

# New York City Housing Information Guide

Time, money, location and safety are all important factors in searching for an apartment in New York City. Please utilize the resources below and do your own research online throughout your off-campus housing search.

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\*Please note that Pace University does not endorse any of the listings below and it is your responsibility to search responsibly. The information below is meant to support your search and Pace University is not held responsible for your housing decisions. Pace University does not have the resources to investigate or certify the safety of rental properties, private or public listings, or business practices of landlords.

\*\* Please be extremely cautious and never send money without visiting the apartment and agreeing on the lease. Housing scams and fraudulent situations can arise when dealing with online companies/brokers. International students can be targeted and scammed. If you are working through a provider or an online platform such as Airbnb, be sure to conduct your activities through the platform to ensure the listings and people are legitimate. You are not advised to negotiate outside of these platforms.



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## **Getting Started:**

- (1) **Do Your Research:** Which neighborhood is right for you? (See Page 6) Which [subway line](#) is most convenient? What is the average price of an apartment in this neighborhood? Learn [commonly used phrases](#) in the housing search.
- (2) **Compile Your Documents:** U.S. landlords may ask for proof of income, passport information, your acceptance letter to Pace University, etc. It is common for international students to pay up to three months' rent as a deposit if you do not have a guarantor.
- (3) **Explore Your Options:** Do you want to join an existing apartment through a roommate finder? Do you want to live in a furnished residence? Do you want to gather classmates to share an apartment and sign a lease?
- (4) **Carefully Review a Lease or Contract Before Signing or Paying.** Review the [checklist](#) before you sign a lease.

## **Helpful Starting Sites:**

- **New York City Rent Guidelines Board Website** - An excellent resource for online housing providers, guidelines to be aware of, and pointers for signing a lease. <http://www.nycrgb.org/>
- **The Basics** – What Every New Yorker Needs to Know: <http://www.housingnyc.com/html/guide/basics.html>
- **Apartment Hunting Tips** – <http://www.housingnyc.com/html/guide/resources.html>
- **NYC Housing Terminology and Commonly Used Words** – What is a guarantor? What's a "walk-up?" Learn commonly used words in NYC housing. <http://www.nyu.edu/students/student-information-and-resources/housing-and-dining/off-campus-living/tips.html>
- **Checklist Before You Sign a Lease** – <http://www.housingnyc.com/html/guide/before.html>
- **Learn about Tenant's Rights and Resources** – <http://www1.nyc.gov/site/hpd/renters/tenants-rights.page> and <http://www1.nyc.gov/nyc-resources/categories/housing-development/tenant-resources/index.page>
- **Read Reviews** – Use [Yelp](#) and other user review sites to read feedback on apartment brokers and leasing companies.

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## Various Long-Term Housing Residences

Name	Address	Website	Contact	Notes
<b>Educational Housing Services</b>	<a href="#">Multiple residences –</a> St. George and 55 John St. are closest	<a href="https://www.studenthousing.org/">https://www.studenthousing.org/</a>	Adam Kaufman <a href="mailto:abkaufman@studenthousing.org">abkaufman@studenthousing.org</a> Phone: +1 347-272-1230	Fully furnished, cooking/laundry facilities, singles & doubles; Mention you're a Pace student part of a special program with Brian Pew
<b>Chelsmore Apartments</b>	205 W. 15 <sup>th</sup> Street Chelsea Manhattan	<a href="http://www.chelsmore.com">www.chelsmore.com</a>	Phone: +1 212-633-9653	Furnished and unfurnished apartments; long and short term availability
<b>Manhattan Student Residence</b>	330 W. 95 <sup>th</sup> Street Upper West Side Manhattan	<a href="http://www.nycdorms.com">www.nycdorms.com</a>	Phone: +1 347-619-2884	Fully furnished single and shared rooms w/ microwave, refrigerator, bathrooms; on average \$1,400-\$1,800 per month
<b>Three East Third Corp.</b>	3 East 3 <sup>rd</sup> Street East Village Manhattan	<a href="http://www.3e3dorm.com">www.3e3dorm.com</a>	Phone: +1 212-533-7749	Single furnished rooms with bathrooms, no cooking, microwave allowed
<b>De Hirsch Residence</b>	1395 Lexington St. Upper East Side Manhattan	<a href="https://www.92y.org/residence">https://www.92y.org/residence</a>	Phone: +1 800-858-4692	Minimum one month stay, monthly from \$1,650
<b>International Student Center</b>	38 W. 88 <sup>th</sup> St. Upper West Side Manhattan	<a href="http://www.nystudentcenter.org/">http://www.nystudentcenter.org/</a>	Phone: +1 212-787-7706 Email: <a href="mailto:info@nystudentcenter.org">info@nystudentcenter.org</a>	International students only; two week minimum stay; linens provided; community kitchen
<b>Morningside Inn</b>	235 W. 107 <sup>th</sup> St. Upper West Side Manhattan	<a href="http://www.morningsideinn-ny.com">www.morningsideinn-ny.com</a>	Phone: +1 212-316-0656	Furnished rooms (some with private baths); recently renovated; \$750 for single
<b>Sara's Homestay</b>	515 E. 7 <sup>th</sup> St. Ditmas Park Brooklyn	<a href="http://www.sarahomestay.com">http://www.sarahomestay.com</a>	Phone: +1 212-564-5979 Email: <a href="mailto:info@sarahomestay.com">info@sarahomestay.com</a>	Allows search for homes, studio apartments, residence halls in Brooklyn, Queens, Manhattan
<b>Airbnb</b>	Multiple	<a href="https://www.airbnb.com">https://www.airbnb.com</a>		Students have used this with success in the past for semester stays.

