

## INFORMATION ABOUT APARTMENTS

### **Apartment Information**

All apartments are rented unfurnished and without window treatments or microwave ovens. The appliances that are Included in the apartment are refrigerators and gas stoves. For your convenience, card-operated washers and dryers are located in all buildings. The installation and use of washing machines, clothes dryers and dishwashers in individual residential units, except where provided by the Landlord, is not permitted.

To prevent damage to existing tile and wood laminate floors, wall-to-wall carpeting that is tacked to the floors is not permitted. Other floor treatments if installed must be done in such a way that the floor can be returned to the original condition without damage.

Floor plans and photographs for typical apartments in each building are available in the Housing Options section of the GME housing website.

### **Cable, Telephone & Internet Connection**

The buildings are serviced by cable and FIOS television, telephone and internet service providers.

- Astound Broadband Telecommunication Services can be reached for telephone, cable TV and internet services at 646-772-4472, <https://www.astound.com/new-york/> or via email to [janet.mcgibbons@astound.com](mailto:janet.mcgibbons@astound.com). A brochure with Astound Broadband promotions is available on the website.
- Spectrum TV can be reached for telephone, cable TV and internet services at 844-757-2826 or <https://Official.Spectrum.com>.
- Verizon can be reached for local telephone, FIOS internet and TV services at 1-800-837-4966, 1-888-438-3467 or <https://www.verizon.com>.

### **Electricity, Gas and Water**

**Residents at 310 East 24<sup>th</sup> Street** must contact Con Edison at 800-752-6633 or <https://www.coned.com/en> to turn on the electricity service in the apartment. Electricity is a separate cost from the rent. Cooking gas is not billed to the resident. You will receive a monthly bill from the utility company and must pay them directly in order to avoid a service interruption.

**Residents at 10 Amsterdam Avenue and 515 W. 59<sup>th</sup> Street** do not have to make arrangements to turn on the gas and electricity services in the apartment. Electricity is a separate cost from the rent and is provided on a sub-metered basis. You will receive a monthly statement with your electricity usage and charge from the electricity sub-metering company, Quadlogic Corporation with the options for submitting your payment. This cost will also appear on the monthly rent statement that you will receive from our contracted property management company, Rose Associates. The amount billed for electricity should be paid within 5 days of receipt of the bill. Once you have your resident ID number that is included on the statement, payment can be submitted on-line at [www.Clickpay.com/rose](http://www.Clickpay.com/rose) or mailed to the address provided on the bill. The cost of water and cooking gas is included in the rent. Arrangements for water service is not necessary at any of the buildings.

### **Renter's Insurance**

Tenants are required to purchase Renter's Insurance and submit the certificate of insurance received from the insurance company to the Property Manager within 30 days of the Occupancy Agreement start date. Renter's Insurance can provide coverage for loss of personal property due to fire, flood, smoke, vandalism

and theft. Renter's insurance can also cover you if someone slips and falls in your home or is injured by any of your possessions and then sues. Insurance companies that sell Renter's Insurance include, but are not limited to Liberty Mutual at <https://www.libertymutual.com> or 800-295-2723 and whose brochure is on the website; Allstate at <https://www.allstate.com> or 800-Allstate; Geico at <https://www.geico.com> or 800-241-8098; Nationwide Insurance at <https://www.nationwide.com/index.jsp> or 800-882-2822 and Met Life at <https://www.metlife.com> or 800-438-6388.

## **Pets**

Written authorization from Real Estate Service is needed to have a pet reside in your apartment. To obtain a pet rider to the lease, authorizing you to have a pet in your apartment, please provide details when completing the housing application. Pet details should include animal type, breed, color, age, name, weight, and a photograph.

Pets are allowed in most buildings after submission of required documents and signing of a Pet Rider. 10 Amsterdam Avenue does not allow pets of any kind, though with appropriate clinical documentation, a tenant may be authorized to have an emotional support animal reside with them in the building.

Please note: aggressive breeds of dogs are not allowed in any of our residential buildings. These breeds include Pit Bulls, Doberman Pinschers, Rottweilers and German Shepherds. Mixed-breed dogs which include one of these aggressive breeds are not allowed.

## **When Will My Apartment Be Ready?**

In June, once we receive notice from the departing tenant of their planned move-out date, incoming tenants will be emailed an estimated date of when the apartment will be ready for move-in in order to confirm moving plans and schedule use of the corresponding building elevator. Apartments are usually ready for occupancy approximately five (5) business days after the apartment has been vacated.

Email [Resident.Housing@mountsinai.org](mailto:Resident.Housing@mountsinai.org) if a move-in date has not been received two weeks prior to your hire date. Please include your assigned building and apartment number in the subject field of the email.

New occupants may move in as soon as:

- The assigned apartment is ready;
- Use of the elevator has been reserved with the building Door Attendant or Security Guard;
- The required move-in notification email from the property manager has been received; a move-in notification email is necessary before you can pick up the keys to move into the building. Pro-rated rent will be charged from the day you pick up your keys, regardless of whether your belongings are actually in the apartment.