



The Apartment Atelier

Manhattan (NYC) Apartment Shopping Information

Being Prepared is Key!

Basic Information:

- First and foremost, landlords in NYC loves people with GREAT CREDIT.
- You (and Additional Applicants') total combined income needs to be 40Xs to 50Xs the rent.
Example: Monthly Rent \$ 2000
Yearly Income \$ 2000 x 40 = \$80,000 To \$2000 x 50 = \$100,000
- If you need a Guarantor – your guarantor's yearly income needs to be 80Xs – 100Xs the rent.
Example: Monthly Rent \$ 2000
Yearly Income \$ 2000 x 80 = \$160,000 To \$2000 x 100 = \$200,000
- Lastly, you can pay additional security or prepaid rent (should the landlord agree)

Applicant(s) Checklist		Guarantor(s) Checklist	
<input type="checkbox"/>	Application (completed)	<input type="checkbox"/>	Application (completed)
<input type="checkbox"/>	Letter of Employment (salary, position, and start date)	<input type="checkbox"/>	Letter of Employment (salary, position, and start date) or if self-employed (a letter from their CPA verifying income)
<input type="checkbox"/>	2 – 4 Most Recent Pay Stubs	<input type="checkbox"/>	Recent Bank Statement
<input type="checkbox"/>	Recent Bank Statement	<input type="checkbox"/>	Last Year's Tax Return (make sure you've signed the second page)
<input type="checkbox"/>	Last Year's Tax Return (make sure you've signed the second page)		
<input type="checkbox"/>	Reference Letter from Previous Landlords (if possible)		
<input type="checkbox"/>	1 – 2 Most Recent Utility Bill From Your Current Residence		