

DEAL FOLDER CHECKLIST

Agent Name: ISMAIL YAZICI

Date of Submission: 6/7/22

Property Address: 43-09 40 ST



Copy of Signed Contract / Lease
(Only first and signature pages req)

Unit #: 2J



Copy of **all** funds collected
(XpressPay if applicable)

RETX #: 895779



Signed Agency Disclosure Form

Rachael Hans

Total Fee Collected	\$ <u>3285</u>
Referral/Listing Fee	\$
Agent Name and Split	<u>ISMAIL YAZICI 90/35</u>

----- COMPLETE BELOW ONLY WHEN INVOICING FOR PAYMENT -----

Landlord/Owner Name:	<u>Bronstein</u>
Gross Rent:	<u>\$1825.17</u>
Amenity Costs:	Parking: Bike Storage: Storage Unit: Cabana Space:
Total OP Amount: (Include rent and all amenity costs)	<u>0</u>
OP Payment Breakdown	Referral / Listing Fee: Agent 1 (name/amount): Agent 2 (name/amount):
Lease Start Date:	<u>June 15 2022</u>
Notes:	
Contact Info OP Collection Name:	
Email:	
Phone:	

RENT STABILIZED LEASE

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

Owner and Renter make this apartment lease agreement as follows:

Owner's Name ALJO REALTY LLC				
Owner's Address for Notices: 108-18 Queens Blvd., Queens, NY 11375				
Renter's Name: Rachael Hans		Driver's License # (if applicable):	Social Security #: 130-76-****	
Renter's Present Address 2 Blue Slip, Brooklyn, NY 11222 - US				
Address of Premises to be Rented: 43-09 40th Street Sunnyside, NY 11104				
Apt. No.: 2J	Term of This Lease: 1 year and 16 days	Date of Lease: June 6, 2022	Beginning: June 15, 2022	Ending: June 30, 2023
*Monthly Legal Regulated Rent / Monthly Rent Paid: \$1,825.17 / \$1,825.17		Yearly Rent: \$21,902.04		

*If a temporary rent concession is being given, see attached rider.

1. **HEADINGS:** Paragraph headings are only for ready reference to the terms of this lease.
2. **CONDITION "AS IS":** Renter acknowledges inspecting the apartment prior to signing this lease and accepts the apartment in the condition it is in as of such inspection. Renter acknowledges that the apartment is free of defects. Owner warrants that the apartment and building are fit for habitation and there are no conditions dangerous to health, life or safety.
3. **USE AND OCCUPANCY OF APARTMENT:** The apartment is to be used and occupied for private residential purposes only, as the primary residence of Renter. The apartment may be occupied only by Renter named in this lease, Renter's immediate family, or other occupants in accordance with the applicable provisions of law. Renter agrees that the apartment will be occupied only by the following individuals, in addition to Renter:

NAME	DATE OF BIRTH	RELATIONSHIP TO RENTER

Renter is obligated to advise Owner, in writing, if any additional occupant moves into the apartment. Such notice must be furnished by Renter to Owner within 10 days of the date such additional occupant moves into the apartment. The apartment may not be occupied by more than the number of occupants permitted by §272075 of the Housing Maintenance Code. The apartment may be occupied by one roommate.

4. **RENTER'S POSSESSION OF APARTMENT:** Owner shall not be liable for failure to give Renter possession of the apartment on the beginning day of the lease term. Rent shall be payable as of the beginning of the term unless Owner is unable to give possession, in which case rent shall be payable as of the date possession is available. Owner must give possession within 30 days of the beginning day of the lease term. If not, Renter may cancel this lease and obtain a refund of money deposited. Owner will notify Renter as of the date possession is available. The ending date of the lease term will not change in the event Owner is unable to give possession as of the beginning of the lease term.
5. **RENT, ADDED RENT, RENT ADJUSTMENTS:**
 - a. Rent payments for each month are due on or before the first day of each month at the address above or at a location designated by Owner in writing. Notice from Owner to Renter that rent is due is not required. The rent must be paid in full without deductions. The first month's rent and added rent must be paid when Renter signs this lease.
 - b. Renter may be required to pay other charges and fees to Owner under the terms of this lease. They are called "added rent." This added rent will be payable as rent, together with the next monthly rent due. If Renter fails to pay the added rent on time, Owner shall have the same rights against Renter as if Renter failed to pay rent.
 - c. If this apartment is subject to the rent stabilization laws, the rent and any surcharges to be paid during the term of this lease may be adjusted, prospectively or retroactively, pursuant to an order or directive of the New York State Division of Housing and Community Renewal (DHCR). Renter agrees to be bound by such determination, and to pay any increase in rent in the manner specified by the agency. In the event the applicable rent guideline has not been fixed by the Rent

entitled to retain the security deposit as Landlord's remedy for Tenant's breach under this provision.

