



# RENTERS GUIDE

THE COMPLETE GUIDE TO RENT AN APARTMENT  
IN NEW YORK CITY

*Yousaf Rehman*  
Real Estate Agent

W O

*Yousaf is a tremendous resource for your search for finding a new home in NYC. As we just moved from London to NYC we had limited to minimal knowledge of the city. Yousaf knows the city, different neighborhoods, and properties in each and as such can customize based on your interests, preferences and budget. We highly recommend and endorse his expertise, knowledge and professionalism and most importantly his guidance in navigating New York City market. To me honesty and being straight up when dealing with these matters are key characteristics that distinguishes people and Yousaf is just that.*

*Thank you for helping us find our new home.*

-Clark S.

R D

## LISTING AGENT



Our master negotiator and listing agent extraordinaire. You want this guy on your side!

## NEIGHBORHOOD SPECIALIST



The guy we turn to whenever we've got questions...our fearless leader and knower of all things real estate!

## A B O U T M E

## CLIENT CARE



Our resident client care expert. I got you every single step of the way!

## MARKETER



Our in-house graphic designer and all things social!  
I love making your home look stellar!

# MY STATS

In 2021, I have rented over \$200,000 worth in gross rental apartments. More than any other agent in the company.

Rented 5 apartments every month on average.

Our team worked with 100s of clients in 2021  
Price budget range from \$2,500 to \$15,000

In 2021, My listings rented within 7-30 days!

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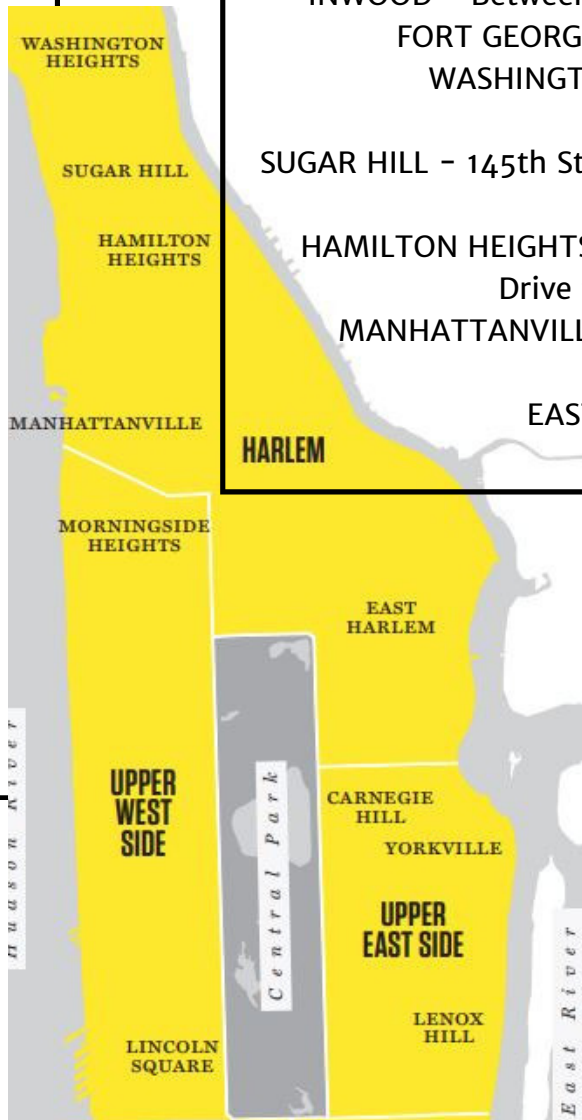
# MANHATTAN NEIGHBORHOODS

## UPPER WEST SIDE

- 59th St. to 110th St.  
between Central &  
Riverside Parks

MORNINGSIDE HEIGHTS  
- 110th St. to 125th St.  
between Eighth Ave. & the  
Hudson River.

LINCOLN SQUARE  
- 59th St. to 72nd St.  
from the Hudson River to  
Broadway



## HARLEM

- Central Park North to the Harlem River  
between Fifth Ave. & St. Nicholas Av

INWOOD - Between the Harlem River & Dyckman St.

