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# Tenants rights guide nys

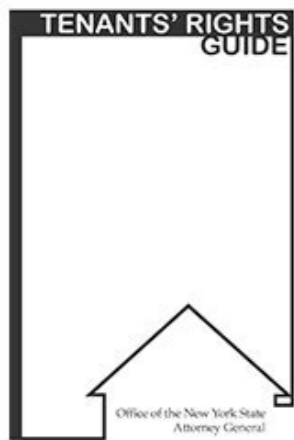
Consult your lawyer before signing this lease

## CONDOMINIUM UNIT LEASE

Landlord and Tenant agree to lease the Unit and the Stated Interest in the Common Elements at the rent and for the term stated:

<b>PREMISES:</b> _____	<b>UNIT:</b> _____
<b>CONDOMINIUM ASSOCIATION:</b> _____	
<b>GARAGE SPACE:</b> _____	<b>GARAGE FEE:</b> _____
<b>LANDLORD:</b> _____	<b>TENANT:</b> _____
Date of Lease: _____	Annual Rent: \$ _____
Lease Term: _____	Monthly Rent: \$ _____
Commencement Date: _____	Security Deposit: \$ _____
Termination Date: _____	

- 1. Use and Occupancy**  
The Unit may only be used strictly for residential purposes and may only be occupied by Tenant and Tenant's spouse and children.  
Landlord is not responsible in any way for errors contained in the condominium brochure or plans.
- 2. Inability to Give Possession**  
The failure of Landlord to give Tenant possession of the Unit on the Commencement Date shall not create liability for Landlord. In the event that possession of the Unit is not delivered on the Commencement Date, Monthly Rent hereunder shall begin on the date that possession of the Unit is delivered to Tenant and shall be prorated for that portion of the month in which possession is delivered.
- 3. Rent**  
Tenant shall pay Monthly Rent in full on the first day of each month of the Lease. Monthly Rent shall be paid in advance with no notice being required from Landlord. Tenant shall not deduct any sums from the Monthly Rent unless Landlord consents thereto in writing. Rent shall not be abated or forgiven due to damage to or inability to use the common elements.  
Upon signing this Lease, Tenant shall pay Landlord the first Monthly Rent due and the Security Deposit. The entire amount of rent due for the Lease Term is due upon signing this Lease; however, Landlord consents to the Tenant paying same in monthly installments provided there exists no defaults by Tenant under the terms of this Lease.  
B. Additional Rent may include, but is not limited to:
  1. any additional insurance premiums and/or expenses paid by Landlord which are chargeable to Tenant as stated hereinafter;
  2. all increases in Common Charges, Common Expenses and Association dues allocated to the Unit which are in excess of those charges as of the date this Lease is executed;
  3. any increase in the real estate taxes above the real estate taxes being levied for the tax year in effect as of the date this Lease is executed.Additional Rent is due and payable with the Monthly Rent for the next month after Tenant receives notice from Landlord that Additional Rent is due and payable.
- 4. Condition of Unit**  
Tenant acknowledges that Tenant is accepting the Unit in its "as is" condition. Tenant further acknowledges that Tenant has thoroughly inspected the Unit and has found the Unit to be in good order and repair and that the appliances, if any, are in good operating condition. Tenant further states that Tenant knows how to operate the appliances and shall do so in accordance with the manufacturer's instructions.
- 5. Security**  
The Security Deposit is due upon the Tenant signing this Lease. The Security Deposit shall not be used for the payment of Monthly Rent and/or Additional Rent unless agreed to, in writing, by Landlord and Tenant. Within ten (10) days after Tenant surrenders possession of the Unit at the expiration of the Lease Term, Landlord shall return the Security Deposit, less any cost of repairs as authorized by this Lease, to Tenant at an address Tenant provides.
- 6. Services and Utilities**  
Tenant is responsible for paying all electric, gas, water, telephone and any other utilities allocated to the Unit. Use of a dishwasher, clothes washer and dryer machines, freezer, air purifier, portable heater, air conditioner or similar appliances is prohibited without Landlord's written consent.  
Landlord will supply (a) heat, in such quantity and for such time as mandated by law, (b) hot and cold water, (c) air conditioning, if already existing in the Unit (the "Services"). If the Services are temporarily interrupted due to an accident, emergency and/or repairs, Tenant's obligation to pay rent, in full, shall not be affected thereby.  
Landlord will also supply a refrigerator, stove/oven, dishwasher, window air conditioning unit, clothes washer and clothes dryer (the "Appliances"). Any damage to the Appliances which is caused by the willful and/or negligent acts of Tenant may be repaired by Landlord, the cost of which shall be Additional Rent.  
(Tenant shall pay for the following services either directly or to Landlord when billed:
  1. any increase in the real estate taxes above the real estate taxes being levied for the tax year in effect as of the date this Lease is executed.
- 7. Furnishings**  
The Unit is being delivered (furnished) (unfurnished). If furnished, Landlord has given an inventory of the furnishings which inventory has been signed by Tenant and Landlord. Tenant acknowledges that said furnishings are in good condition and Tenant accepts same in "as is" condition.
- 8. Repairs and Alterations**  
Tenant shall maintain all appliances, equipment, furniture, furnishings and other personal property included under this Lease and, upon the surrender of the Unit on the Termination Date, Tenant shall surrender same to Landlord in the same condition as received.



