

OFF CAMPUS HOUSING RESOURCES



**New York Medical College
Office of Student & Residential Life
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How To Look For OFF CAMPUS HOUSING

Students, Faculty and Staff at New York Medical College may choose to look for off-campus housing for a number of reasons. This booklet is designed to assist you in finding housing and provide the necessary information to ensure that you are successful in your search.

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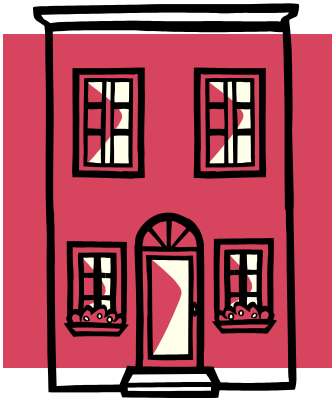
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What Kind of Housing Are You Looking For???



There are several types of housing available in the New York Medical College area.

Some of these options include:

- Find a roommate and share an apartment.
- Rent a room in a private home.
- Sublet an apartment (some have 12 month options)
- Rent your own apartment.

Roommates

Sharing an apartment is a common solution to the problem of high rents in New York. You may not have considered this before, but many students and young professionals find people like themselves to share the high costs of living. Becoming a roommate means cooperation and sharing, so be sure to choose roommates carefully.

Space: You may or may not have your own bedroom. Kitchen and bathroom facilities are available to everyone. The living room is also shared space; a place to receive guests and socialize. Usually, the living room is not a quiet area used for studying.

Expenses: Rent and utilities are divided by the number of roommates. You may be asked to pay an additional one month rent as a security deposit.

Make a Contract: Before moving in together, you and your roommate(s) should write and sign an agreement, establishing how your joint home will be run. Putting an agreement on paper will encourage you to respect each other's concerns.

Life Styles: Each of you should write down preferences that may cause conflict. For example, one person might thrive on frequent and loud parties; the other might prefer only an occasional party. Prepare written policies on: housekeeping jobs; shopping; smoking; allowing friends, especially those you are dating, to sleep overnight; buying kitchen and bathroom necessities; borrowing clothes and other belongings; having pets; and decorating. Discuss study habits and morning bathroom schedules.

Length of the Agreement: At the expiration of the "contract," if you are both still happy, you can renew your agreement. However, if one roommate wants to move before the "contract" expires, **written notice should be given one month in advance.**

Private Homes

Local residents occasionally rent an extra room in their home or apartment to a student. Often the room will be furnished with a bed, dresser and desk and may include private bath. You might also have permission to use the kitchen.

Though relatively inexpensive, this type of living situation requires careful consideration. Remember that you may have to adjust your lifestyle to accommodate the person or family with whom you will be living. You may find that you have much in common with your new “family” and this could be the start of a rewarding friendship. Think about your needs and the specific circumstances very carefully before you make your decision.



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Sublet Apartments

You may choose to sublet an apartment from a tenant who temporarily leaves and plans to return to the same apartment after a period of time. This is very common but you should be cautious if you decide to sublet an apartment. A subtenant’s rights are not as clear as those of a tenant. You should be sure that you are dealing with a reliable person and that you, too, are reliable.

A reliable tenant follows legal procedures when subletting his apartment to you. To sublet an apartment to you, the tenant must obtain permission from the landlord, who must give permission, unless he can prove that you would be a “bad” subtenant. For example, the landlord may require information about you (the subtenant) and your ability to pay the rent. Generally, you will pay rent to the tenant, who will then forward the rent to the landlord.

Another item a landlord may request from the tenant and subtenant is a copy of the sublease. The sublease is a contract that states: 1) the condition of the apartment and its furnishings, 2) the duration of the sublet, and 3) your responsibilities as a subtenant. **Be sure to have a copy of the sublease for your records.**

The primary tenant should remove all valuable items from the apartment before you move in. If it is a short-term sublet, the tenant should make specific arrangements with you about mail delivery and telephone messages.

Other points to remember about subletting:

- The conditions of the tenant's lease cannot be changed while he is away without his consent.
- If you are subletting a furnished apartment, the prime tenant can charge you no more than 10% above the legal rent. (This can be verified by looking at the prime tenant's lease.)
- You will probably have to pay a security deposit of from 50% to 100% of one month's rent. This amount may vary depending on the duration of the sublet and the furnishings provided, as well as the condition of the apartment. This money should be deposited in a savings account at the bank and returned to you when you vacate the apartment **IF** the tenant's home and furnishings have been left in good condition.

