

# **MOUNT SINAI BETH ISRAEL HOUSING POLICY**

**YEAR 2023**

## **PLEASE READ THIS ENTIRE DOCUMENT CAREFULLY**

### **Key attributes of MSBI Housing:**

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

### **Rental Rates:**

<b>APT. TYPE</b>	<b>310 E. 24<sup>th</sup> Street, NY, NY 10010</b>
Studio	\$1,597-1,739
1 Bedroom & Jr. 1 Bedroom	\$1,788-1,907

These rental rates are available for the academic year 07/2023 to 06/2024 and are subject to annual rent increases, contingent on the physician trainee maintaining participation in a Mount Sinai Beth Israel or New York Eye and Ear Infirmary of Mount Sinai based training program. These rental rates are subject to actual apartment availability.

Shared apartment 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 list of incoming House Staff provided by the Office of Graduate Medical Education (GME).

**SPECIAL RATES-** These special rent rates that Mount Sinai Health System offers are available ONLY to physicians in approved training programs at MSBI and NYEEI of Mount Sinai, and may be changed and or revoked.

### **How the housing process works:**

**APPLICATION** An on-line housing application has to be completed by a deadline. A link to the application is located at the GME website and is open to incoming trainees from approximately January through mid-April. The specific housing application opening date and submission deadline will be e-mailed to all incoming trainees by the GME Office.

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

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occupancy groups with a guarantee of housing are assigned first in the order set by the Lottery. Assignment offers are guaranteed and first made to **new, incoming Residents and Fellows** in the Category One ACGME-accredited programs listed below. Housing offers will begin to be e-mailed to applicants no later than April 21, 2023. Your decision will be due 2 (two) business days after receipt of the e-mailed offer.

- **GUARANTEE** A housing assignment offer in MSBI owned housing is guaranteed to those new, incoming MSBI Interns, Residents and Fellows in the following MSBI programs and new, incoming NYEE residents in the merged program mentioned below:

**Cardiovascular Disease; Preliminary Internal Medicine continuing with MSBI Neurology; Preliminary Internal Medicine continuing with MSH-NYEE Merged Ophthalmology**

**LOTTERY-** Housing applications will be reviewed for completeness through the submission deadline. The lottery process will be done immediately after the application deadline. Real Estate processes applications first 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 Housing 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.***

**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 regardless of apartment size is required and will be due shortly after move-in.

**HOUSING CONTRACT-** An e-mail from the DocuSign application will be sent to you following on-line acceptance of an assignment. Within 5 days after receipt of Your 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 you move into the apartment and 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 MSMW or MSBI housing may void the housing guarantee and result in a move-out notice.

## **OTHER MSBI PROGRAMS**

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A Housing ASSIGNMENT OFFER will **BE BASED ON AVAILABILITY** in Mount Sinai West housing and **IS NOT GUARANTEED**. Assignment will be made through the **MOUNT SINAI HEALTH SYSTEM LOTTERY** at the rents above.

**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 some in July. Advance notification is sent to vacating occupants since those apartments are to be prepared for the incoming applicants.

Vacated apartments are prepared for move-in by the new occupant 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.

#### **Key attributes of MSM&W Housing:**

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

#### **Rental Rates of MSM&W Housing:**

<b>APARTMENT TYPE</b>	<b>RENTS FOR</b>	
	<b>10 Amsterdam</b>	<b>515 W. 59<sup>th</sup> St.</b>
Studio	\$1,690-1,957	\$1,106-1,897
Studio Alcove	\$1,967-2,184	Not Available
1 Bedroom	\$2,297-2,470	\$2,219-2,972
2 Bedroom	\$3,406-3,633	\$2,832-3,296
2 Bedroom, 1-Bathroom share*	\$1,236	\$1,339

These rental rates are available for the academic year 07/2023 to 06/2024 and are subject to annual rent increases, contingent on the physician trainee maintaining participation in a Mount Sinai Morningside, West, Beth Israel, Mount Sinai Hospital or New York Eye and Ear Infirmary of Mount Sinai based training program. These rental rates are subject to actual apartment availability.

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

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assignment offer to those eligible House Staff / Residents / Fellows appearing on the list of incoming House Staff provided by the Office of Graduate Medical Education (GME).

**SPECIAL RATES-** These special rent rates that Mount Sinai Health System offers are available ONLY to physicians in approved training programs at MSBI, MSM, MSW, MSH and NYEEI of Mount Sinai, and may be changed and or revoked.

### **How the MSWM housing process works:**

**APPLICATION** An on-line housing application has to be completed by a deadline. A link to the application is located at the GME website and is open to incoming trainees from approximately January through mid-April. The specific application opening date and submission deadline will be e-mailed to all incoming trainees by the GME Office.

**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 group with a guarantee of housing is assigned first, in the order set by the Lottery. Assignment offers are first made to new, **incoming Interns, Residents and Fellows** in 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 21, 2023. Your decision will be due 2 (two) business days after receipt of the e-mailed offer.

➤ **GUARANTEE** A housing assignment offer is guaranteed to those in a CIR position; a housing assignment offer BASED ON AVAILABILITY in a hospital owned building will be made to those who are not in a CIR position.

**LOTTERY-** Housing applications will be reviewed for completeness through the submission deadline. The lottery process will be done immediately after the application deadline. Real Estate processes applications first 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 Housing Application. However, if it is 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.***

**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 regardless of apartment size is required and will be due shortly after move-in.

**HOUSING CONTRACT-** An e-mail from the DocuSign application will be sent to you following on-line acceptance of an assignment. Within 5 days after receipt of your 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

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is due after move-in and 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 MSM and MSW housing may void the housing guarantee and result in a move-out notice.

**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 mid to end of June and July for some. Advance notification is sent to vacating occupants since those apartments are to be prepared for the incoming applicants.

Vacated apartments are prepared for move-in by the new occupant 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.

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