**ATTENTION TRAVELERS** Deadline Extended to **OCT 1<sup>ST</sup> 2021**

**REAL ID ACT**

Must get REAL ID in person at DMV

After October 1, 2021, only the Enhanced or REAL ID will be accepted to get on a domestic flight

**SYR**

How many keys does a landlord have to give a tenant. What does tenants rights apply mean. What are your rights as a renter.

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Under New York housing law, if your landlord refuses to let you out of your lease, a judge who gives you a protective order can terminate your lease without financial penalties to you. Content Detail By: Hudson Valley Legal Services While money orders seem convenient, they can cause you a lot of problems and, in some cases, could lead to your eviction. Eviction Repairs Execution Owning or Buying a Rent of Homeless Homes Scrie and Drie Housing Public Housing (Section 8) Emergency Rental Assistance Rental Occupancy Housing (SRO) DISCRIMINATION OF LIVING HOUSES MEN WORKING ACCOMMODATION INQUIRIES OF DIRECTORS OF DIRECTORS OF DIRECTORS OF VETERANOS OF LIVING DIRECTORS DISCABRE DISCABRE DISCABLE AND LIVING Know your rights that go to Court Find a lawyer 2B Article (s) Found ( s) Tenanthelpny provides a clear and easy guide for tenants to face eviction, as well as information on how to file defences in court. This website will also provide resources to pro Bono lawyers who assist tenants with their eviction cases. In New York State, harassing a tenant can be a felony or misdemeanor. Content Detail By: New York State Unified Court System This list of frequently asked questions explains what a tenant needs to know when their landlord is foreclosing. This free registration will help you track when your heat goes out, when you don't have hot water, your calls to 311 and more. In this article, you will learn what a security deposit is, what to do before moving on, and what to do when you move to recover your security deposit. Content by: New York City Bar Legal Referral <sup>3</sup> Learn the basics about your rights as a tenant when it comes to harassment. In New York City, tenant harassment is also a violation <sup>3</sup> the <sup>3</sup> of housing, and tenants can sue their landlord in housing court if they are being harassed. Read More By: Hudson Valley Legal Services READ THIS AT: ESPAA OL / ESPAA OL This link will take you on for Western New York Legal Aid. Content Detail By: New York State Attorney General's Office Housing; Tenant and Landlord Rights Other Housing Issues... Read More By: Hudson Valley Legal Services Read This In: English / Spanish If you have problems with your heat or hot water, and your landlord is not fixing them, you should keep a record of the problems. Content Detail By: Legal Assistance of Western New York, Inc. - LawNYA® - Geneva Office Read This In: English / Spanish This guide will help you understand the pet ownership laws in New York City. TenantHelpNY provides clear and easy guidance to tenants facing eviction, as well as information on how to file defences in court. Read More By: LawHelpNY Read This In: English / Spanish If you are a victim of domestic violence, moving from your apartment to a confidential location can be an important part of staying safe. This is a video review of your rights if you are a tenant in a subsidized housing or receive Section 8. This link will take you to more information about what prospective tenants can do to ensure the safety of lead-based paint. Content Detail By: Legal Assistance of Western New York, Inc. - LawNYA® - Geneva Office Read this in: English / Spanish How can I recover my security deposit? Content Detail By: Brooklyn Bar Association Volunteer Lawyers Project, Inc. LawNY lawyers wrote this article about what you should consider before signing a Rent-to-Own agreement. This guide applies to all pet owners, but is commonly used by dog and cat owners. Visit this link on the LawNY website for more information. Content Detail By: Mobilization for Justice, Inc. 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