Your Own Apartment

Many people want to have their own apartments because it gives them more freedom and privacy. However, many students find that they cannot afford their own apartments. For those who can, they must take greater responsibility and safety precautions.

As the tenant you must:

- Take legal responsibility for paying the rent each month for the full term of the lease; this means that if the landlord requires you to sign a 12 month lease, you cannot move out after the school year (9 months); you must pay for all twelve months.
- Pay your rent promptly on the date stipulated in the lease.
- Keep the apartment in good condition.
- Obtain the written consent of the landlord before making structural changes in the apartment, such as painting or attaching shelves.
- Be considerate of your neighbors and do not make too much noise.
- Leave the apartment in its original condition.
- Supply the apartment with your own furniture and kitchenware.

Remember: If you violate certain provisions of the lease you can be legally removed from the apartment.

By law, your landlord must:

- Provide heat in your apartment from October 1 to May 31.
- Provide hot and cold running water year round.
- Maintain public areas in and around the building: collect the garbage, provide lighting, etc.
- Repair your apartment.
- Paint your apartment every three years.
- Provide bathtub or shower, a toilet, and a kitchen sink, inside your apartment.
- Maintain a safe, weatherproof building that is free of rats, mice and bugs.
- Install smoke detectors.
- Furnish a locked mailbox with the tenant's name on it.
- Install a peephole in your apartment door.

When looking for housing, keep these things in mind:

Location: How far away from school are you willing to live? Do you want to live in an urban area (downtown White Plains) or in a suburban neighborhood.

Security: Make safety a high priority when looking for an apartment. A well-lit, busy street is usually safer than a dark, private street. Be sure that the front door of the building is locked.

Cost: How much can you afford to pay for an apartment? Carefully plan a monthly budget for yourself before you begin to look for housing. You should know exactly how much you can spend. Remember that the total cost is not just rent. It also includes utilities and transportation costs. Contact the Financial Aid Office if you have any questions regarding your budget allocation for housing. You should open a checking account at a local bank as soon as you can. Also, be sure to have cash or travelers' checks so that you can make acceptable payments for security deposit, rent, etc.

Size: Due to the high cost of living in New York, most students find that space is a secondary consideration. Still, you should consider how much space you need. Assess your possessions and your lifestyle, and decide what size apartment you can live with. A studio might be fine for one person, but two people living in a single room might find the situation intolerable.

How to Find Housing



There are several ways to begin looking for a place to live.

Websites

Below are some helpful websites that will hopefully be a good starting point in your search.

- o lohud.com Local Newspaper Listings
- o Nypennysaver.com The Local Penny Saver
- o Newyork.craigslist.org Craigslist
- o NYMC Off Campus Housing List
- o <http://www.nymc.edu/media/schools-and-colleges/nymc/pdf/housing--residential-life/OffCampusApartmentListing.pdf>
- o Hotpads.com Map based housing search
- o Trulia.com
- o Sublet.com – Includes both long and short term sublets
- o Homes.com
- o ApartmentSearch.com an apartment locator
- o ApartmentGuide.com an online version of the Apartment Shoppers Guide
- o Apartments.com a national apartment locator
- o MyNewplace.com Has millions of apartments for rent.

To research the area you are considering:

- TheWestchesterview.com Provides information on local communities, and available apartments
- Apartmentratings.com apartment reviews by real people
- Apartmentreviews.net apartment ratings and reviews by tenants
- UHaul.com for truck and trailer rentals, self storage, boxes packing and moving supplies, hitch sales and installation, and online storage

It may be helpful to look at other local college websites, they may also have local apartment listings!

*New York Medical College Office of Student & Residential Life neither recommends nor endorses any particular website.

Real Estate Agencies

Call or visit a real estate office. Real estate brokers will charge you a fee for finding an apartment. This fee ranges from one month's rent to 13% - 15% of the yearly rent. If you decide to use a broker, be sure it is an agency which you pay after it has found an apartment for you. Some agencies charge you a fee (usually \$50 - \$100) which only entitles you to look at their lists of available apartments; you must still find the apartment yourself.

When dealing with a real estate broker, be sure you know what you are paying for! Since cheaper apartments are harder to find, and brokers make more money on more expensive rentals. They may try to persuade you to pay more than you can afford. Insist on apartments which are within your price range.

