

## ***Housing Resources***

*This information is provided as a service to students; the CUNY School of Public Health does not endorse any of the services, facilities, or resources listed.*

### Apartment Listings

Be aware of that some apartments require you to pay a **broker's fee**. If you'd like to avoid paying extra, be sure to look for **no-fee** apartments.

We recommend starting your apartment hunt at websites marked with an asterisk.

[Adobo](#)

[Apartment Guide](#)

[Apartment List](#)

[Brick Underground](#)

[BrookHill Properties](#)

[CampusCribz](#)

[CityRealty](#)

[CitySpade](#)

[ClearDigs](#)

[Compass](#)

\* [Craigslist](#)

[Ditch The Space](#)

[EasyRoommate](#)

[Flip](#)

[GoNoFee.com](#)

[Gypsy Housing NYC](#)

[HomeFinder.com](#)

[HomeSuite](#)

[HotPads](#)

[Huthunt](#)

[InsideDigs](#)

[Leasebreak](#)

\* [Listings Project](#)

[Lovely](#)

[Move.com](#)

[MoveMent](#)

[MyApartmentMap](#)

[MyGradPad](#)

[MySpace NYC](#)

\* [Naked Apartments](#)

[New York Habitat](#)

[New York Times Real Estate](#)

[Nofee Rentals](#)

\* [NY Bits](#)

[Oliver](#)

\* [PadMapper](#)

## ***Housing Resources***

[Rent.com](#)

[Rent-Direct.com](#)

[Renter St](#)

\* [RentHackr](#)

\* [RentHop](#)

[RoomMatchers](#)

[Roommates in Sobriety](#)

[Roomster](#)

[RoomZoom](#)

[Rumr](#)

[Skylight](#)

[Socialisting](#)

[SpareRoom](#)

[SpeedRoommating](#)

\* [StreetEasy](#)

[Student.com](#)

[Sublet.com](#)

[Townhouse Apartments New York](#)

[The Beacon Jersey City](#)

[Trulia](#)

[University Centre](#)

\* [Urban Edge](#)

[Urban Living](#)

[Village Voice Classifieds](#)

[Zillow](#)

\* [Zumper](#)

## ***Housing Resources***

### Specialty Housing

Co-Ed Housing

[92YResidence](#)

[Educational Housing Services](#)

[International House](#)

[Kolping House](#)

[Residence Hall @ Brooklyn College](#)

Women's Only Housing

[Brandon Residence for Women](#)

[Centro Maria Residence](#)

[Jeanne D'Arc Residence](#)

[Markle Evangeline Residence](#)

[Pink Dorms](#)

[Webster Apartments](#)

Men's Only Housing

[Kolping House](#)

Other Housing

[Connections in Recovery](#)

[Hazelden Sober Housing Manhattan](#)

## ***Housing Resources***

### Short Term Housing/Hotels/Hostels

Suitable for visitors or temporary accommodations while looking for long term housing.

[ABAIdealHousing](#)

[Airbnb](#)

[Expedia](#)

[Flipkey](#)

[Frommers](#)

[HomeAway](#)

[HostelBookers](#)

[Hostels.com](#)

[HostelWorld](#)

[Hotels.com](#)

[LeaseBreak](#)

[NYCRooms4Rent](#)

[NYCTourist](#)

[Orbitz](#)

[PC Housing](#)

[Priceline](#)

[Roomorama](#)

[Sara's Homestay](#)

[Travelocity](#)

[VacationHomeRentals](#)

[YMCA](#)

## ***Housing Resources***

### Apartment Property Management Companies and Brokers

[9300 Realty](#)

[Abington Properties](#)

[AIMCO](#)

[ATA Enterprises](#)

[Bettina Equities](#)

[Big Apple Management](#)

[Brodsky Organization](#)

[Christie Property Group](#)

[Citi Habitats](#)

[City Connections](#)

[Core NYC](#)

[Douglas Elliman Real Estate](#)

[Duell Management](#)

[Eberhart Brothers](#)

[Elika Associates](#)

[Equity Apartments](#)

[General Property Management](#)

[Glenwood Management](#)

[Goldfarb Properties](#)

[Habitatman](#)

[Hudson Companies, Inc.](#)

[Jack Resnick & Sons](#)

[Jakobson Properties](#)

[JR Properties](#)

[Keyah Enterprises](#)

[Manhattan Skyline Management](#)

[Milford Management](#)

[MyGradPad](#)

[Ogden Cap Properties](#)

[Olnick Organization](#)

[Proper Management](#)

[Related Rentals](#)

[Rockrose Residential](#)

[Rose Associates](#)

[RY Management](#)

[Sky Management](#)

[Standard Realty](#)

[Time Equities](#)

## ***Housing Resources***

### Miscellaneous Information

[Metropolitan Transit Authority \(MTA\)](#) – information for New York City Transit (buses and subways), MetroNorth, the Long Island Railroad (LIRR) and NY bridges and tunnels

[New Jersey Transit \(NJT\)](#) – information for NJT Rail Service, NJT Bus Service and PATH service

[Tenant's Rights, New Jersey](#)

[Tenant's Rights, New York City](#)