FORT GEORGE - West 181st St. to Dyckman St.

WASHINGTON HEIGHTS - Between 155th St.  
& Dyckman St.

SUGAR HILL - 145th St. to 155th St. between the Hudson  
River & Edgecombe Ave.

HAMILTON HEIGHTS - 125th St. to 155th St. Riverside  
Drive to St. Nicholas & Edgecombe Ave.

MANHATTANVILLE - 122nd St. to 135th St. between  
Hudson River & St. Nicholas Park.

EAST HARLEM - 96th St. to 125th St.  
between First Ave. & Fifth Ave

## UPPEREAST SIDE

- 59th St. to 110th St.  
between Central Park & the  
East River

CARNEGIE HILL - 86th St. to  
96th St. between Fifth Ave. &  
Lexington Ave.

YORKVILLE - 80th St. to 85th  
St. between Third Ave. & the  
East River

LENOX HILL - 59th St. to  
79th St. between Second Ave.  
& York Ave.

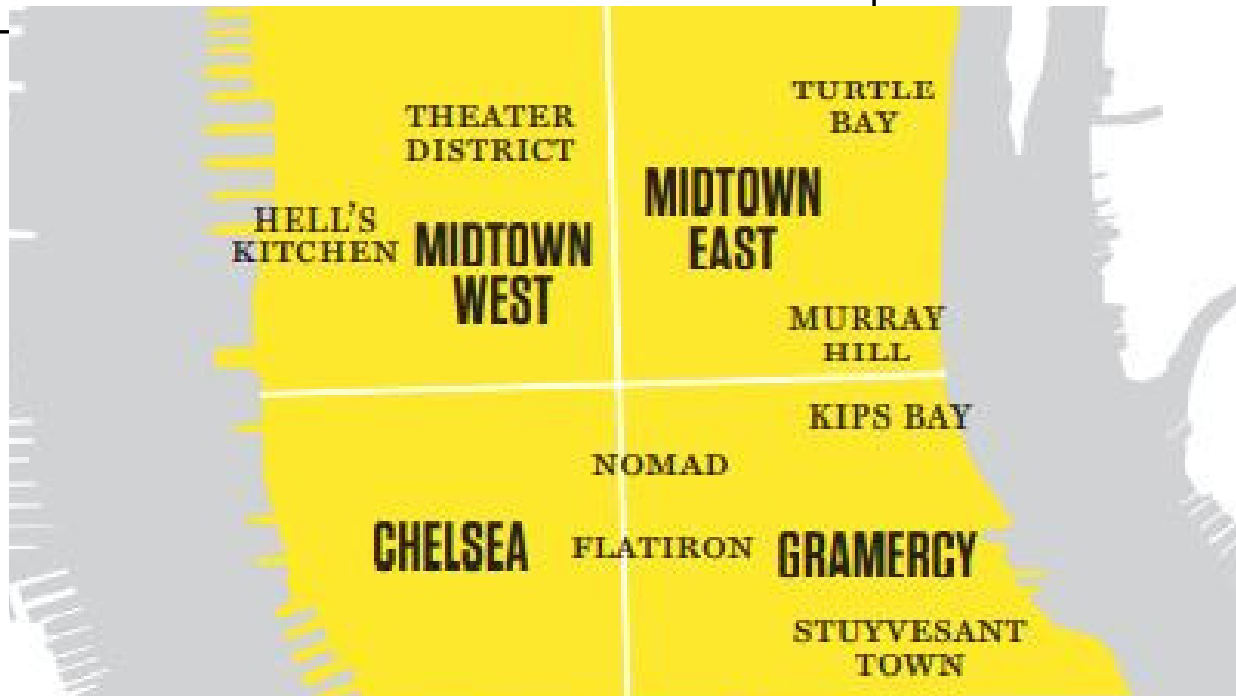
# MANHATTAN NEIGHBORHOODS

## MIDTOWN WEST

- 34th St. to 59th St. between Hudson St. & Sixth Ave.

HELL'S KITCHEN/CLINTON - 34th St. to 50th St. between  
the Hudson River & Ninth Ave.

THEATER DISTRICT - 42nd St. to 53rd St. between Sixth  
Ave. & Eight Ave.