- Weichert Realty
www.weichert.com/NY/Westchester/White_Plains/
1-800-401-0486
- ERA Insite Realty (914) 949-9600
www.era.com/ERA-Insite-Realty-Services-1330c?
- Prudential Rand Realty (914) 328-8607
www.randrealty.com/
- Houlihan Lawrence Real Estate
www.houlihanlawrence.com/communities/white_plains/

Direct Approaches

Most of the large apartment buildings in White Plains and other areas are available for walk-in's and have someone from the management company in the front office ready to assist you! It is often possible to find an apartment by walking through the neighborhood and talking to building superintendents or by watching for signs on buildings which indicate that there are apartments available. Talk to fellow students or colleagues. They often know of people looking for roommates or landlords who have available apartments.

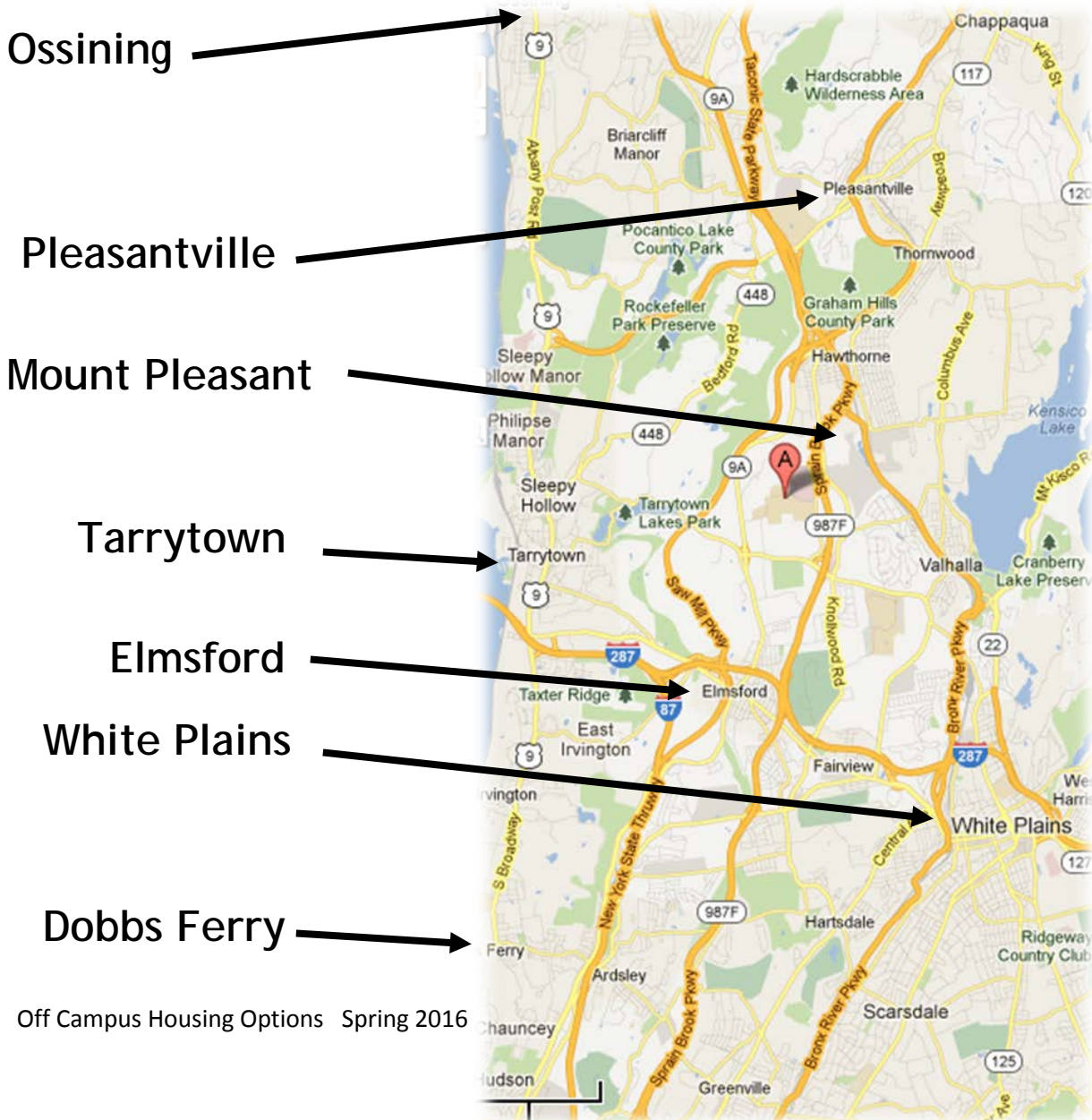
What To Consider When Selecting Housing

Check these things **before you sign** the lease!

- ✓ How **secure** is the building? Is there an intercom system or a doorman? How secure is the apartment? You will need gates on the windows if it is on the top or first floor or has a fire escape.
- ✓ Is it in a **convenient location**? Consider access to transportation and necessary services like shopping, laundry, etc.
- ✓ How **noisy** is the apartment? Traffic noise, train tracks, schools, hospitals or fire stations nearby can all contribute to the din.
- ✓ How many **flights of stairs** will you have to climb if there is no elevator? Will a great view compensate for extra legwork?
- ✓ Is the **ventilation** adequate? Does the apartment receive **sunlight** for at least part of the day?
- ✓ Is the **closet** and **storage space** adequate?
- ✓ What kind of **bathing facilities** does the apartment have?
- ✓ Are the **electrical and plumbing** works properly maintained? How many electrical outlets are in each room?
- ✓ Do the **stove and refrigerator** come with the apartment? Are both in good working order?
- ✓ Are there visible **physical defects**, such as cracked plaster or leaking faucets? If so, write down everything that is wrong and try to get the landlord to sign a written agreement that the defects will be repaired. If he/she refuses, send the list to the landlord via registered mail, return receipt requested, before you get the keys.

Local Towns and Public Transportation

New York Medical College is centrally located in Westchester County. Students and employees tend to live in the surrounding towns. The county bus lines service many local towns. Many apartments are on bus lines. However, some are not within walking distance to a bus line and require a car. Please refer to www.westchestergov.com for a listing of bus routes and areas that are serviced by public transportation. Many bus routes include Westchester Medical Center (we share the same campus) as a stop. The following is a list of towns and villages within easy commuting distance of our campus.



Hasting on Hudson 

Ossining

Housing Costs: \$

Parks & Recreation: ☀️☀️☀️

Nightlife: ☆☆☆

Safety: 🚫🚫🚫🚫

Shopping: ☆☆☆

In our pricey county, it's actually among the most affordable. Plus Ossining, architecturally, has a charming downtown with underappreciated cast-iron buildings (though the shops can use an upgrade), as well as a historic area (many village structures are on the National Register of Historic Places), and lovely streets that wend their way down to the shoreline.

Pleasantville

Housing Costs: \$\$\$

Parks & Recreation: ☀️☀️

Nightlife: ☆☆☆

Safety: 🚫🚫🚫🚫

Shopping: ☆☆☆☆

This central Westchester village couldn't have a more appropriate name. Quaint shops, quality restaurants, and tree-lined streets. Shopping, nightlife, and the downtown are all admirable. The town is 31 miles north of Grand Central Station, and offers an easy commute to Midtown, with many residents living within walking distance of the Metro-North. Easily accessible to both Northern and Southern Westchester via a number of highways and main roads, including the Saw Mill, Sprain Brook, and Taconic Parkways, as well as Routes 9A and 117.

Mount Pleasant

Housing Costs: \$\$

Parks & Recreation: ☀️☀️☀️☀️

Nightlife: ☆☆☆

Safety: 🚫🚫🚫🚫

Shopping: ☆☆

Located in central Westchester, the town of Mount Pleasant includes the incorporated villages of Pleasantville, Sleepy Hollow, and a small portion of Briarcliff Manor. The remaining area of the town is unincorporated (i.e., not part of any other municipality) and includes the hamlets of Hawthorne, Thornwood, Valhalla, and Pocantico Hills, it has a near non-existent crime rate, is filled with parks and playgrounds, and its housing costs are not prohibitive. However, Mount Pleasant (especially its villages of Valhalla, Thornwood, and Hawthorne), doesn't have much of a nightlife scene or great dining or shopping options.

Tarrytown

Housing Costs: \$\$

Parks & Recreation: ☀️

Nightlife: ☆☆☆☆

Safety: 🚫🚫🚫🚫

Shopping: ☆☆☆☆

Charming with a delightful downtown bustling with antiques stores, galleries, one-of-a-kind shops, restaurants, and a great music hall, Tarrytown has plenty to offer: relatively reasonable housing costs; lots of diversity, and, of course, it's only a 10 minute drive to campus.

Elmsford

Housing Costs: \$

Parks & Recreation: ⚙️⚙️

Nightlife: ☆

Safety: 🚫🚫🚫🚫

Shopping: ☆

Elmsford has a diverse population, low-cost housing, and extremely close to campus. However, it doesn't offer much in the way of a downtown or nightlife, and also lacks good dining and shopping options.

White Plains

Housing Costs: \$\$\$

Parks & Recreation: ⚙️⚙️

Nightlife: ☆☆☆☆☆

Safety: 🚫🚫

Shopping: ☆☆☆☆☆

The city with the greatest number of bars, lots of condominium apartments, and many tall buildings (the tallest in the county, in fact; this is the only municipality with a real skyline), White Plains is a true city. This is where the county government does its work, where the very well-off stay for a night or two (the first suburban city in which the Ritz-Carlton luxury hotel chain built a hotel), where the county's most upscale mall resides, and where you can enjoy music and beer until the wee hours of the night.

Dobbs Ferry

Housing Costs: \$\$

Parks & Recreation: ⚙️⚙️

Nightlife: ☆☆☆

Safety: 🚫🚫🚫🚫

Shopping: ☆☆☆

This densely populated rivertown, just 20 miles north of Midtown, offers a mix of two-family homes, Victorians from the 1900s, mid-century split-levels and Colonials, and sprawling estates. Its quaint downtown offers a variety of dining and shopping options, a welcome asset to those whose first choice is small-town living. The village's public parks—however lovely they may be—are not quite enough to serve the 3,967 households in the village.

Hastings-on-Hudson

Housing Costs: \$\$

Parks & Recreation: ⚙️⚙️⚙️

Nightlife: ☆☆☆

Safety: 🚫🚫

Shopping: ☆☆☆

This rather artsy rivertown is right off the Saw Mill River Parkway, about a half-hour drive to Midtown with some terrific river views. The combination of all that plus an un-gentrified but nevertheless charming downtown, a couple of "wow" restaurants, and an interesting array of living choices (houses at different price points, condos, co-ops, apartments, and affordable units) add up to one of Westchester's top places to put down roots.

ADOPTED FROM WESTCHESTER MAGAZINE'S "BEST PLACES TO LIVE"

BY ELSA BRENNER W PUBLISHED SEPTEMBER 21, 2010

***AVERAGE APARTMENT RENTAL PRICES
AS OF 2015**

AVERAGE RENT FOR HOME OR APARTMENT	
Studio Apartment	\$1,310
1 Bedroom Home or Apartment	\$1,368
2 Bedroom Home or Apartment	\$1,621
3 Bedroom Home or Apartment	\$2,109
4 Bedroom Home or Apartment	\$2,484

*http://www.bestplaces.net/housing/county/new_york/westchester - 2016

Temporary Housing Options Westchester*

The Esplanade

95 So. Broadway
White Plains, NY
1-800-247-5322

www.Esplanadecorporate.com

YMCA White Plains

250 Mamaroneck Avenue
White Plains, NY
www.whiteplains.ymca-cnw.org/rooms/

Extended StayAmerica

118 Tarrytown Road
Elmsford, NY 10523
914-347-8073

www.extendedstayamerica.com

Mention NYMC for a discount

HomeStay

32 Linden Avenue
Ossining-On-Hudson, NY
914-941-4347 (Fee Paid)
info@homestayny.us

www.Homestayny.us

(Fee Paid)



*New York Medical College Office of Student & Residential Life neither recommends nor endorses any particular facility.

Apartment Complexes in White Plains*

Bank Street Commons

15 Bank Street
White Plains, NY, 10601
(914) 684-8200
www.bankstreetcommonsapts.com

Avalon

27 Barker Avenue
White Plains, NY, 10601
(866)277-8216
www.avaloncommunities.com

Residences of Jefferson Place

300 Mamaroneck Avenue
White Plains, NY 10601
(914) 428-0767

Stepping Stone Associates (AKA – DeRosa Bldrs)

7 Lake Street
(914) 682-1800

Korman Communities

25 Martine Avenue
White Plains, NY, 10601
(914) 761-8113

Halstead

15 Stewart Place
White Plains, NY, 10601
www.halsteadwhiteplains.com

One City Place

1 City Place
White Plains, NY 10601
www.onecityplaceny.com

Windsor at the Grammercy

2 Canfield Ave.
White Plains, NY 10601
(914) 682-9292
www.windatthegrammercy.com

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Apartment Complexes in Westchester Area *

Talleyrand Crescent Lux. Apts.