## *Housing Resources*

### Tips

- Most apartment vacancies are not announced until up to thirty days before the move-in date, so searching prior to this time may not be helpful. However, familiarize yourself ahead of time with the New York real estate market so when it is time to look for an apartment, you are already aware of the different neighborhoods and price ranges available.
- Be open to a wide range of neighborhoods, even if that means considering apartments in Brooklyn, Queens, or New Jersey. Make sure to explore all transportation options in a neighborhood – you might be surprised how accessible Manhattan is from some seemingly distant neighborhoods.
- Things that landlords may require before agreeing to rent an apartment:
  - Proof of income – an annual income anywhere from 30 to 50 times the amount of monthly rent. Sharing with roommates may bring down the required amount of income.
    - Grants, scholarships, stipends, fellowships, assistantships, and other awards are considered income. Loans are oftentimes not considered income.
  - Good credit – the higher, the better. A high credit score may help compensate for a lower income.
  - Assets – If you don't have enough income or high enough credit, some landlords may accept several months of rent up front instead.
  - Guarantor – If you lack income, credit, or assets, a landlord may be willing to accept a guarantor, also known as a co-signer. The guarantor assumes responsibility for your lease if you cannot or will not fulfill your obligations. An important note is that even if you are splitting the rent with a roommate, the guarantor is responsible for the entire rent. If you cannot get a friend or family member to be a guarantor, you can get a fee-based guarantor, such as [Insurent](#) or [The Guarantors](#).
- Be sure to use Google to try to answer specific questions – there are a LOT of resources available for first-time renters. Here's a good [renter's guide](#) and [tips](#) to start out with.

## *Housing Resources*

### Common NYC Real Estate Terminology

Alcove Studio	A studio apartment with a small alcove attached, creating a room in the shape of an L.
Broker	An agent who charges a fee (usually paid by the renter) to help a renter find an apartment.
Brownstone or Townhouse	Originally built as single family homes, these four or five story buildings are sometimes divided into multiple apartments. Brownstones rarely feature doormen.
Classic 6, 7, or 8	Refers to the number of total rooms in an apartment, excluding bathrooms.
Condominium/Condo	Unlike typical apartments that are for rent, condos are apartments that can be purchased. Some may be available for rent by the owner.
Convertible/Flexible	An apartment that can be flexible in terms of how many bedrooms it contains. For example, a convertible two bedroom is really a one bedroom apartment, but has enough space available to create another bedroom if desired.
Cooperative/Co-op	Another type of apartment available for purchase. Some may be available for rent by the owner.
Doorman Building	A building that has a doorman or concierge at the entrance on duty for all or most of the day.
Elevator Building	A building that has an elevator.
Fixture Fee/Fix Fee	A fee for appliances in an apartment.
Guarantor	If you do not meet a landlord's financial qualifications, you may need a guarantor that does. The guarantor is legally responsible for the lease if you cannot or will not fulfill it.
Landlord	The person who owns the property you are living in and to whom the rent is paid.
Lease	Legally binding, written agreement between the tenant and landlord. This document gives the tenant the right to live in a designated property for a specific period of time at a set monthly rate.
Market Rate/Non-Stabilized Building	With these types of apartments, a landlord can charge any amount of rent that they so choose.
Month-to-Month Tenancy/Tenant-at-Will	A legally binding agreement in which either the landlord or tenant can decide to terminate the agreement as long as 30 days or one rental period advance notice is provided.
Notarize	Sometimes leases are required to be notarized, which means verifying the authenticity of a signature through a Notary Public.
Railroad	An apartment that contains a straight floor plan, which means that one room leads directly into another.
Rent Stabilization	A landlord cannot charge whatever they want for a rent stabilized apartment - the government regulates prices.
Rental Insurance	Insurance policy that covers renter's personal property in case of damage or loss as well as protection from personal liability if someone is injured in your apartment.

## *Housing Resources*

Roommate/Share	A roommate is a person with whom you share an apartment; this living arrangement is also known as a share. A roommate may already live in the apartment you want to move into, or you may find a roommate and together locate an apartment to live in.
Security Deposit	Most landlords require you to provide them with one month's rent to be used as a security deposit. If you damage the apartment, when the lease is up, the landlord may use the security deposit to pay for repairs, and return whatever money is left. If the apartment has been kept in good condition, you should receive the entire amount back after the lease is up.
Studio	A one room apartment. Will contain a separate bathroom and a kitchen area.
Sublease/Sublet	In most rental situations, a tenant pays rent to a landlord. In a sublet situation, you pay rent to the tenant who holds the lease, and that tenant pays the landlord. The lease may prohibit subletting or require permission from the landlord.
Tenant Obligations	When you sign a lease, you are responsible to fulfill the conditions of that lease. For example, if the lease is for 12 months, then you are obligated to pay rent for 12 months, even if you want to move out early.
Walk-Up	A building under six stories high that does not have an elevator.
Warrant of Habitability	A warrant of habitability ensures that tenants have certain unwaivable rights, such as living in an apartment with heat and hot water that is not infested with bugs. Landlords are obligated to remedy situations that breach the warrant of habitability. However, if a tenant causes the uninhabitable condition, then they are responsible for remedying it.