

City & Suburban Leasing Office  
511 East 78<sup>th</sup> Street  
New York, N.Y. 10075  
212.517.3000  
[WWW.SWMANAGEMENT.COM](http://WWW.SWMANAGEMENT.COM)

\$100 Application Fee  
\$35 Shipping/processing fee

SWM

Monday – Thursday 10.00am – 7.00pm

Friday 9.00am - 4.30pm

Saturday & Sunday 10.00am – 2.00pm

STUDIOS starting at \$1875

One Bedrooms starting at \$2175

Two bedrooms starting at \$2805

## Studio s

Utilities included – Gas & Electric\*

### Address

### Apt

### Price

1480 York Ave

#4B

\$2075\*\* **AVAILABLE TO PREVIEW**

Spacious light filled front facing renovated studio offers stainless steel appliances, granite counters and shaker style wood cupboards. Strip wood floors and recessed lighting.

**APPLICATION** 527 East 78 St #2G

\$1975\*\* Reno studio with spacious

separate, windowed eat-in kitchen. Bedroom which will accommodate a Queen. Pristine windowed shower room with marble flooring and classic white subway tiled walls. Strip wood flooring & fabulous closet space in addition to floor – ceiling shelving. All just one flight up

535 East 78 St

#2B

\$1920\*\* **AVAILABLE TO PREVIEW** Just

one flight up to this two room studio offering an open plan kitchen/living room and separate bedroom.

520 East 79 St

#6H

\$1910\*\* **AVAILABLE TO PREVIEW**

Recently removed naturally bright studio offers strip wood floors , windowed bathroom with marble flooring and classic white subway tiled walls.

**APPLICATION** 524 East 79 St #4B

\$1950\*\* Just three flights up to this two

room studio offering an open plan kitchen/living room and separate bedroom. Strip wood floors, recessed lighting and floor- ceiling closets. Windowed bathroom – marble flooring and classic white subway tiled walls.

536 East 79 St

#3M

\$1875\*\* **AVAILABLE TO PREVIEW** Enjoy

a naturally bright separate windowed kitchen and living room looking out onto the courtyard. Polished wood flooring throughout.

542 East 79 St

#1H

\$1975\*\* **AVAILABLE TO PREVIEW**

**Renovated two room studio** offers open plan kitchen/living room with breakfast bar. Separate bedroom that will happily accommodate a Queen. Floor- ceiling customized closet. Full windowed bathroom with marble flooring and classic white subway tiled walls.

Gas electric heat + hot water is included in these units – however please note: \*Installation of an a/c a monthly fee of \$26.02 is due. Subject to change October 2018. \*Preferential rent.

## One Bedrooms

Utilities included – Gas & Electric\*

### Address

### Apt

### Price

504 East 79 St

#6G

\$2125\*\* **AVAILABLE TO PREVIEW**

Top floor naturally light filled one bedroom.

**APPLICATION** 516 E.79 St #5C

\$2295\*\* **AVAILABLE TO PREVIEW**

Front facing light filled one bedroom offers floor- ceiling customized closets, strip wood floors and recessed lighting throughout. Separate windowed kitchen offers granite counter and wood shaker style cabinets. Windowed bathroom with large shower stall with marble floor and classic white subway tiled walls.

**APPLICATION** 524 East 79 St #1H

\$2195\*\* **AVAILABLE TO PREVIEW**

Enjoy a separate windowed kitchen, full windowed bathroom and polished wood flooring throughout this one bedroom.

**APPLICATION** 542 East 79 St #6L

\$2375\*\* **AVAILABLE TO PREVIEW** Super

spacious bedroom with wall of closets and River Views. Separate windowed eat-in kitchen with shaker style wood cabinets. Full windowed bathroom. Polished wood flooring throughout.

**APPLICATION** 531 East 78 St #6I

\$2425\*\* **AVAILABLE TO PREVIEW**



**Please note measurements are approximate** Sun filled extra-large renovated kitchen with an abundance of counter and cabinets. Strip wood flooring throughout and full windowed bathroom. Set up allows for a **straight one bedroom or share**. Five flights up to this top floor one bedroom.

## Two Bedroom

Utilities included – Gas & Electric\*

### Address

504 E.79 St

### Apt

#6D

### Price

\$2805\*\* **PREVIEW** Front facing light filled

two bedroom offer separate windowed kitchen with great cupboard and counter space. Full windowed bathroom and strip wood flooring throughout.