1105 Crescent Drive
Tarrytown, NY
(844) 493-9987
Equityapartments.com/westchester/tarrytown-apartments

Ridge View Apartment Homes

32 Nob Hill Drive
Elmsford, NY 10523
(914) 347-2800
www.ridgeviewholdings.com

Hudson Park Apartments

1 Alexander Street
Yonkers, NY 10701
(914) 969-1386
www.livehudsonpark.com

Crestwood Lake Apts.

90 Beaumont Circle
Yonkers, NY
(914) 779-2200
www.woodner.com

Avalon Green Apts.

100 Town Green
Elmsford, NY 10523
(914) 288-0100
www.avaloncommunities.com

Birch Brook Manor, Inc.

89 So. Highland Avenue
Ossining, NY
(914) 941-0256

Morgan Communities

135 Croton Avenue
Ossining, NY
(914) 941-0077
www.morgancommunities.com

River Park Apartments

Virginia Road
Valhalla, NY 10595
www.samsonmanagement.com



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neither recommends nor endorses any particular facility.

Renters Checklist



You can use the following list of questions to check an apartment, room, or house before you move in. With some exceptions, you can use it to log complaints about living conditions stemming from a landlord's failure to perform pro

- What is the rent per month?
- Is a security deposit required? If so, how much is it and under what conditions is it held?
- Does the lease say rent can be increased if real estate taxes are raised, sewer or water assessments are hiked, or for any other reason?
- Do you pay extra (and how much) for such things as utilities, storage space, air conditioning, parking space, master TV antenna connection, use of recreation areas (such as pool or tennis courts), installation of special appliances, late payment of rent, etc.?

Read the lease carefully. Mark any provisions that seem especially objectionable to you and try to have them removed from your lease. List also the provisions (not included) that you would like, such as sublet clause. Try to have these added. If changes are made, be sure to have them signed (or initialed) by both the tenant and the landlord.

Assess the maintenance services: Is there a residential superintendent? Are maintenance hours (for usual services) restricted? How is emergency service handled?

How is refuse/garbage disposal handled? Are facilities easily accessible? Are they well-kept and clean?

Laundry facilities: How many washers and dryers are available? Are they in good working order?

Building lobby: Is it clean and well lit? Does it have a lock or other security provisions? How are deliveries handled?

Entrance and exit: Is an elevator provided? If so, is it in good working condition? Are the stairs well lit and in sound condition? Are fire exits provided? Is there a fire alarm, smoke alarm or other warning system?

Hallways: Are they clean and adequately lit? Are they otherwise in good condition?

Are there any signs of insects present? Of mice or rats?

Bathroom(s): Are the plumbing fixtures in good working order and reasonably clean? Does the hot water supply seem adequate? Are the tiles(if the room is tiled) sound?

Kitchen: Is the sink in good working order, reasonably clean, and provided with drain stoppers? Does the stove seem to be in good working order and reasonably clean? Is the refrigerator in good working order?

Does it have a separate door freezer compartment? If there is a dishwasher, is it in good working order? Are appliances under service contract? Who is responsible for maintenance?

Air conditioning: Is the entire building air-conditioned? If not, are there separate units and are they functioning properly?

Wiring: Are there enough electrical outlets? Do all the switches and outlets work? Are there enough circuits in the fuse box (or circuit breaker panel) to handle the electrical equipment you expect to install? If there is a serious question, get an expert opinion.

Heat: Does the heating system seem to be in good working order? Is it providing adequate heat? Who controls the temperature?

Windows: Are any broken? Can they be opened and closed easily? Are screens provided? Are there drafts around the window frame? Does the landlord arrange for the outside of the windows (in high-rise buildings) to be cleaned? And if so, how often?

Floors: Are they clean? Are they marred or gouged? Do they have any water stains indicating previous leaks? Is carpeting included?

Ceilings: Are they clean? Is the plaster cracked? Is there any sign of leakage?

Walls: Are they clean? Is the paint peeling? When was it painted last?

Telephone: Are phone jacks already installed? Are they in convenient locations?

Television: Is TV (or stereo) playing forbidden at certain hours? Who pays for cable?

Lighting: Are there enough fixtures for adequate light? Are the fixtures in good working order? Does the apartment get reasonably adequate natural light from the windows?

Storage space: Is there adequate closet space? Are there enough kitchen and bathroom cabinets? Is there long-term space available in the building for your use?

Security: Does the entry door have a dead-bolt lock? A security chain? A through-the-door viewer?

Sound proofing: Do the walls seem hollow (when thumped) or solid? Can you hear neighbors upstairs, downstairs, or on either side of you?