**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
- 92Y Residence
- 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

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Alcove Studio</strong></td>
<td>A studio apartment with a small alcove attached, creating a room in the shape of an L.</td>
</tr>
<tr>
<td><strong>Broker</strong></td>
<td>An agent who charges a fee (usually paid by the renter) to help a renter find an apartment.</td>
</tr>
<tr>
<td><strong>Brownstone or Townhouse</strong></td>
<td>Originally built as single family homes, these four or five story buildings are sometimes divided into multiple apartments. Brownstones rarely feature doormen.</td>
</tr>
<tr>
<td><strong>Classic 6, 7, or 8</strong></td>
<td>Refers to the number of total rooms in an apartment, excluding bathrooms.</td>
</tr>
<tr>
<td><strong>Condominium/Condo</strong></td>
<td>Unlike typical apartments that are for rent, condos are apartments that can be purchased. Some may be available for rent by the owner.</td>
</tr>
<tr>
<td><strong>Convertible/Flexible</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Cooperative/Co-op</strong></td>
<td>Another type of apartment available for purchase. Some may be available for rent by the owner.</td>
</tr>
<tr>
<td><strong>Doorman Building</strong></td>
<td>A building that has a doorman or concierge at the entrance on duty for all or most of the day.</td>
</tr>
<tr>
<td><strong>Elevator Building</strong></td>
<td>A building that has an elevator.</td>
</tr>
<tr>
<td><strong>Fixture Fee/Fix Fee</strong></td>
<td>A fee for appliances in an apartment.</td>
</tr>
<tr>
<td><strong>Guarantor</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Landlord</strong></td>
<td>The person who owns the property you are living in and to whom the rent is paid.</td>
</tr>
<tr>
<td><strong>Lease</strong></td>
<td>Legally binding, written agreement between the tenant and landlord. This document gives the tenant the right to live in a designated properly for a specific period of time at a set monthly rate.</td>
</tr>
<tr>
<td><strong>Market Rate/Non-Stabilized Building</strong></td>
<td>With these types of apartments, a landlord can charge any amount of rent that they so choose.</td>
</tr>
<tr>
<td><strong>Month-to-Month Tenancy/Tenant-at-Will</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Notarize</strong></td>
<td>Sometimes leases are required to be notarized, which means verifying the authenticity of a signature through a Notary Public.</td>
</tr>
<tr>
<td><strong>Railroad</strong></td>
<td>An apartment that contains a straight floor plan, which means that one room leads directly into another.</td>
</tr>
<tr>
<td><strong>Rent Stabilization</strong></td>
<td>A landlord cannot charge whatever they want for a rent stabilized apartment - the government regulates prices.</td>
</tr>
<tr>
<td><strong>Rental Insurance</strong></td>
<td>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.</td>
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### Housing Resources

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<td>Roommate/Share</td>
<td>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.</td>
</tr>
<tr>
<td>Security Deposit</td>
<td>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.</td>
</tr>
<tr>
<td>Studio</td>
<td>A one room apartment. Will contain a separate bathroom and a kitchen area.</td>
</tr>
<tr>
<td>Sublease/Sublet</td>
<td>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.</td>
</tr>
<tr>
<td>Tenant Obligations</td>
<td>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.</td>
</tr>
<tr>
<td>Walk-Up</td>
<td>A building under six stories high that does not have an elevator.</td>
</tr>
<tr>
<td>Warrant of Habitability</td>
<td>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.</td>
</tr>
</tbody>
</table>