

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ► Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.		
Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Mariah Joy Muhammad	
	2 Business name/disregarded entity name, if different from above	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor or ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C=corporation, S=S corporation, P=Partnership) ► _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.) See instructions. 27 Albany Ave #503	Requester's name and address (optional)
	6 City, state, and ZIP code Brooklyn, New York 11216	
7 List account number(s) here (optional)		

Part I	Taxpayer Identification Number (TIN)																																						
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.																																							
Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.																																							
<table><tr><td colspan="2">Social security number</td></tr><tr><td>2</td><td>8</td><td>8</td><td>0</td><td>4</td><td>7</td><td>9</td><td>3</td><td>8</td></tr><tr><td colspan="9">or</td></tr><tr><td colspan="9">Employer identification number</td></tr><tr><td colspan="9"></td></tr></table>		Social security number		2	8	8	0	4	7	9	3	8	or									Employer identification number																	
Social security number																																							
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Part II	Certification
Under penalties of perjury, I certify that:	
- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and - I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and - I am a U.S. citizen or other U.S. person (defined below); and - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification	

September 16, 2026

Dear Mariah Joy Muhammad and Tyler Chance Oakes:

We would like to thank you for your interest in leasing an apartment at **27 Albany**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment:

27 Albany Ave #503, Brooklyn, NY 11216

Rent:

\$3,826.41

Term:

1 year

Lease Dates:

September 30, 2026 to September 29, 2027

Concession:

Free access during the tenancy at the fitness center

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) Drug Free Housing

5) Electric Submetering Rider

6) Fair Chance Housing Notice

7) Fire Safety Plan

8) Fitness Center Rider

9) Indoor Allergen Hazard Notice

10) Indoor Allergen Tenant Pamphlet

11) Lead Paint Disclosure

12) Lead Paint Inquiry

13) NY Disclosure Form for Landlord and Tenant

14) No Smoking Policy

15) Pet Rider to Lease

16) Rider To Lease

17) Rider To Lease

18) Security Deposit Form

19) Smoke-carbon Rider

20) Sprinkler Disclosure Lease Rider

21) Stove Knob Covers

22) Tenant Contact Worksheet

23) Terrace/Balcony Rider

24) W-8 / W-9

25) Welcome Letter

26) Standard Form of Apartment Lease

27) Window Guards

28) Notification of Rights and Procedures

29) Special Protections Registration
- 30) Payment in the form of certified check, bank check or money order for the following: **\$3,826.41** representing the first month's rent payable to **Bedford Stuyvesant South One LLC** and a separate check for **\$3,826.41** representing the security deposit payable to **Bedford Stuyvesant South One LLC**. Rent is always due on the 1st of the Month

By signing below, Resident acknowledges: I) Receipt of the Welcome Letter with a list of important numbers, office hours and locations and important move- in and move- out procedures II) Only approved household members over the age of 18 will receive a key. The keys that Management/Owner has provided for the building entrance door are non-duplicable. Management/Owner will not provide keys to any household members under the age of 18 III) Rent is always due on the 1st of the Month

Kindly execute and return each of the enclosed documents together with the referenced payments to the attention of Carrie Reich at 767 Third Ave, New York, NY 10017.

Sincerely,

27 Albany



Signed by Mariah Joy Muhammad
Wed Sep 16 2026 01:54:25 PM EDT
Key: 2FA3900C; IP Address: 2.23.85.140

Mariah Joy Muhammad (Tenant)

Date



Signed by Tyler Chance Oakes
Wed Sep 16 2026 03:43:05 PM EDT
Key: D7B3FA77; IP Address: 23.42.149.211

Tyler Chance Oakes (Tenant)

Date

- 49. CONDEMNATION/EMINENT DOMAIN:** If the building, or any part of the building, is taken or condemned by a public authority or government agency, this lease will end on the date of such taking. In such event, Renter will have no claim for damages against Owner based upon such taking, and Renter will be required to surrender the apartment to Owner upon 30 days written notice from Owner to Renter of such government taking.
- 50. CONSTRUCTION/CONVENIENCE:** Neighboring buildings may be the subject of construction, renovation or demolition. Owner will not be liable to Renter, nor shall Renter seek to hold Owner liable for interference with views, light, air flow, or ventilation, the covenant of quiet enjoyment, or breach of the warranty of habitability whether such interference is temporary or permanent, if such interference results from activities conducted on adjoining Owners'properties.
- 51. NO WAIVER:** The failure of Owner to insist at any time upon strict performance of any clause in this lease shall not be construed as a waiver of Owner's rights. No waiver by Owner of any provision of this lease can be made unless made in writing by Owner. Acceptance of rent by Owner with knowledge of the breach of any condition or term of this lease is not a waiver of the breach.
- 52. CREDIT REPORTS:** Renter authorizes Owner to use the Social Security number of Renter to obtain any and all credit reports for the purpose of the initial lease or any renewal thereof now and no more than five years after the expiration of this lease or any renewal thereof, and fully understands that these reports will be used by owner in connection with Renter's occupancy of the apartment.
- 53. GUARANTOR:** If Renter has a Guarantor sign the initial lease, Renter agrees to have a Guarantor sign all renewal leases. The guarantee is a material term and condition of the lease. The failure to continue the guarantee negates Owner's obligation to enter into a renewal lease.
- 54. ENTIRE AGREEMENT:** Owner and Renter have read this lease and agree that it contains the entire understanding of the parties regarding the rental of the subject apartment. The lease can only be changed in writing. The writing must be signed by both Owner and Renter.

If any part of this lease is determined to be unlawful, the remaining provisions of the lease will remain valid and in full force and effect.

Bedford Stuyvesant South One LLC



Signed by Mariah Joy Muhammad
Wed Sep 16 2026 01:56:35 PM EDT
Key: 2FA3900C; IP Address: 23.47.125.12

Mariah Joy Muhammad (Tenant)

Date



Signed by Ashley Maldonado
Thu Sep 17 2026 09:38:14 AM EDT
Key: CCEE976D; IP Address: 23.42.149.209

(Landlord)

Date



Signed by Tyler Chance Oakes
Wed Sep 16 2026 03:43:22 PM EDT
Key: D7B3FA77; IP Address: 23.42.149.204

Tyler Chance Oakes (Tenant)

Date



Signed by Mariah Joy Muhammad
Wed Sep 16 2026 02:01:14 PM EDT
Key: 2FA3900C; IP Address: 2.23.85.133

Mariah Joy Muhammad *(Tenant)*

Date



Signed by Tyler Chance Oakes
Wed Sep 16 2026 04:00:22 PM EDT
Key: D7B3FA77; IP Address: 2.23.85.133

Tyler Chance Oakes *(Tenant)*

Date

