

MOUNT SINAI BETH ISRAEL HOUSING POLICY

YEAR 2024

PLEASE READ THIS ENTIRE DOCUMENT CAREFULLY

Key attributes of MSBI Housing:

Walking distance to work	6-story elevator building
Video intercom system between building entrance and apartment	Shared balconies
\$500 security deposit due upon move in	Electricity is a separate cost from rent
Laundry facility onsite; card operated	No separate charge for water service
All apts. are unfurnished	All apts. do not have window treatments
Close to schools, restaurants, theaters	Close to the #6, L trains & several bus lines

Rental Rates:

APARTMENT TYPE	310 E. 24th Street NY, NY 10010
Studio	\$1,614-1,774
1 Bedroom & Jr. 1 Bedroom	\$1,805-1,945

These MSBI rental rates

- are available for the academic year 07/2024 to 06/2025.
- are available to physicians in ACGME-accredited training programs at MSBI and NYEEI of Mount Sinai.
- are subject to annual rent increases, contingent on the physician trainee maintaining full-time participation in an eligible Mount Sinai Beth Israel- or New York Eye and Ear Infirmary of Mount Sinai-based training program.
- are subject to actual apartment availability.
- may be changed.

How the housing process works:

APPLICATION- An on-line housing application has to be completed by a deadline.

- The link to the application is located on the Graduate Medical Education (GME) website and is open to incoming trainees from approximately February through mid-April.
- The GME Office will e-mail all incoming trainees the specific application-opening and submission-deadline dates.

MOUNT SINAI HEALTH SYSTEM LOTTERY- Housing applications will be reviewed for completeness through the submission deadline. The lottery process will be done immediately after the application deadline.

- ***The Lottery process assigns a random number to each applicant.***
- Real Estate processes applications by occupancy group: first from Families; second from Married and Municipal Domestic Partnership Couples; third from Singles; each group in the order set by the randomly assigned lottery number (#1 being the most advantageous).
- Only ONE (1) housing offer will be made based on the #1 preference indicated on the Housing Application. However, if not available, we will work down the applicant's list of preferences.
- The assignment process is reviewed by the Mount Sinai Health System REAL ESTATE AND GRADUATE MEDICAL EDUCATION OFFICES.

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APARTMENT ASSIGNMENT- Applicants are assigned to available apartments in the order set by their occupancy group and the MOUNT SINAI HEALTH SYSTEM LOTTERY.

- The occupancy groups are assigned in the number order set by the Lottery.
- Assignment offers are first made to **new, incoming Interns and Residents** in the following ACGME-accredited programs:
 - MSMW Preliminary Internal Medicine continuing with MSH-NYEE Merged Ophthalmology
 - MSBI Psychiatry
- For those new, incoming Interns and Residents not in the programs listed above, a housing assignment offer will be made **BASED ON AVAILABILITY**.
- We begin to e-mail housing offers to applicants no later than April 19, 2024. Your decision will be due 2 (two) business days after receipt of the e-mailed offer.

LEASING- Upon acceptance of the assigned apartment, you will be issued an Occupancy Agreement for the term of your training.

- The Agreement can be terminated upon 30-days advance notice.
- A fixed security deposit of \$500.00 regardless of apartment size is required and will be due shortly after move-in.

HOUSING CONTRACT- The Occupancy Agreement will be sent to you via an e-mail from the DocuSign application following your on-line acceptance of an assignment.

- Within 5 days after receipt of your housing contract, it must be signed and returned electronically via DocuSign.
- Your assignment will be cancelled and the apartment will be re-assigned to another applicant if the signed documents are not returned to us by the deadline.
- The required security deposit payment is due after move-in upon request from the property manager. Payment must be made via an online portal that will be provided to you.

TRAINING PROGRAMS- A change of training program and or hospital pay site while in MSBI housing may void the housing guarantee and result in a move-out notice. For example (but not limited to):

- if a trainee completes their MSBI/ MSMW residency program and joins a MSH fellowship program that is eligible for housing in the MSH campus neighborhood. The trainee should submit a MSH housing application by the stated Spring deadline and go through the annual MSH housing lottery process. Then their MSBI occupancy will end when the MSBI program ends.
- if a trainee completes their MSBI/ MSMW residency program and joins a MSH fellowship program that is not eligible for housing at the MSH campus then their MSBI occupancy will end when the MSBI/ MSMW program ends.

The trainee should e-mail the property manager at resident.housing@mountsinai.org with their situation's details to clarify the best way to proceed.

MOVE-IN- The date on which you can move into housing will be **AFTER** you have satisfied the credentialing requirements of the Graduate Medical Education and Human Resources Departments, **AND** your apartment is vacant and prepared for you.

