A photograph of a modern kitchen and dining area. The kitchen features blue cabinets, a white countertop, and a sink with a faucet. A white bar counter with two wooden stools is in the foreground. The dining area has a white table and three green chairs. A brick wall is visible on the left. The text 'bohemia REALTY GROUP' is overlaid at the top.

bohemia
REALTY GROUP

We Rent
Uptown.

The Dunbar Apartments, Harlem

bohemia

R E A L T Y G R O U P

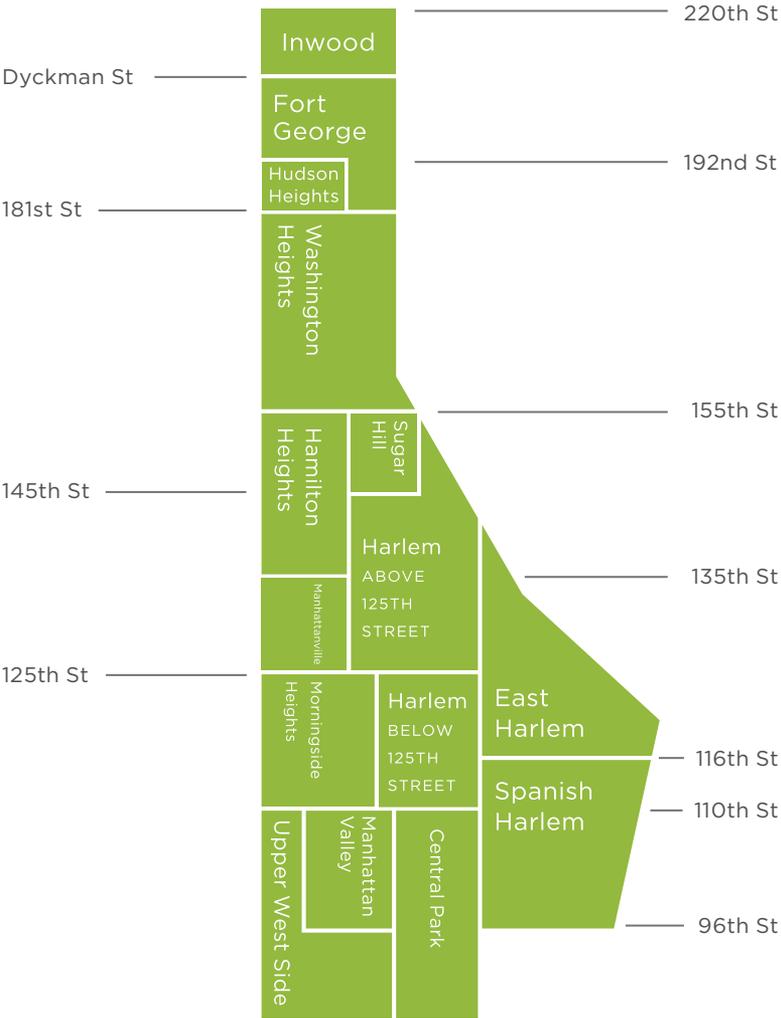
Bohemia Realty Group is a dynamic team of dedicated real estate professionals that focus on sales, rentals and new developments in Upper Manhattan.

We have thousands of exclusive properties between 96th - 220th St.; uptown sales and rentals is what we do. Our relationships with Upper Manhattan landlords, developers and individual owners has spanned over fifteen years and made us the go-to firm for uptown real estate.

Renting an apartment in New York City is fast-paced and preparation is key. To help you along, we've created this guide to make the process of renting less stressful and the experience much more rewarding.

We Are Uptown.

Bohemia Realty Group specializes in Manhattan neighborhoods above 96th Street. Choosing the right neighborhood will put you in the best location for your needs, whether that be a specific train line, proximity to parks, or ease of access to local shops/stores. Feel free to ask your agent to go into greater detail on what each neighborhood has to offer.



Professional Services

Ask Questions & Be Prepared

Knowing what you want helps our agents tailor apartment searches to your needs. Always be clear with your agent on things of importance to make the searching process as quick and simple as possible.

5 Tips To Help In Your Search

1. Prioritize Your Wants and Needs

Work with your agent to determine what is important in your new home. The three largest variables are price, size and location. From there, you can discuss other features such building amenities or pet policy.

2. Discuss Your Financial Situation

Let your agent know the maximum price you're willing to pay, so they can prepare a list of properties to that price and below.

3. Start Your Search Ahead of Time

For spring/summer rentals, start your search 2-3 weeks before your planned move-in day. For fall/winter, start your search 4 weeks before. If you search too soon or too late, then you may not see the best available inventory that meets your budget and needs.

4. Have Your Monies Ready

Apartments move at the speed of light in New York City. Be prepared with your application fee, deposit, 1st months rent, security and broker's fee (typically equal to 3.5 to 4 months rent to secure your next home before it becomes someone else's.)

5. Organize Your Documents

You'll Need*:

1. A letter from your employer stating your position, salary, length of employment and opportunities for bonuses.
2. Your last three pay stubs.

3. Most recent tax return
4. Your last three months' bank statements (Checking, Savings, Investments).
5. Contact information for previous landlords.
6. Proof of matriculation, if a student.
7. U.S. Issued Photo ID (some landlords may require a Social Security Card).

*This is a general list of requirements. Full list may vary by landlord. The above requirements do not apply if you have rental vouchers or other similar rental assistance that meet or exceed the rental price.



View of the Upper West Side from Central Park

Moving Costs and Salary Requirements*

To be approved for an apartment (without rental vouchers or other similar rental assistance), all applicants applying are expected by landlords to make a combined annual salary of 40 times the monthly rent and have good credit check. If needed, qualify guarantors making 80 times the monthly rent with good credit may be accepted by most landlords.

Know The Math and Be Prepared

Combined Annual Salary Minimum

$$\text{\$2000} \times 40 = \text{\$80K}$$

Monthly Rent

Set aside 4 months of rent to cover any potential upfront costs such as first month's rent, security, application, and broker's fee (fees may vary).

*Fair Housing Laws prohibit discrimination based on various criteria including but not necessarily limited to race, religion, color, national origin, gender, sexual orientation, age, ancestry, marital status, veteran status, familial status, lawful source of income and disability. Date of Birth information is requested solely for the purposes of verifying identity in connection with background searches that may be performed and will not be considered for any other purpose. Applicant(s) warrants and represents that all of the information contained herein is true and accurate. Applicant(s) expressly understands and agrees that the landlord shall have the right to terminate any lease agreement that may be entered into between landlord and Applicant(s) (assuming that landlord accepts Applicant(s) as a tenant) if any information contained herein is false, incomplete or misleading.

The Renting Track

Hire Your
Bohemia Agent



1

Determine and
Communicate
Your Wants,
Needs & Budget

2

Search for your
next home with
your Bohemia Agent



3

Choose your Dream
Apartment & Apply

4



6

Move-In & Let Your
Agent Know How
You're Settling In!

5

Sign Your Lease
& Pay Your
Move-In Fees

× _____

LET'S GET TO THE BOTTOM LINE

Rent With Us

Savoy Park Apartments, Harlem

#MoveUptown with Neighborhood Experts

Contact a Bohemia Realty Group agent to help you rent your next home.

Harlem

2101 8th Avenue
New York, NY 10026
(between 113th & 114th St.)
212.663.6215

Washington Heights

3880 Broadway
New York, NY 10032
(between 162nd & 163rd St.)
646.661.1579

Proud Member
REBNY
REAL ESTATE BOARD OF NEW YORK