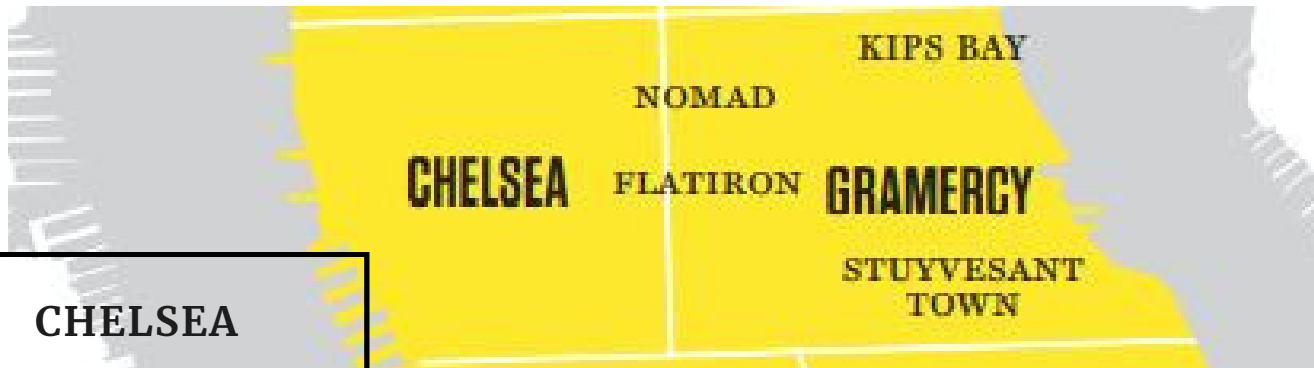
## MIDTOWN EAST

- 34th St. to 59th St. from 5th Ave. to Lexington Ave.

TURTLE BAY- 43rd St. to 53rd St. between Lexington  
Ave. & the East River

MURRAY HILL - 23rd St. to 42nd St. between Park Ave.  
& First Ave.

# MANHATTAN NEIGHBORHOODS



## CHELSEA

- 14th St. to 30th St.  
between Sixth Ave. &  
the Hudson River

## GRAMERCY

- 14th St. to 23rd St. between Park Ave. South &  
First Ave.

KIPS BAY - 23rd St. to 34th St. between Park Ave. &  
the East River

NOMAD - North of Madison Sq. Park & South of  
Herald Sq. between 6th Ave. & Lexington Ave.

FLATION- 14th St. to 23rd St. between Park Ave.  
South & Sixth Ave.

STUYVESANT TOWN- 14th St. to 23rd St. between  
1st Ave. & the East River

## WEST VILLAGE

- 14th St. to Houston St.  
between Sixth Ave. & the  
Hudson River

MEATPACKING DISTRICT -  
14th St. to Gansevoort St.  
between Ninth Ave. & West St.

GREENWICH VILLAGE -  
West Houston St. to 14th St.  
between Fourth Ave. &  
Seventh Ave.



## EAST VILLAGE

- East Houston St. to 14th St. between Fourth Ave. & Ave. D  
ALPHABET CITY- 14th St. to Houston St. between Ave. A & the  
East River

NOHO - Astor Place to East Houston St. between Fourth Ave. &  
Mercer St.

# MANHATTAN NEIGHBORHOODS

## SOHO

- Canal St. to West Houston St. between Lafayette St. & the Hudson River
- NOLITA- Houston St. to Broome St. between Bowery & Lafayette St.
- LITTLE ITALY - Grand St. to East Houston St. between Bowery & Lafayette St.

