

September 16, 2021

Dear Faith E. Murphy and Argenis R. Navarro:

We would like to thank you for your interest in leasing an apartment at **23 Menahan**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **23 Menahan Street #4D, Brooklyn, NY 11221**
Rent: **\$2,890.00**
Term: **11 months and 5 days**
Lease Dates: **September 26, 2021 to August 31, 2022**
Source: n/a

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) Click - MONTHLY BILLING and PAYMENTS - Dalan | 2) Fire Safety Plan |
| 3) Indoor Allergen Hazard Notice | 4) Late and NSF Fee Rider |
| 5) Notice of Suspected Gas Leak | 6) Occupancy Rider |
| 7) Smoking Policy | 8) Sprinkler Disclosure Lease Rider |
| 9) Stove Knob Covers | 10) Tenant Contact Worksheet |
| 11) W-8 / W-9 | 12) Welcome Letter |
| 13) Standard Form of Apartment Lease | 14) Window Guards - NY |
| 15) Amenity Rider | 16) Bike Storage Free Market |
| 17) Indoor Allergen Tenant Pamphlet | 18) Lease Addendum 2 |
| 19) No Smoking Rider | 20) Pet Rider |
| 21) Recycling Notice NYC | 22) Resident Welcome Sheet (Hello Alfred) |
| 23) Standard Form of Apartment Lease | 24) Temporary Amenity Concession Rider |
| 25) Transient Occupancy Rider | 26) Bedbug Infestation History Disclosure |
| 27) Bedbug Pamphlet | |
- 28) Payment in the form of certified check, bank check or money order for the following: **\$2,890.00** representing the first month's rent payable to **KRE Bklyner 23 Menahan LLC** and **\$0.00** representing the security deposit payable to **KRE Bklyner 23 Menahan LLC**, **\$0.00** representing the pet security deposit payable to **KRE Bklyner 23 Menahan LLC**, **\$0.00** representing the pet fee

Sincerely,

Danny Wrublin

B. You: The term "You" means the person or persons signing this Lease as Tenant and the successors and assigns of the signer. This Lease has established a tenant-landlord relationship between You and Owner.

30. SUCCESSOR INTERESTS The agreements in this Lease shall be binding on Owner and You and on those who succeed to the interest of Owner or You by law, by approved assignment or by transfer.

OWNER'S RULES - a part of this lease - see attached page

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

23 Menahan



Signed by Faith E. Murphy

Mon Sep 20 2021 11:16:11 AM EDT

Key: B96AC024; IP Address: 73.217.140.244

Faith E. Murphy (Tenant)

Date



Signed by Danny Wrublin

Wed Sep 22 2021 10:16:59 AM EDT

Key: CC27D51C; IP Address: 98.15.128.48

Danny Wrublin (Landlord)

Date



Signed by Argenis R. Navarro

Mon Sep 20 2021 11:48:01 AM EDT

Key: 2EE21779; IP Address: 172.58.207.70

Argenis R. Navarro (Tenant)

Date

GUARANTY

The undersigned Guarantor guarantees to Owner the strict performance of and observance by Tenants of all the agreements, provisions and rules in the attached Lease. Guarantor agrees to waive all notices when Tenant is not paying rent or not observing and complying with all of the provisions of the attached Lease. Guarantor agrees to be equally liable with Tenant so that Owner may sue Guarantor directly without first suing Tenant. The Guarantor further agrees that his guaranty shall remain in full effect even if the Lease is renewed, changed or extended in any way and even if Owner has to make a claim against Guarantor **without prior notice of renewal, change or extension to Guarantor**. Owner and Guarantor agree to waive trial by jury in any action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty.

Dated _____, New York City



Signed by Richard Murphy

Mon Sep 20 2021 11:35:07 AM EDT

Key: B967C323; IP Address: 73.217.140.244

Richard Murphy (Guarantor)

Date

505 Wyngate Road, Timonium, MD 21093

Address



Signed by Julie Murphy

Mon Sep 20 2021 12:37:29 PM EDT

Key: D29FEE07; IP Address: 73.217.140.244

Julie Murphy (Guarantor)

Date

505 Wyngate Road, Timonium, MD 21093

Address

Initials:

