



# Manhattan Institute of Management

**Manhattan Institute of Management**

110 William Street, 3<sup>rd</sup> floor – New York NY 10038

Tel: (212) 796 6115

Fax: (212) 966 - 4038

## Housing Database

### FINDING AN APARTMENT IN NEW YORK

*You have several ways for finding an apartment. This listing is adapted to each budget. Living in New York has its price, depending on the area you chose to live in and a kind of apartment you chose to rent, rental prices can differ considerably.*

#### **Manhattan:**

Accommodations are expensive particularly in downtown and midtown areas. But its gets cheaper as you go uptown: Harlem and Washington Heights, but some parts are unsafe so you should visit the area before renting.

Living outside Manhattan is less expensive, and you can find very nice residential areas.

#### **Brooklyn:**

Neighborhoods in Brooklyn can be very different according the neighborhood. Best places are Williamsburg and Brooklyn Heights. Avoid **unsafe areas** like Bedford-Stuyvesant, Bushwick, East New York or Sunset Park.

#### **Harlem:**

Spanish Harlem, just north of Central Park, is a good area for renting; we recommend Westside. There are lot of cheap stores for food and retail.

#### **Staten Island:**

20 minutes by ferry (free) from Manhattan. It is a more residential and generally more suburban area.

#### **Queens:**

Many parts of Queens are middle class and accessible by public transportation. Parts closest to Manhattan are Long Island City, Astoria, Sunnyside and Woodside.

#### **Bronx:**

Most parts are not safe and far from Manhattan. But the generally safe areas of the Bronx are Riverdale and Kingsbridge.



# Manhattan Institute of Management

**Manhattan Institute of Management**

110 William Street, 3<sup>rd</sup> floor – New York NY 10038

Tel: **(212) 796 6115**

Fax: **(212) 966 - 4038**

## WAYS TO FIND AN APARTMENT

### Other Options

#### **Real Estate Agencies**

Since the apartment market is so narrow, there are many brokers that offer their help for a commission, which sometimes is very high.

Fees range between ½ to 1 month of rental or 15% of the annual rent. 1 month fee is usually for rentals of 6 month or less; 15% of the annual rent total, are usually for 1 year rentals.

A deposit of 1 month's worth of rent may be required. The advantage of going through a broker is that they have access to a large database of accommodations and can easily find apartments according to your preferences.

<b>EDFIS</b> <a href="http://www.edfis.com/ousing/NEW-YORK-CITY">http://www.edfis.com/ousing/NEW-YORK-CITY</a>		<b>Herve</b> <a href="mailto:hiprojet@gmail.com">hiprojet@gmail.com</a>
<b>Housing for Europeans</b> <a href="https://www.europeansinnewyork.com/room-rentals.html">https://www.europeansinnewyork.com/room-rentals.html</a>  <a href="https://www.europeansinnewyork.com/prices.html">https://www.europeansinnewyork.com/prices.html</a>	<b>Various</b>	<b>Carlos Fonseca</b> <b>(+34) 646 96 29 11</b> <a href="mailto:hola@espanolesennuevayork.es">hola@espanolesennuevayork.es</a>
<b>Se Loger New York</b> <a href="http://www.citi-habitats.com">www.citi-habitats.com</a>	<b>Various.</b>	<b>Samia,</b> <a href="mailto:nycmanage@gmail.com">nycmanage@gmail.com</a> <b>+1 917 400 2402</b>

### Cheaper Options

#### **Craig's list**

- [www.craigslist.org](http://www.craigslist.org)

This is a good way for finding apartments quickly, we advise you to choose a shared apartment. First, click on the city of your choice, then, Housing > Rooms/shared. Please check it frequently for new advertisements.

#### **Newspapers**



# Manhattan Institute of Management

**Manhattan Institute of Management**

110 William Street, 3<sup>rd</sup> floor – New York NY 10038

Tel: (212) 796 6115

Fax: (212) 966 - 4038

- [www.villagevoice.com](http://www.villagevoice.com)
- [www.nypost.com](http://www.nypost.com)
- [www.nytimes.com](http://www.nytimes.com) (buy on Saturday evening for Sunday housing section)
- [www.nypress.com](http://www.nypress.com)



## HELPFUL VOCABULARY

*Here are some terms that might come in handy while you are negotiating with landlords and brokers:*

- Lease -** *is the paper/contract you will sign*
- Tenant-** *is the person who leases an apartment from the landlord*
- Sublease/Sublet-** *is taking over an apartment from another tenant*
- Rent-** *is the amount you have to pay for the apartment*
- Utilities-** *are gas, electricity, elevator etc.*



### **Some advice:**

- *Make sure that everything in the apartment works*
- *You may take photos to note any damages that were initially there*
- *Always get a receipt when you make your payments*
- *Always ensure that you know what is included in the price you are paying.*
- *Get everything in writing.*
- *Understand what it is you are signing. If you have any doubts bring a copy and ask for advice.*
- *Do not pay for or sign anything until you are sure you and your roommates definitely want the property.*

### **Residences**

The following is a list of lodging places, which are available on weekly/monthly/semester basis. These residences are mostly all students or international travelers.

Name	Type	Price	Phone	Address
<b>Educational Housing Services</b> <a href="http://www.studenthousing.org">www.studenthousing.org</a> <a href="mailto:tours@studenthousing.org">tours@studenthousing.org</a>	Residence	Rates are subject to semester/season. Please visit the website and click on "rates"	1-212-977-9099  1-800-297-4694	23 Lexington Ave Manhattan.  Multiple Locations



# Manhattan Institute of Management

**Manhattan Institute of Management**

110 William Street, 3<sup>rd</sup> floor – New York NY 10038

Tel: **(212) 796 6115**

Fax: **(212) 966 - 4038**

<b>Hotel 99</b>	Residence	Range from \$1400 single to \$1100 double	1-201-615-9707	244 West 99 <sup>th</sup> Street
<b>University Place</b> <a href="http://www.universityplaceny.com/">www.universityplaceny.com/</a>	Residence	Rates are subject to change, call to inquire	1-718-844-5300	385 McDonald Ave, Brooklyn NY
<b>De Hirsch Residence</b> <a href="http://www.92y.org/Uptown/92YResidence-Student-Intern-Housing/Booking-a-Room.aspx">http://www.92y.org/Uptown/92YResidence-Student-Intern-Housing/Booking-a-Room.aspx</a>	Residence	Monthly Rates: <ul style="list-style-type: none"> <li>• Large Single Room: \$1,850</li> <li>• Single Room: \$1,750</li> <li>• Double Room*: \$1,500 per person/mont</li> <li>• Small Double Room*: \$1,400 per person/month</li> </ul>	212-415-5660	92 <sup>nd</sup> Street Y 1395 Lexington Avenue
<b>Markle Residence</b> <a href="http://www.themarkle.org/">http://www.themarkle.org/</a>	Residence For Ladies	Starting at \$1400 per month (with 2 meals daily)	1-212-242-2400	123 West 13th Street Manhattan
<b>Kolping House</b> <a href="http://www.kolpingny.org">www.kolpingny.org</a> Email: residence@kolpingny.org	Residence for Men	Call to inquire	1-212-369-6647	165 East 88th Street Manhattan
<b>Literati Housing NYC</b> <a href="http://literati.nyc">http://literati.nyc</a>	Residence for Ladies/ Residence for Men	Rates on website but range from \$900-\$1400 for single room.	1-718-280-5111	Various locations, mostly Astoria

## Housing Only For Apartments

- [www.thesublet.com](http://www.thesublet.com)
- <http://www.apartmentlist.com/ny/new-york#map>
- [www.citysublets.com](http://www.citysublets.com) (Apartments)
- [www.nofeerentals.com](http://www.nofeerentals.com) (Broker)

At your arrival, we recommend you to go in hostels if you have no other lodging.

You can make booking online from your native country.

## New York City Hostels:



# Manhattan Institute of Management

**Manhattan Institute of Management**

110 William Street, 3<sup>rd</sup> floor – New York NY 10038

Tel: **(212) 796 6115**

Fax: **(212) 966 - 4038**

<http://www.hostelworld.com/search?city=New%20York&country=USA>

**The most famous and comfortable hostel:**

**Hostelling International New York**

891 Amsterdam Avenue, NY 10025-4403

If you are looking for a temporary single room, the following places provide short stays:

<b>Urban Oasis</b> 5 West 31 <sup>st</sup> Street <a href="mailto:information@urbanoasisnyc.com">information@urbanoasisnyc.com</a> <a href="http://www.urbanoasisnyc.com/">http://www.urbanoasisnyc.com/</a>	\$65 per night single room (3 night minimum)
<b>La Sienna</b> 241 West 123 <sup>rd</sup> Street <a href="http://www.hostelworld.com/hosteldetails.php/La-Sienna/New-York/33822?sc_sau=rt&amp;sc_pos=6">http://www.hostelworld.com/hosteldetails.php/La-Sienna/New-York/33822?sc_sau=rt&amp;sc_pos=6</a>	\$60 per night single room
<b>Leo House</b> 332 W 23 <sup>rd</sup> Street Tel: (212) 929-1010 Fax: (212) 366 6801	\$ 70 single room with shared bathroom \$ 160 per night –up to 6 people (private bathroom); <b>maximum 2 weeks stay</b>
<b>Vanderbilt YMCA</b> 224 E 88th Street Tel: (212) 756-9600 <a href="http://www.ymcanyc.org">www.ymcanyc.org</a>	<b>\$83</b> Single room per day <b>\$93</b> Double room per day Canceled your reservation 72 hours before, without charges. <b>25 day stay limit!</b>