## LOWER EASTSIDE

- Manhattan Bridge to Houston St. between Bowery & the East River

## TRIBECA

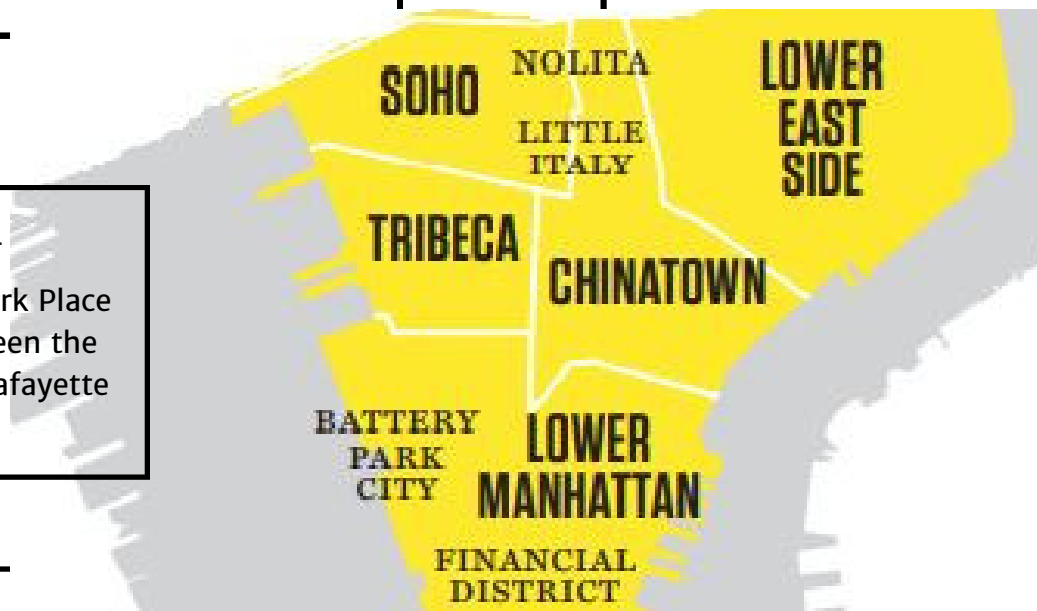
- Canal St. to Park Place & City Hall between the Hudson River & Lafayette St.

## LOWER MANHATTAN

- South St. to Chambers St. between the Hudson River & the East River
- BATTERY PARK CITY - First Place to Chambers St. between West St. & the Hudson River
- FINANCIAL DISTRICT - W. Side Hwy. to E. River from tip of Manhattan to 1 WTC & Park Place

## CHINA TOWN

- Bowery to Grand St. between Worth St. & Broadway





# BUILDING STYLES AND DESCRIPTIVE TERMS



## **Brownstones and Townhomes**

Brownstones and townhomes are four- to five-story buildings built in the late 1800s through the early 1900s. Originally intended as single-family homes, many of these buildings were later converted to multi-unit dwellings. With architectural influences from the Dutch, French and German, they're known for their high ceilings, hardwood floors, gardens and fireplaces. These are not typically doorman buildings.



## **Walk-up Buildings**

A walk-up is any building that does not have elevator service. Walk-ups may be brownstones, townhomes or post-war three- to five-story buildings.



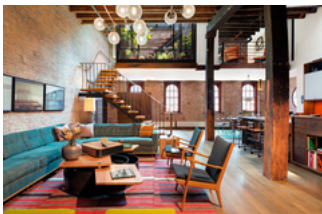
## **Pre-war Buildings**

Known for their character, pre-war buildings were built prior to World War II. Their exteriors are ornate and their interiors, charming, often featuring fireplaces and beamed ceilings. Many pre-war buildings have doormen or intercom systems. All are in high demand and command premium prices.



## **Post-war Buildings**

Typically constructed between 1940 and 1970, post-war buildings are usually 10 to 30 stories high. Made of red, white or brown brick, these buildings have larger layouts than pre-war buildings and often have doormen.



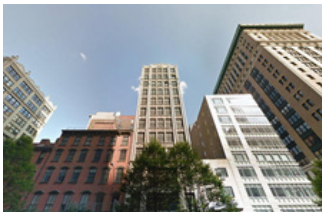
## **Lofts**

Loft spaces are commercial buildings that have been converted for residential use. Open, airy and spacious, many of these units are located downtown and feature oversized windows and private elevators.



## **Luxury High Rise (With Doorman)**

Luxury high rises offer multiple amenities and include a doorman or concierge. Many luxury buildings bring in high-end retail on the ground level of the property – from designer clothing stores to upscale restaurants – and convey an image of walkability to the neighborhood. Often homebuyers will pay more for the luxury of being able to walk to their favorite restaurant.