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## Roommate, Apartment Services, and Housing Registries

Name	Website	Notes
<b>New York City Rent Guidelines Board</b>	<a href="http://www.housingnyc.com/html/guide/roommates.html">http://www.housingnyc.com/html/guide/roommates.html</a>	An apartment guide for suggested roommates, sublets, guest rooms, and student housing websites from the New York City Rent Guidelines Board
<b>The Housing Registry</b>	<a href="https://www.housingregistry.net/">https://www.housingregistry.net/</a>	Comprehensive site to search for both housing and roommates across NYC using filters to search
<b>Nooklyn</b>	<a href="https://nooklyn.com/">https://nooklyn.com/</a>	Brooklyn-specific search site to find apartments and pair roommates based on apartment—usually 1 year lease
<b>NY Bits</b>	<a href="https://www.nybits.com/">https://www.nybits.com/</a>	One of the oldest rental search sites in NYC; search for “no-fee” apartment listings
<b>Voilà NY</b>	<a href="http://www.voilaneyork.com/003_004_007.html">http://www.voilaneyork.com/003_004_007.html</a>	A French language website with practical information about living in New York City. Provides a listing of French speaking apartment brokers and agencies
<b>Rent Hop</b>	<a href="https://www.renthop.com/">https://www.renthop.com/</a>	Apartment rental site in Manhattan, Brooklyn, & Queens which uses a scoring system “HopScore” meaning apartment has good value and honest landlord. Shuts down scammers and is deemed trustworthy.
<b>Street Easy</b>	<a href="http://streeteasy.com/rentals">http://streeteasy.com/rentals</a>	Well-known apartment rental search site using filters
<b>LeaseBreak</b>	<a href="https://www.leasebreak.com/">https://www.leasebreak.com/</a>	Good for short term lease and sublets in all five boroughs
<b>Naked Apartments</b>	<a href="https://www.nakedapartments.com/">https://www.nakedapartments.com/</a>	No fee apartment rental search site. The site verifies that listings are legitimate and bans scammers.
<b>Zumper</b>	<a href="https://www.zumper.com/">https://www.zumper.com/</a>	Apartment search site which removes duplicate listings and verifies posts. Many no-fee apartments
<b>Padmapper</b>	<a href="https://www.padmapper.com/">https://www.padmapper.com/</a>	Search apartments via Google Maps and flag desired locations, but this pulls listings from Craigslist

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<b>Craigslist</b>	<a href="https://newyork.craigslist.org/search/hhh">https://newyork.craigslist.org/search/hhh</a>	Some people use Craigslist, but this requires a large time commitment. Scams exist and you should use extreme caution. Never send money and never sign without physically seeing the apartment.
<b>Room Zoom</b>	<a href="https://www.roomzoom.com/">https://www.roomzoom.com/</a>	Roommate search site
<b>Spare Room</b>	<a href="https://www.spareroom.com/newyork">https://www.spareroom.com/newyork</a>	Roommate search site
<b>Roomeze</b>	<a href="https://www.roomeze.com/">https://www.roomeze.com/</a>	Roommate search site
<b>Metro Roommates</b>	<a href="https://www.metroroommates.com/">https://www.metroroommates.com/</a>	Short term lease search, specializing in sublets; narrow your searches with filters. Free for basic browsing but charges subscription service (\$10/90 days) to access listings.
<b>Roomidex</b>	<a href="http://www.roomidex.com/">http://www.roomidex.com/</a>	This app connects you with friends of Facebook friends who are also searching for housing.
<b>My Space NYC</b>	<a href="http://myspacenyc.com/roommates/">http://myspacenyc.com/roommates/</a>	Roommate matching site to find an apartment

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## Where Do I Want to Live?