Gas electric heat + hot water is included in these units – however please note: \*Installation of an a/c a monthly fee of \$26.02 is due. Subject to change October 2018. \*Preferential rent.

## The Riverfront

555 E.78 Street (York & East End Ave) # 6A \$2450 **APPLICATION**

**12<sup>th</sup> Month Free (12 MONTH LEASE) NET EFFECTIVE** \$2245.83 Sun-filled studio enjoys Park and River views. This open plan studio includes fabulous kitchen area with full sized stainless steel appliances, including dishwasher, micro hood and breakfast bar. Fabulous closet space includes walk-in. Full bathroom and polished wood flooring.

**24 Hour Doorman. Elevator. Laundry. Pet Friendly .Gas, Heat & hot water included in rent**

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**Please check that you have the correct Keys**  
Monday – Thursday 10.00am – 6.30pm  
Friday 9.00am – 4.00pm  
Saturday & Sunday 10.00am – 1.30pm

## STUDIOS

**NEW LISTING** 349 E.78<sup>th</sup> St # 1C (1<sup>st</sup> & 2<sup>nd</sup> Avenue) \$1995 Large studio offers high ceilings - separate windowed kitchen area with wood shaker style kitchen cabinets and strip wood flooring throughout. Full bathroom. 1 Cat permitted. Gas, Heat & hot water included. Intercom

## ONE BEDROOM S

**NEW LISTING** 506 E.82<sup>nd</sup> St # 1 (York & East End) \$2225 Strip wood floors flow throughout this one bedroom - offering open plan kitchen / living room. Light-filled bedroom that will happily accommodate a Queen. Full windowed bathroom. Steps from Starbucks, D'Agostinos and Duane Reade. .Resident super. 1 Cat permitted. Heat & hot water included. Intercom

527 E.88<sup>th</sup> St # 5D (York & East End) \$2175 (4 flights up) Top floor one bedroom offers a separate windowed kitchen, naturally light filled large living room and a bedroom that will accommodate a Queen offering floor- ceiling closet. Full windowed bathroom and strip wood flooring throughout. Great closet space. Pet Friendly. Laundry. Video Intercom. Gas, Heat & hot water included.

**NEW LISTING** 207-11 E.89<sup>th</sup> St # B16 (2<sup>nd</sup> & 3<sup>rd</sup> Avenue) \$2325

Naturally light filled rooms come with this recently renovated one bedroom offering a separate windowed kitchen with shaker style wood cabinets and stainless steel appliances. Full windowed bathroom with marble flooring and classic white subway tiled walls. Strip wood floors throughout .Laundry .Resident Super. Video Intercom. Sorry no pets. Gas, Heat & hot water included.

**NEW LISTING** 207-11 E.89<sup>th</sup> St # C13 (2<sup>nd</sup> & 3<sup>rd</sup> Avenue) \$2495 Large top floor one bedroom offers naturally light filled rooms – separate windowed kitchen area with stainless steel appliances, including dishwasher and micro hood. Bedroom will happily accommodate a King plus. Full bathroom.

.Laundry .Resident Super. Video Intercom. Sorry no pets. Gas, Heat & hot water included.

## Keys available

Mon - Thurs 10 - 4.30PM keys must be returned before closing 7.30pm.

Friday 9am - 2pm - keys must be returned before closing at 5pm.

Sat & Sun 10-11am keys must be returned before closing at 2.30pm.

Please note all keys must be returned before the close of the day provided **'YOU ARE NOT PERMITTED TO MAKE COPIES'**

**354 West 18<sup>th</sup> Street # 1C (between 8<sup>th</sup> & 9<sup>th</sup> Avenue) \$2795**

**12<sup>th</sup> Month Free (12 MONTH LEASE) or 1 Month O.P.**

**Renovated Pre-War 1 bedroom with private yard. Hardwood floors throughout. Renovated windowed kitchen with stainless steel appliances and new wood cabinets.**

**247 West 21<sup>st</sup> Street # 5A (between 7<sup>th</sup> & 8<sup>th</sup> Avenue) \$2850**

**Hardwood floors throughout. Fully Renovated kitchen with pass thru to the living room.**

**New stainless steel appliances. Living room is very spacious.**

**Resident Super. Intercom .1 Dog or 1 cat considered case by case.**

**12<sup>th</sup> Month Free (12 MONTH LEASE) or 1 Month O.P.**



**OFFICE USE ONLY**

ADDRESS \_\_\_\_\_ APT # \_\_\_\_\_ DATE \_\_\_\_\_

Paid:  
\$ \_\_\_\_\_

RENT \$ \_\_\_\_\_ SECURITY \$ \_\_\_\_\_ **Move In Date** \_\_\_\_/\_\_\_\_/\_\_\_\_

