

MOUNT SINAI WEST AND ST. LUKE'S HOUSING POLICY

01/2020

PLEASE READ THIS ENTIRE DOCUMENT CAREFULLY

Key attributes of MSSL/W Housing:

√ Across the street from work	√ Close to MSHS shuttle stop
√ Close to schools, restaurants, theaters	√ Walking distance to NYC subway hub
√ \$500 security deposit for any size apt.	√ 1-month free rent; 1-year or more lease
√ Electricity is a separate cost from rent	√ No separate charge for water service
√ Elevator buildings with doorman service	√ Laundry facility onsite; card operated
√ Classic apts. have original finishes	√ Modern apt. have renovated finishes
√ All apts. are unfurnished & without a microwave oven	√ All apts. do not have window treatments

How the housing process works:

An on-line housing application has to be completed by a deadline. The housing is located at 10 Amsterdam Avenue and 515 W. 59th Street, NY, NY 10019. Assignment offers are made to new, **incoming Interns, Residents and Fellows** in ACGME-accredited programs based at Mount Sinai St. Luke's, West, Beth Israel, Mount Sinai Hospital and New York Eye and Ear of Mount Sinai.

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.

CIR POSITIONS

A housing ASSIGNMENT **OFFER IS GUARANTEED**.

The housing application is on-line from approximately January through mid-April. Notice of the applicable housing application acceptance dates will be e-mailed to all incoming trainees by the office of Graduate Medical Education.

APARTMENT TYPE	RENTS FOR MSSL/W HOUSING		
	10 Amsterdam Avenue	515 W. 59 th Street	
	Classic	Modern	Classic
Studio	\$1,641-1,930	\$1,957-2,224	\$1,465-1,803
Studio Alcove	\$1,910-2,120	Not Available	Not Available
1 Bedroom	\$2,254-2,356	\$2,678-2,900	\$2,132-2,828
2 Bedroom	\$3,307-3,725	\$4,030-4,475	\$3,194-3,947
*2 Bedroom, 1-Bathroom share	\$1,200	\$1,500	\$1,200

*Above rates are available through the academic year 07/2020 to 06/2021, may be subject to annual rent increases and are contingent on the physician trainee maintaining their participation in the MSSL/W/BI/MSH/NYEE of MS based training program. * Shares must be between two MSHS house Staff/Residents. The Mount Sinai Real Estate Office will make an assignment offer to those eligible House Staff/Residents appearing on the list of incoming House Staff provided by the GME Office.*

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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 aforementioned rents and participation criteria.

OTHER THINGS YOU SHOULD KNOW

1. **VACATES**- MSSSL/W OCCUPANCY AGREEMENTS for most graduates will terminate at the end of their academic program which is usually at the end of June. Advance notification is sent to those vacating since those apartments are turned over for the incoming applicants.
2. **LOTTERY**- Dates for processing the housing applications through the lottery process will be in mid-April. 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 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.

3. **APARTMENT ASSIGNMENTS**- Housing offers will be made by e-mail no later than April 15th. Your decision will be due 2 business days after receipt of the e-mailed offer.
4. **HOUSING CONTRACT**- Distributed via e-mail following acceptance of an assignment. Your contract must be signed and returned electronically within 5 days after receipt or your assignment will be canceled and the apartment re-assigned. Security deposit payment is due by May 5th 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, your security deposit payment has been received 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.

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