New York City is divided into five boroughs: Manhattan, Brooklyn, Queens, Staten Island, and the Bronx. New York neighborhoods can vary block by block, so don't judge a neighborhood by its reputation. It is important to visit the neighborhood during both day/night times and use good judgment when deciding.

[Pace University](#) is located in downtown Manhattan's Financial District, next to the Brooklyn Bridge and City Hall. Students who have participated in our programs in the past have recommend the following neighborhoods:

### **Manhattan**

East Village, Financial District, Upper West Side, Upper East Side, Greenwich (West) Village, Lower East Side

### **Brooklyn**

Brooklyn Heights, Williamsburg, Bushwick, Park Slope, Boerum Hill, Carroll Gardens, Cobble Hill, and Greenpoint

### **Queens**

Astoria, Long Island City

### **New Jersey**

Hoboken and Jersey City (PATH train to downtown Manhattan walking distance to Pace).

The New York City [MTA subway and bus system](#) operates in all five boroughs 24 hours a day, seven days a week and is inexpensive way to get to and from your classes. [PATH trains](#) to New Jersey and New Jersey Transit also operate 24 hours a day, seven days a week.

### **Pace University is accessible via subway:**

- **2 3** Take 2 or 3 Express to either **Park Place Station** or to **Fulton St. Station**.
- **A C** Take the A Express or C Local to **Fulton St. Station**.
- **4 5 6** Take the 4 or 5 Express or 6 Local to the **Brooklyn Bridge/City Hall Station** or **Fulton St. Station**.
- **J Z** Take the J or Z to **Chambers Street Station** or **Fulton St. Station**.
- **R W** Take the R or W Local to **City Hall Station**.



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## How Do I Avoid Scams?

- **Verify the address is real** via Google or other listing sites and ensure the apartment photos shown match the exact apartment you will rent (no magazine photos or stock photos).
- Always try to **view the apartment in person** if possible. Make sure the space you see is the exact apartment listed on the lease. Arrive earlier than your program start to do an apartment search.
- **Do not send money** in advance (wiring, cashier's check, money order, Western Union, Pay Pal, etc.). Never share your personal information or bank account information without reviewing a lease. View the apartment, submit your application materials, carefully review the lease, and then make a deposit once everything checks out.
- Research to confirm that the person trying to rent to you is legally allowed to do so. **Watch out for people who claim to be landlords.** If their emails have strange spelling, poor grammar and grammar, or odd capitalization, they might not be who they say they are. Their communication should be professional and prompt—ensure they have a legitimate phone number and email address, ideally with public information of their leasing history through reviews, various online housing websites, or otherwise. Meetings should take place in an office or within the apartment you'll be renting.
- **Be aware of the realistic price range** of an apartment in the area. If a deal is too good to be true (ex: \$400/month in Manhattan), it probably is a scam.
- If renting from a private individual (someone who claims to own the complex or unit; not a broker, real estate company, or housing site), **ask to be put in touch with prior tenants** who can vouch for the apartment and ask about previous tenants' experiences. Legitimate landlords are usually willing to do this. [Search public records online](#) to ensure the person is the actual property owner.
- **Check for cloned apartment photos** and listings—do a reverse Google image search by right-clicking an image to make sure the images of the apartment listing are unique. If the same images are listed in different postings, the photos are most likely not of the actual apartment.

## How Do I File a Complaint or Report Scams?

- Report a scam to the NYPD and to the [Federal Trade Commission](#).
- Call or text **311** to report a poor housing condition. 311 is New York's main source of government information and non-emergency services. You can file a complaint online at [nyc.gov/311](http://nyc.gov/311). You might call 311 if your landlord has not helped you with the following:
  - You do not have hot water or heat.
  - You have bed bugs, rodents, mold, lighting/electrical/plumbing issues, or unsanitary and unsafe conditions.
  - Discrimination/harassment from landlord.
  - Your apartment does not have smoke and carbon monoxide detectors.
  - [Read more about NYC Housing Rules and Regulations for NYC Tenants here.](#)