## **Elevator Buildings (Without Doorman)**

These buildings offer elevator service and often have an intercom system and are typically six or more stories.

Choosing a home that complements your lifestyle, income and preferences is no easy task. There are many moving parts to finding a home that will work for you and your family. Here are some things to consider when looking for that perfect home.



*There's no place like ...*

HOME

# THE STEPS

When renting in NYC, preparation is key. The process is a fast one. So before the search starts, feel free to ask any and all questions about neighborhoods, building types, transportation access, what's included and what's not. This way, I can assure that I have narrowed the search to one you're happy with.



1

## PRIORITIZE YOUR WANTS AND NEEDS.

Work with your agent to determine what is important in your new home. The three largest variables are size, location and price. From there, you can discuss other features such as views or building amenities.

## DISCUSS YOUR FINANCIAL SITUATION

If you know what your budget is before you head out, you'll save time and energy!



2



3

## HUNT FOR HOMES

Start your search 30-60 days ahead of time. If you search too soon or too late, then you may not see the best available inventory

## RESEARCH NEIGHBOURHOODS

Your new neighbourhood is just as important as your home. Look at schools, recreation and shopping.



4

## HAVE YOUR MONIES READY

If you find a place you like, it's best to make a financial commitment immediately.



6

## ORGANIZE YOUR DOCUMENTS

1. A letter from your employer stating your position, salary, length of employment and opportunities for bonuses.
2. Your last two pay stubs.
3. Your last two years of tax returns.
4. Your last two months' bank statements.
5. Contact information for previous landlords.
6. Verification of other assets, if any.
7. Photo ID (Driver's License, Passport, etc.).

\*The above requirements do not apply if you have rental vouchers or other similar rental assistance that meet or exceed the rental price.



## SIGN LEASE

Lease signing is standard across all rental buildings. Condo's /CoOp's might be a lengthy process



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## MOVE IN!

You did it! Welcome to your new home!



# P R E - A P P R O V A L

## MOVING COSTS AND REQUIREMENTS

To be approved for an apartment (without rental vouchers or other similar rental assistance), you'll be expected by many landlords to make 40 to 50 times the monthly rent and go through a credit check.

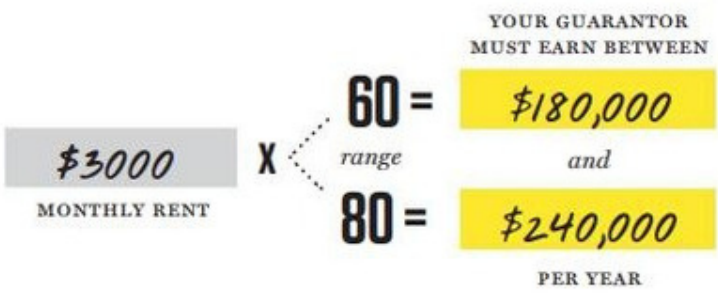
If your annual salary does not meet that requirement, then it may be possible to combine salaries of roommates/partners or use a guarantor. Many landlords require that a guarantor typically make 65 to 80 times the required monthly rent and most landlords prefer that they be from the Tri-State area (NY, NJ, CT). If you meet the requirements for a specific listing, you may apply



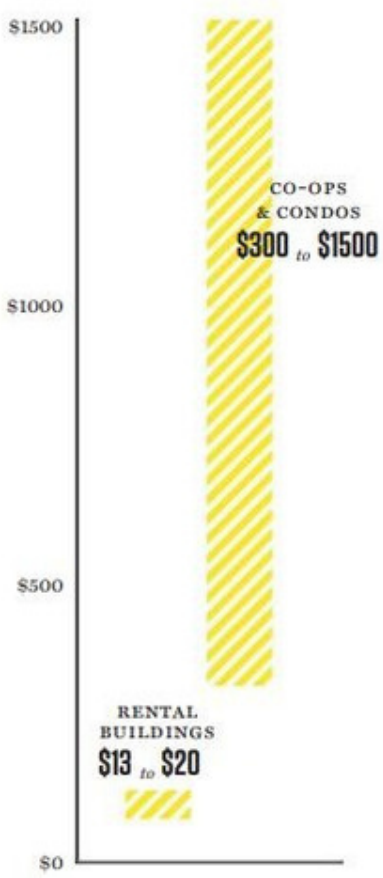
### SALARY REQUIREMENT CALCULATOR



GUARANTOR  
*if necessary*



### TYPICAL APPLICATION FEES





### WHAT KIND OF HOME DO YOU WANT?

Are you interested in single-family, condo or townhome? Do some research of what types of homes offer what that will help narrow down your search area.



