

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 Putnam Ridge LLC				
Owner's Address for Notices: 108-18 QUEENS BLVD., Queens, NY 11375				
Renter's Name: Jonathan Pivovar		Driver's License # (if applicable):	Social Security #: 348-82-****	
Renter's Present Address 75 Stewart Ave, Brooklyn, NY 11237 - US				
Address of Premises to be Rented: 1605 Putnam Ave Queens, NY 11385				
Apt. No.: 1C	Term of This Lease: 1 year	Date of Lease: February 16, 2023	Beginning: March 1, 2023	Ending: February 29, 2024
*Monthly Legal Regulated Rent / Monthly Rent Paid: \$2,098.47 / \$1,900.00		Yearly Rent: \$22,800.00		

*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 §27-2075 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

Initials: 

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.

Putnam Ridge LLC



Signed by Jonathan Pivovar

Fri Feb 17 2023 11:41:40 AM EST

Key: 1D8E3F8F; IP Address: 69.203.69.194

Jonathan Pivovar (Tenant)

Date

(Landlord)

Date

Initials: 

M.N.S

REAL ESTATE
NYC

Check Request Form

(Please complete in its entirety)

Date of Request 2/22/23

Deal Number: 996951

Requestor: ISMAIL YAZICI

Payee: PUTNAM RIDGE LLC
(Must be made payable to recipient of money)

Amount: \$ 3800

Type of Check Required: COMPANY
(company or certified. Certified cost \$15 each)

Source of Funds WIRE
(i.e. XpressPay or Wire - attach receipt)

Reason for Check: RENT & DEPOSIT

Note: I hereby certify that the monies requested above are accurate, due and payable and I assume full financial responsibility for any misstatements, errors or omissions that are contained herein, whether intentional or unintentional, that result in any loss by MNS.

Signatures:

Agent/Employee Name: ISMAIL YAZICI

Agent/Employee Signature 

Branch Manager Signature:

Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: JONATHAN M PIVOVAR		Street Address: 544 PARK AVE STE 203		
Account Name: JONATHAN PIVOVAR LLC				
City: BROOKLYN	State: NY	Zip: 11205-1786	Country: USA	Daytime Phone: 773.222.9514
Primary ID Type: Driver's License	ID Issuer: NY	ID Number: 270768120	ID Issue Date: 09/28/2022	ID Exp: 10/03/2030
Secondary ID Type:	ID Issuer:	ID Number:	ID Issue Date:	ID Exp:
Comments:				

Wire Transfer Information

Request Date: 02/21/2023	Request time: 11:59:55AM Eastern time	Effective date: 02/21/2023	Wire Type: Domestic
Debit Account #: XXXXX0305	Debit Account Type: BUS COMPLETE CHK	Wire Amount (US dollars): \$7,220.00	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$35.00
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$7,255.00
Fx Contract Number:			

Recipient Account Information

Account Name: TDG-TRENGNY LLC		Account Number: 1504259214		
Street Address:		City:	State:	Zip:
				Country:
Text to Recipient: DEAL #996951 AGENT NAME ISMAIL YAZICI				

Receiving Bank Information

Bank Name: Signature Bank				
Street Address: 485 Madison Ave (at 51st St)		Bank ABA/SWIFT Code: 026013576		
		City: New York	State: NY	Zip: 10022-5803
		Country: USA		
Intermediary Bank Name:				
Street Address:		Intermediary Bank ABA:		
		City:	State:	Zip:
		Country:		
Text to Receiving Bank:				

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) _____ acknowledge receipt of a copy of this disclosure form: signature of { } Landlord(s) and/or { x } Tenant(s):



Jonathan Pivovar

Date: 02.15.2023

Date: _____