa along with your passport from your native country.
3. **Pay Stubs:**
 - The 2 most recent pay stubs (must be full copies showing the date, YTD earnings, deductions, etc.).
 - If self-employed, please provide your most recent invoices.
4. **Bank Statements:**
 - The last 2 most recent bank statements.
5. **Tax Returns:**
 - Last year's personal tax return (only the first 2 pages of the 1040).

- If self-employed, please provide the last 2 years' tax returns.

6. Employment Letter:

- A recently dated employment letter stating your salary on company letterhead, signed by your employer.
- If you are newly hired, please provide a signed and countersigned offer letter on company letterhead that includes the start date and salary.

******Please keep in mind that all incentives and prices are subject to change on a daily basis ******

Looking forward to the possibility of welcoming you to CORE!

Thank you!
Matt Lipton | Licensed Real Estate
Salesperson
m: 518-669-7423
w: mns.com

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<CORE_12.pdf>