LEASE BEGINS \_\_\_\_/\_\_\_\_/\_\_\_\_ LEASE EXPIRES \_\_\_\_/\_\_\_\_/\_\_\_\_ LEASE TERM: \_\_\_\_ YEAR(S)

**SOURCE:** \_\_\_\_\_ **OR** **BROKER'S FIRM:** \_\_\_\_\_

**AGENT NAME / PHONE # / EMAIL:** \_\_\_\_\_

**Please note all paperwork is due within 24 hours of submitting application.**

**PLEASE CHECK ONE - I AM A:** TENANT  I AM AN OCCUPANT  I AM A: GUARANTOR

FULL LEGAL NAME: \_\_\_\_\_ S.S.N: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_

PHONE # (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ E-MAIL ADDRESS \_\_\_\_\_

PRESENT ADDRESS: \_\_\_\_\_ APT #: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRESENT LANDLORD - NAME \_\_\_\_\_ **MANAGEMENT CO.  PRIVATE  OTHER**  \_\_\_\_\_

LANDLORD'S ADDRESS \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_

MONTHLY RENT \$ \_\_\_\_\_ LEASE START DATE \_\_\_\_\_ END DATE \_\_\_\_\_ **REASON FOR MOVING** \_\_\_\_\_

YOUR PREVIOUS ADDRESS \_\_\_\_\_ APT # \_\_\_\_\_

LANDLORD \_\_\_\_\_ **MANAGEMENT CO.  PRIVATE  OTHER**  \_\_\_\_\_

MONTHLY RENT \_\_\_\_\_ LEASE START DATE \_\_\_\_\_ END DATE \_\_\_\_\_ **REASON FOR MOVING** \_\_\_\_\_

LANDLORD NAME & ADDRESS \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_

EMPLOYER/SCHOOL \_\_\_\_\_ POSITION \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_

SUPERVISOR \_\_\_\_\_ ANNUAL SALARY **(BASE)** \$ \_\_\_\_\_ START DATE \_\_\_\_\_

OTHER SOURCE OF INCOME \_\_\_\_\_

BANK REF: CHECKING \_\_\_\_\_ BRANCH \_\_\_\_\_ SAVINGS \_\_\_\_\_ BRANCH \_\_\_\_\_

**Do you wish to keep an animal in the apt? YES  NO**  Cat # \_\_\_\_\_ Dog # \_\_\_\_\_ **Other (please list)** \_\_\_\_\_ # \_\_\_\_\_

**HAVE YOU EVER OR ARE YOU CURRENTLY SERVING IN THE MILITARY ?  YES  NO**

**PLEASE LIST ALL PERSONS RESIDING IN UNIT.**

1.Name \_\_\_\_\_ AGE \_\_\_\_\_ RELATIONSHIP TO YOU \_\_\_\_\_ 2.Name \_\_\_\_\_ AGE \_\_\_\_\_

Relationship to you \_\_\_\_\_ 3. Name \_\_\_\_\_ AGE \_\_\_\_\_ RELATIONSHIP TO YOU \_\_\_\_\_

The application information provided by you may be used to obtain a tenant screening report; the name and address of the consumer reporting agency or agencies that will be used to obtain such reports is:

**TENANT SAFE-APPLICANT SAFE .112 CLIFTON AVENUE # 116, LAKEWOOD, NJ 08701.**

Pursuant to federal, state and local law:

1. If we take adverse action against you on the basis of information contained in a tenant screening report, we must notify you that such action was taken and supply you with the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;
2. If any adverse action is taken against you based on information contained in a tenant screening report, you have the right to inspect and receive a free copy of that report by contacting the consumer reporting agency;
3. Every tenant or prospective tenant is entitled to one free tenant screening report from each national consumer reporting agency annually, in addition to a credit report that should be obtained from [www.annualcreditreport.com](http://www.annualcreditreport.com); and
4. Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in a tenant screening report directly with the consumer reporting agency.

