

MOUNT SINAI WEST (MSW) HOUSING POLICY

01/2019

PLEASE READ THIS ENTIRE DOCUMENT CAREFULLY

Housing offers are made to new, **incoming Interns, Residents and Fellows** in ACGME-accredited programs based at Mount Sinai St. Luke's, West and Beth Israel. The order in which applicants are assigned to available apartments is determined 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.

Here are the guidelines for housing assignments:

CIR POSITIONS

A housing ASSIGNMENT **OFFER IS GUARANTEED** and will be for MSHS owned housing locations at 10 Amsterdam Avenue or 515 W. 59th Street at the rents below. **One month's rent and a fixed security deposit of \$500.00 regardless of apartment size will be collected at lease signing.**

Incoming interns, residents and fellows will apply via **ToD**, the on-line housing application vehicle for the Mount Sinai Health System. **ToD** is on-line annually as of approximately March 22nd or several days after Match Day through mid-April. Notice of the specific housing application "open" date will be e-mailed to all incoming trainees by the office of Graduate Medical Education.

APARTMENT TYPE	RENTS FOR MSW OWNED HOUSING			
	10 Amsterdam Avenue		515 W. 59 th Street	
	Modern	Classic	Modern	Classic
Studio	\$1,778-2,325	\$1,593-1,854	\$1,957-2,224	\$1,423-1,763
Studio Alcove	\$2,284-2,610	\$1,917-2,027	Not Available	Not Available
1 Bedroom	\$2,406-2,875	\$2,156-2,396	\$2,678-2,950	\$2,260-2,761
2 Bedroom	\$4,132-4,400	\$3,307-3,526	\$4,030-4,500	\$3,100-3,875

Above rates are available through the academic year 07/2019 to 06/2020, are subject to annual rent increases and are contingent on the physician trainee maintaining their participation in the MSSSL/W/BI/MSH based training program. The Mount Sinai Real Estate Office will make an assignment offer to those eligible House Staff appearing on the list of incoming House Staff provided by the GME Office.

NON-CIR POSITIONS

A housing ASSIGNMENT OFFER will **BE BASED ON AVAILABILITY** in a hospital owned building and **IS NOT GUARANTEED**. Assignment will be made through the **MOUNT SINAI HEALTH SYSTEM LOTTERY** based on the above listed rents.

Those rates are subject to annual rent increases and are contingent on the physician trainee maintaining their participation in an MSSSL/W/BI/MSH based training program. Offers will be made via the Mount Sinai Real Estate Office to the list provided by the GME Office.

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IMPORTANT

1. **VACATES-** MSW OCCUPANCY AGREEMENTS for most graduates will terminate at the end of their academic program. Advance notification is sent to those vacating since those apartments are turned over for the incoming applicants.
2. **LOTTERY-** Dates for processing the Applications through the housing lottery process will be in mid-April. Housing offers will be made by e-mail. Real Estate processes applications from Families then Married and Municipal Domestic Partnership Couples then Singles in the order set by the lottery number (#1 being the most advantageous). Only ONE (1) housing offer will be made based on the #1 preference indicated on the Application. However, if not available, we will work down the applicant's list of preferences.

Note: The Lottery process assigns a random number to each applicant and the assignment process is reviewed by the Mount Sinai Health System REAL ESTATE AND GRADUATE MEDICAL EDUCATION OFFICES.

3. **APARTMENT ASSIGNMENTS-** Will be e-mailed no later than April 15th. Your decision will be due 2 business days after receipt of the e-mailed offer.
4. **HOUSING CONTRACT-** Will be distributed via e-mail following acceptance of an assignment. Your signed contract, security deposit and first full month's rent payment will be due by May 3rd in order to hold the apartment until your move-in date.
5. **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.
6. **SPECIAL RATES-** These special rent rates that Mount Sinai Health System offers are ONLY available to physicians in approved training programs at MSBI, MSSSL, MSW and MSH and may be changed and or revoked.

NOTE: These rent rates are subject to actual housing availability.

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