### CONSIDER YOUR COMMUTE

Do you need a car to get to work? Are you going to be taking transit? Do a test run before committing to a certain area.



### CODOS OR COOPS

Older neighbourhoods are great for their charm and character, but often older homes require more repairs, newer developments have modern finishes and less repairs needed.

# CHOOSING A HOME



### COMMUNITY

What would you like to see in your new community? Is it more coffee shops? Events? Closer to the water? Whatever it is write it down and choose areas that have those features.



### WALKSCORE

How important is it to you to be walking distance to things like schools, shopping and groceries? Think of what you want or need to be close to.



### MUST NOT HAVE

Everyone has wants but have you considered the things you don't want? If you hate noise you might want to steer clear of the college area for example.

## FAQ'S

*Yousaf helped me find a great apartment within our budget. Getting the apartment was a very time sensitive issue, and Yousef worked quickly to find exactly what I wanted. I highly recommend.*

*-Kevin*

### HOW MUCH DO I NEED TO PAY YOU?

There are some rare exceptions that I discuss in person, but generally, agents do charge a fee, and the fee is paid by the landlord. So as a renter, you will almost never pay any commission fee.

### WHY DO I NEED AN AGENT?

You don't need one, However, an agent can open doors to off market properties that might be a good deal and you might like it as compared to what's in the market. Not everything will be listed online. It's in your best interest to have an agent representing you to save time and the hectic process of searching rental apartments.

### HOW LONG DOES THE PROCESS TAKE?

Start searching within 45-30 days of move in date. Once you find a home you like, Putting an application right away is the key to secure it. The application can be accepted within 24 to 48 hours and the lease signing will take the following day.

# MOVING CHECKLIST

## TWO MONTHS BEFORE

- Start downsizing and donating old and unwanted items
- Start researching moving costs and companies
- Collect school records and transfer
- Order packing supplies

## ONE MONTH BEFORE

- Change your address and send moving notifications to friends and family
- Find local healthcare providers and shopping necessities
- Buy any new appliances or make plans for what to buy

## TWO WEEKS BEFORE

- Contact utilities
- Finalize moving arrangements

## 2-3 DAYS BEFORE

- Plan payments and expenses for moving
- Defrost your fridge
- Clean as you continue to pack
- Pack things you will need right away separately

## MOVING DAY

- Do a final walkthrough
- Keep all receipts
- Pre-clean, seal any windows or doorways
- Check for damages in your new home that will need to be fixed
- Unpack room by room



## TESTIMONIALS



*Yousaf was amazing to work with! We looked for an apartment during covid, and were worried about renting without seeing it in person. Not only did he facetime us in, show us all the specs, and send photos and videos afterwards, he went out of his way to show us other units in the nearby area until we found our perfect match! We are so excited about the unit he found for us, and it checked every box!*

*-Mullaney*



*Yousaf was a MAJOR help in landing an apartment in NYC. He was incredibly kind and patient throughout the entire process, and was always quick to respond to any questions or concerns my roommate and I had. He truly went above and beyond to help meet our needs especially since we were completing our search out of state. I would highly recommend him as an agent, and will definitely be going through him for future real estate needs!*

*-Sydney*



*Yousaf was extremely helpful working with us to find our apartment! He took all of our requirements into consideration, and stayed on top of everything when we found a building we were interested in. He is always very quick to respond and kept us updated throughout the entire process. Could not recommend him more!*

*-Kelsey*



SALES - RENTALS - GUIDANCE

# YOUSAF REHMAN

REAL ESTATE AGENT

*Yousaf Rehman*  
Real Estate Agent



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