Occupancy Agreements for most graduates will terminate at the end of their academic program which is usually at the end of June and end of July for some. Vacating occupants are notified at least 90-days in advance of the move-out procedures, given that those same apartments are to be prepared for the incoming applicants.

Generally, the new occupant moves into their assigned apartment within 5-days of being vacated by the departing occupant.

The required security deposit of \$500.00 will be due for payment online after move-in and upon request for same from the property manager.

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OTHER MSBI PROGRAMS

APARTMENT ASSIGNMENT- Applicants are assigned to remaining MSBI or MSMW apartments in the order set by their occupancy group and the MOUNT SINAI HEALTH SYSTEM LOTTERY.

- A Housing ASSIGNMENT OFFER **IS NOT GUARANTEED.**
- We begin to e-mail housing offers to applicants no later than April 19, 2024. Your decision will be due 2 (two) business days after receipt of the e-mailed offer.

Key attributes of MSMW Housing:

Across the street from work	Close to MSHS shuttle stop
\$500 security deposit due after move-in	No separate charge for water service
Electricity is a separate cost from rent	Laundry facility onsite; card operated
Elevator buildings with doorman service	All apts. do not have window treatments
Close to schools, restaurants, theaters	All apts. are unfurnished

Rental Rates of MSMW Housing:

APARTMENT TYPE	RENTS FOR	
	10 Amsterdam	515 W. 59 th St.
Studio	\$1,724-1,966	\$1,150-1,972
Studio Alcove	\$2,046-2,221	Not Available
1 Bedroom	\$2,342-2,548	\$2,307-3,031
2 Bedroom	\$3,440-3,741	\$2,861-3,482
2 Bedroom, 1-Bathroom share	\$1,261	\$1,366

These MSMW rental rates:

- are available for the academic year 07/2024 to 06/2025.
- are available to physicians in ACGME-accredited training programs at MSBI, MSMW, MSH and NYEE of Mount Sinai.
- are subject to annual rent increases, contingent on the physician trainee maintaining full-time participation in an eligible Mount Sinai Beth Israel, Mount Sinai Morningside, Mount Sinai West, Mount Sinai Hospital or New York Eye and Ear Infirmary of Mount Sinai –based training program.
- are subject to actual apartment availability.
- may be changed.

Shared 2-bedroom apartments offered at the above rents must be between 2 (two) MSHS House Staff, Residents or fellows. The Mount Sinai Real Estate Office will make an assignment offer to those eligible House Staff / Residents / Fellows appearing on the Incoming Trainees List provided by the Office of Graduate Medical Education (GME).

How the MSMW housing process works:

APPLICATION- An on-line housing application has to be completed by a deadline.

- The link to the application is located on the GME website and is open to incoming trainees from approximately February through mid-April.
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deadline dates.

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- Only ONE (1) housing offer will be made based on the #1 preference indicated on the Housing Application. However, if it is not available, we will work down the applicant's list of preferences.
- The assignment process is reviewed by the Mount Sinai Health System REAL ESTATE AND GRADUATE MEDICAL EDUCATION OFFICES.

APARTMENT ASSIGNMENT- Applicants are assigned to available MSMW apartments in the order set by their occupancy group and the MOUNT SINAI HEALTH SYSTEM LOTTERY.

- The occupancy group with a guarantee of housing is assigned first, in the order set by the Lottery.
- A housing assignment offer is guaranteed to those in a CIR position.
- For those who are not in a CIR position, a housing assignment offer will be made BASED ON AVAILABILITY in a hospital owned building.
- Assignment offers are first made to new, **incoming Interns, Residents and Fellows** in eligible ACGME-accredited programs based at Mount Sinai Morningside, West, Beth Israel, Mount Sinai Hospital and New York Eye and Ear Infirmary of Mount Sinai.
- We begin to e-mail housing offers to applicants no later than April 19, 2024. Your decision will be due 2 (two) business days after receipt of the e-mailed offer.

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- if a trainee completes their MSBI/ MSMW residency program and joins a MSH fellowship program that is not eligible for housing at the MSH campus then their MSW occupancy will end when the MSBI/ MSMW program ends.

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Generally, the new occupant moves into their assigned apartment within 5-days of it being vacated by the departing occupant.

The required security deposit of \$500.00 will be due for payment online after move-in and upon request for same from the property manager.

ANY OF THE ABOVE TERMS ARE SUBJECT TO CHANGE WITH ADVANCE NOTICE GIVEN TO YOU BY REAL ESTATE OR GME AS APPLICABLE