**RELEASE AUTHORIZATION:** I hereby, give SW Management, LLC, full authorization for an investigative report whereby third parties may be contacted to report on my character, general reputation, personal characteristics, mode of living, salary-income, consumer credit, housing, criminal and banking-financial practices. I agree to hold the above named company and any affiliates harmless for any claims that may arise as a result of this investigation. I authorize Banks, Financial Institutions, Landlords, Business Associates, Credit Bureaus, Attorneys, Accountants and other persons or institutions with whom I am acquainted to furnish any and all information regarding me for the purpose of residency. This authorization also applies to any update reports which may be ordered as needed. I am willing that a photocopy or fax of this authorization be accepted with the same authority as this original.

I understand that there is a \$100.00 Non-Refundable Application Fee + \$35 shipping/processing fee (cash only). On approval we will require **2 SEPARATE MONEY ORDERS, CERTIFIED OR CASHIER'S** checks to be submitted by listed tenant 1. First month's rent, 2. Security Deposit .

APPLICANT'S TENANT /GUARANTOR **WET** SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



**Please Note** All paperwork is due within **24 hours** of submitting application. Lease signing to be held within 24 hours of approval. **Failure to comply will result in denial of application.**

**Tenant Applicant:** Base income requirement of **40x** the monthly rent. Applicant must be employed for a **minimum of one year** by their current employer.

### **\*Employed**

1. Current letter of employment (Signed with contact info, on a letterhead, currently dated stating your date of hire, position held and current salary. No digital signatures accepted.)
2. 3 most recent pay stubs.
3. Current bank statements – checking & savings. Your full name, the bank's name, the end balance and date listed.
4. Landlord reference letter stating the term of your lease & payment history. This must be on company letterhead with contact information and signature. (No digital signatures accepted)
5. Canceled Checks for the last six (6) months of your Rent (Your bank keeps a copy of the front and back of checks you write. You can retrieve this from your online banking service or a local branch at no cost to you).
6. Legible copy of valid state photo ID, driver's license and/or passport.

### **\*Self employed**

1. Tax Transcripts from IRS.GOV for 2016 & 2017. If you have an extension for 2017, also provide transcripts for 2015. Tel 1800.829.0582 – please note you will be required to ring from a land line. OR <https://irs.gov/individuals/get-transcript>
2. Current bank statements – checking & savings. Your full name, the bank's name, the end balance and date listed.
3. Landlord reference letter stating the term of your lease & payment history. This must be on company letterhead with contact information and signature. (No digital signatures accepted)
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5. Legible copy of valid state photo ID, driver's license and/or passport.

### **\*Students Guarantor required**

1. School letter stating enrollment & graduation date. This must be on school letterhead. (No digital signatures accepted)
2. Current bank statements – checking & savings. Your full name, the bank's name, the end balance and date listed.
3. Landlord reference letter stating the term of your lease & payment history. (No digital signatures accepted)
4. Canceled Checks for the last six (6) months of your Rent (Your bank keeps a copy of the front and back of checks you write. You can retrieve this from your online banking service or a local branch at no cost to you).
5. Legible copy of valid state photo ID, driver's license and/or passport.

### **\*International Students**

1. School letter stating enrollment & graduation date. This must be on school letterhead. (No digital signatures accepted)
2. U.S. bank statements – current checking & savings.
3. Legible copy of valid state photo ID, driver's license, passport, visa and I-20 form.

**Guarantor:** Income requirement of 80-100x monthly rent. Max 2 people can act as guarantor.

**\*Restrictions do apply please ask front desk.**

### **\*Employed**

1. Current letter of employment (Signed with contact info, on a letterhead, currently dated stating your date of hire, position held and current salary. No digital signatures accepted.)
2. 3 most recent pay stubs.
3. Current bank statements – checking & savings. Your full name, the bank's name, the end balance and date listed.
4. Legible copy of valid state photo ID, driver's license and/or passport.

### **\*Self employed**

1. Tax Transcripts from IRS.GOV for 2016 & 2017. If you have an extension for 2017, also provide transcripts for 2015. Tel 1800.829.0582 – please note you will be required to ring from a land line OR <https://irs.gov/individuals/get-transcript>
2. Current bank statements – checking & savings. Your full name, the bank's name, the end balance and date listed.
3. Legible copy of valid state photo ID, driver's license and/or passport.

**\*If deemed necessary additional documents maybe requested.**

**\$100.00** application fee per tenant, guarantor & occupant + **\$35** shipping processing fee.

511 East 78<sup>th</sup> Street between York & East End Avenue.

Tel #212.517.3000 Fax #212.517.3686 Email: [csleasing@swmanagement.com](mailto:csleasing@swmanagement.com)

