

Mount Sinai Beth Israel Real Estate Services

HOUSING TIMELINE AND ASSIGNMENT GUIDELINES

IMPORTANT DATES TO NOTE:

Date	SUBJECT
~March 20	This is the estimated opening day for on-line Housing Application submission from new House Staff. The exact date for the on-line Housing Application to be accessible to the incoming House Staff will be provided in communication from the Office of GME after Match decisions are made available. Please make sure the email address you provide on your application is monitored as we will be e-mailing all correspondence, including the lease papers to you.
April 4th	Housing Application deadline. The on-line application process will be closed. You can still submit an application but those received prior to April 4th will be given priority. Applications received after the deadline will be assigned on a first come, first served basis, as space allows, after the applicants who met the deadline receive their assignments.
April 15th	<p>Housing assignment e-mail will begin to go out to applicants no later than April 15th. All housing assignments will be completed and e-mailed to incoming residents who submitted an application by the stated deadline.</p> <p>Housing assignment decision deadline is <u>2 business days after receipt of an offer</u>. Response to the housing assignment offer is due from the Applicants via the on-line Assignment Acknowledgement page of the Housing Application. Applicants will have two business days to indicate on-line if they accept or decline the assignment. Applicants who do not reply on-line within the required timeframe will have their housing assignment re-issued to another incoming resident. Applicants who decline their offer or do not provide an on-line response should make alternate housing arrangements. There is no second offer of an apartment.</p> <p>Issuance of Occupancy Agreements and related documents begins during this week to all residents who accepted their housing offer via the online Assignment Acknowledgement page of the Housing Application.</p>
May 3rd	Return of leasing documents and payments deadline. All completed / signed Occupancy Agreements, payments and related documents are due to Real Estate Services. All Occupancy Agreements and related documents that are received late may result in loss of the housing offer. There is no second offer of an apartment. Applicant should then make alternate housing arrangements.
January 1st	In early January, NYC's Law-mandated Annual Safety Notice for Lead Paint and Window Guard will be mailed to you in the form of a packet with important information and an ~4"X6" card from our contracted vendor, SiteCompli. If there are no children living in your apartment, you can respond via telephone or on-line following the instructions on the card you will receive from SiteCompli. If there is a child under age 11 living in your apartment the card must be completed, signed manually then mailed to SiteCompli. All telephone, on-line and U.S. Postal Service responses must be submitted by February 15 th .
February to March	In preparation for turnover of apartments, pre-move out inspections are scheduled for residents graduating and moving out on or before June 30th. Pre-move out inspections are required for each apartment. The pre-move out inspection will identify any issues that might impact the amount of your security deposit refund. Once you move out of hospital housing, the final inspection in which you may also participate, will determine whether there are additional charges against your security deposit.
February to April	Vacate notice and procedures will be e-mailed by the Office of GME to residents who are graduating. As you near your graduation date you should start to plan your move out of hospital housing on or before your program end date. The earlier you move, the quicker we can have the unit ready for the next incoming resident. Please contact your property manager at least 30-days in advance for move-out procedures including the link to our on-line Move-out Notice and Forwarding Address form. Please note that until you return your apartment keys you will not be considered moved out and will continue to accrue rent charges.

Assignment Criteria

Studio, one-bedroom and two-bedroom apartments are offered based on a Lottery System in which applications are divided into categories: Incoming Families, Incoming Couples and Incoming Singles. Each application will receive a randomly assigned number and housing offers will begin with application #1 and proceed down the list. In an effort to accommodate housing preferences, housing assignments will also be based on the housing choice(s) indicated on the application and actual apartment availability.

Only you and your immediate family are eligible for housing. Only eligible family members and significant others who will be residing in the apartment full-time should be listed on the Housing Application. Eligible family members include only your spouse or domestic partner and children. Occupancy guidelines are included in the Medical Center's Policy and Procedure manual and explained below. This information is also included with the Housing Application for ease of access. The following guidelines are also used in assigning housing to eligible applicants:

Studio

- House Staff with spouse / domestic partner with no children or single employee with one child.
- Single House Staff.

One Bedroom

- House Staff with spouse / domestic partner and one child or a married couple/domestic partners.
- House Staff with spouse or domestic partner or single House Staff with one child.

Two Bedrooms

- House Staff with spouse / domestic partner with two children or a married couple / domestic partners with one child.
- House Staff with spouse / domestic partner with one child or single House Staff with two children.
- Two Single House Staff in MSBI-based Category one programs.