58. CONTACT INFORMATION: Tenant shall update Landlord with a current personal telephone number and email address in the event that contact information changes during the term of the lease.

59. THIRD PARTY GUARANTOR: If applicable, the tenant renews or extends their Lease with the Landlord, and they do not execute a new Agreement with a third party guarantor with the respect to such renewal or extension term, a security deposit equal to the third party guarantor coverage amount must be paid to the Landlord at least 10 days prior to the first day of such renewal/extension term as a condition precedent to the effectiveness of such renewal (unless waived by Landlord in Landlord's sole and absolute discretion). If the Tenant fails to deliver such security deposit to the Landlord at least 10 days prior to the first day of such renewal/extension term, then, at the option of Landlord, Tenant will be deemed to have not renewed the Lease and if Tenant fails to vacate before the lease expiration date (without taking into account such renewal) then the Tenant shall be in default of the Lease and shall be deemed a holdover tenant. Third party guarantor may refer to companies such as Rhino, The Guarantors or Insurent.

60. 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.

ALJO REALTY LLC



**6/7/2022
01:25 PM EDT**

Rachael Hans (*Tenant*)

Date

(Landlord)

Date

BANK OF AMERICA

Cashier's Check

No. 1588719680

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

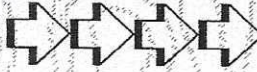
Date 06/07/22 12:00:07 PM

NTX

GREENPOINT

0004 0012483 0015

Pay

 BANK OF AMERICA ONE EIGHT TWO FIVE CTSCTS

\$1,825.17

One Thousand Eight Hundred Twenty Five and 17/100 Dollars

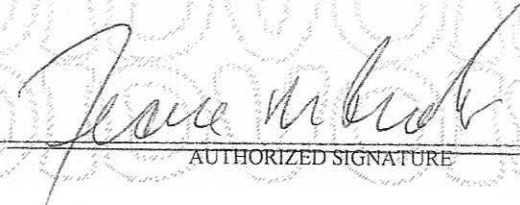
To The
Order Of

ALJO REALTY LLC

MEMO: SECURITY DEPOSIT

Remitter (Purchased By): RACHAEL ELIZABETH HANS

Bank of America, N.A.
SAN ANTONIO, TX


AUTHORIZED SIGNATURE

⑈ 1588719680⑈ ⑆ 114000019⑆ 001641004977⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

BANK OF AMERICA

Cashier's Check

No. 1588719679

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 06/07/22 12:00:07 PM

NTX

GREENPOINT

0004 0012483 0015

Pay

 BANK OF AMERICA ONE EIGHT TWO FIVE CTSCTS

\$1,825.17

One Thousand Eight Hundred Twenty Five and 17/100 Dollars

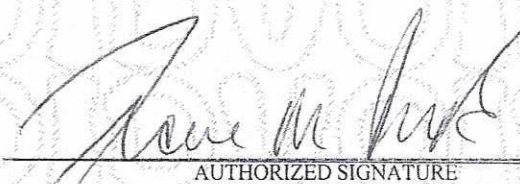
To The
Order Of

ALJO REALTY LLC

MEMO: 1 MONTH

Remitter (Purchased By): RACHAEL ELIZABETH HANS

Bank of America, N.A.
SAN ANTONIO, TX


AUTHORIZED SIGNATURE

⑈ 1588719679⑈ ⑆ 114000019⑆ 001641004977⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

BROKER FEE

BANK OF AMERICA

Cashier's Check

No. 15887196

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 06/07/22 12:00:07 PM

GREENPOINT

0004 0012483 0015

Pay



BANK OF AMERICA

3285.00

\$3,285.00

Three Thousand Two Hundred Eighty Five and 00/100 Dollars

To The
Order Of MNS REALTY

MEMO: BROKERS FEE

Remitter (Purchased By): RACHAEL ELIZABETH HANS

Bank of America, N.A.
SAN ANTONIO, TX

AUTHORIZED SIGNATURE

⑈ 1588719681⑈ ⑆ 114000019⑆ 001641004977⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

formed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the tenant and the landlord provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate

a sales agent to represent the tenant and another sales agent to represent the landlord. A sales agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the landlord will function as the landlord's agent representing the interests of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by ISMAIL YAZICI (print name of licensee) of MNS REALTY (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☐ Landlord as a (check relationship below)

☐ Tenant as a (check relationship below)

☒ Landlord's agent

☐ Tenant's agent

☐ Broker's agent

☐ Broker's agent

☐ Dual agent

☐ Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance informed consent dual agency

☐ Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the tenant; and _____ is appointed to represent the seller in this transaction.

(I) (We) Racheal Hans acknowledge receipt of a copy of this disclosure

form: signature of { } Landlord(s) and/or { } Tenant(s):

DocuSigned by:
Racheal Hans
0AEA51BC6F6948D...

Date: 6/7/2022

Date: _____