



Housing Recommendations Cheat Sheet

Research:

To start your housing search, check out these websites:

- Craigslist
- Streeteasy.com
- NakedApartments.com
- Nooklyn.com
- BKRoommates.com
- EasyRoommate.com
- Gypsy Housing Group (on Facebook)
- NYBits.com
- NYHabitat.com
- StudentHousing.org

Also, join “Tom Todoroff Studio Weekly Class in NYC” group on Facebook as well TT Studio members will occasionally use this group to advertise rooms for rent.

Streeteasy and NakedApartments have the most current listings for apartments with info about the brokers advertising them. Nooklyn and BK roommates specialize in Brooklyn and can help pair roommates together. Gypsy Housing is useful for finding a place to stay temporarily (for a week or a month) when you first arrive in NYC. You will need to have a Facebook profile to join Gypsy Housing.

International Students:

Focus your search on subletting and finding roommates rather than an apartment. American credit history and proof of income are required to qualify for an apartment unless you can several months up front. International students have had success finding rooms by:

- Using Gypsy Housing (on Facebook) and Craigslist
- Using brokers that will pair roommates together such as NYCRooms4Rent.com
- Networking with the TTC community
- Subletting

Once you narrow down your list of potential apartment choices, email conservatory@tomtodoroff.com with links to your top choices to get feedback.

Commute:

Calculate the commute from your apartment of choice to Midtown Manhattan. A good address to use as your destination point is: Pearl Studios 500 8th Ave NYC, NY 10018. We recommend staying as close as possible. Most students live within a 20-40 minute subway commute. Check Google Maps to find out how to get to/from school and how long it will take.

Rent:

Be prepared to pay about 2-4 months' rent up front for: first month's rent, security deposit, broker's fee, and last month's rent. Security deposits are refundable when you move out. You may be able to negotiate a student discount on the broker's fee or not use a broker at all if you prefer to search the sites provided and schedule appointments directly.

Affordable areas where you can pay rent between \$700-\$1100/month are listed below. Sharing rooms is also a possibility to keep rent low:

MANHATTAN	BROOKLYN	NEW JERSEY	QUEENS
-Harlem	-East Williamsburg	-Weehawken	-Ridgewood
-Washington Heights	-Prospect Heights	-Union City	-Sunnyside
-Hamilton Heights	-Bushwick	-Hoboken	-Long Island City
-Inwood	-BedStuy	BRONX	
-Upper East Side	-Crown Heights	-Riverdale	
-Murray Hill			
-Alphabet City			

Safety Tips:

It's important to stay vigilant and ask the following questions during your housing search:

- Does the rent sound way to cheap for the area or the quality of the property advertised?
- Is all contact made by webmail or instant messenger?
- Is the advertiser unable to arrange a viewing of the property?
- Do they ask for you to send money before you've seen the room?
- Do they insist on you making payment via Western Union or other money transfer service?

If "yes" then there's a strong chance the offer is a scam, so be vigilant.

To be extra safe, here are a few dos and don'ts:

- Never send any personal documents such as your passport or driving license
- Always view a room in person before committing to any deposit or signing a contract
- If you are concerned about your personal safety on a property visit, take a friend with you



We want to make sure you have nothing but a positive experience finding a place to live, so please keep all of this in mind! When in doubt, reach out and we're happy to give you feedback.

Be Prepared:

Apartments rent quickly in NYC, especially in the summer, and landlords require more documentation to prove income and qualification for an apartment.

If you don't qualify, leverage your social network and the Tom Todoroff community. Even brokers may know someone who knows someone who's looking for a roommate. Persistence and preparation are key to your successful housing search.

The following documents are typically required for each applicant and guarantor when applying for an apartment. They must be submitted with your application so it's best to have everything ready to go before you start looking at apartments.

Required Documentation: (for each applicant and guarantor)

- State Issued Photo ID
- Social Security Card
- 3 most recent paystubs
- Most recent bank statement
- Current tax return
- Letter of employment (stating name, annual income, position, length of employment, supervisor/HR signature, on company letterhead)
- Credit report (landlord or broker will ask for this)

The only apartment listings that may not require all the above are Gypsy Housing on Facebook, Craigslist and NYCRooms4Rent.com.

Qualifying for an Apartment Lease:

Landlords typically require applicants to make a combined 40x rent in order to lease an apartment. That means, if the rent for your apartment is \$2000 then applicants need to make a total of \$80,000 annually to qualify. Landlords also require good credit for each applicant, 650 or higher.

For this reason – it's often much easier to sublet a room in an apartment, rather than putting your name on the lease. Particularly if you are an international student.

Guarantors

If you do not meet the income and credit qualifications, landlords may accept a guarantor. Guarantors must make a combined 80x the rent and must have excellent credit, over 700.



Some landlords will accept multiple guarantors. Some landlords require guarantors to live in New York or surrounding areas. Occasionally guarantors may have to be present at the lease signing. These are all good questions to ask landlords and brokers in your search.

Living Expenses:

- Groceries \$300-\$500/month
- Gas and Electricity: Often included with rent. Otherwise, between \$60-\$100/month. Varies each month depending on your personal use of electricity, A/C and heat.
- Internet \$20-\$60/month. Can go as high as \$100, but these costs may be split among roommates.

Subway:

An unlimited monthly subway ticket (includes transportation for buses as well) is \$116.50.

A ten minute cab ride costs roughly \$8-\$10 plus tip.

The cost of traveling outside the city varies depending on mode of transportation.

Cellphone:

T-Mobile:

\$75 tax included/ month

Unlimited international calls and texts

2GB data at 4G extra is at 3G speed

No contract

Other companies can charge less but without international plans

Verizon

\$80/month

Unlimited plans

Best reception and speed

AT&T

\$90-\$110/month

Good reception and speed

Unlimited plans

Highly recommended

MetroPCs

\$50/month

Same features as T-Mobile and Verizon but with less reliable reception and speeds

No contract

Not recommended unless on a really tight budget



PLEASE NOTE: Students, who are moving to NYC for the first time, please notify us before you sign a lease or make any long- term housing commitment. We're also happy to address any questions that come up during your housing search. We recommend narrowing down your apartment choices to your **top five** and sending us a list of links to these choices to get our feedback.

Please ask lots of questions. We're here to help you! email: conservatory@tomtodoroff.com

Happy home hunting!