

THE CITY OF NEW YORK DEPARTMENT OF HEALTH AND MENTAL HYGIENE

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WINDOW GUARDS REQUIRED

Lease Notice to Tenant

You are required by law to have window guards installed in all windows if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment: if a child 10 years of age or younger lives in your apartment,

if you ask him to install window guards at any time (you need not give a reason).

It is a violation of law to refuse, interfere with installation, or remove window guards where required.

CHECK ONE		
	REN 10 YEARS OF AGE OR GER LIVE IN MY APARTMENT	
	HILDREN 10 YEARS OF AGE OR GER LIVE IN MY APARTMENT	
I HAVE	T WINDOW GUARDS EVEN THOUGH NO CHILDREN 10 YEARS OF AGE DUNGER	
	Tenant (Print)	
	Tenant's Signature:	Date
	Tenant's Address	Apt No.
RETURN THIS FORM TO:		
Owner/Manager		
Owner/Manager's Address		

For Further Information Call: Window Falls Prevention (212) 676-2162

LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR PREVENTION OF LEAD BASED PAINT HAZARDS—INQUIRY REGARDING CHILD

You are required by law to inform the owner if a child under six years of age resides or will reside in the dwelling unit (apartment) for which you are signing this lease/commencing occupancy. Beginning on January 1, 2020, the term "resides" means that a child under six routinely spends 10 or more hours per week in the dwelling unit. If such a child resides or will reside in the unit, the owner of the building is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD. If you do not respond to this notice, the owner is required to attempt to inspect your apartment to determine if a child under six years of age resides there.

If a child under six years of age does not reside in the unit now, but does come to reside in it at any time during the year, you must inform the owner in writing immediately. If a child under six years of age resides in the unit, you should also inform the owner immediately at the address below if you notice any peeling paint or deteriorated subsurfaces in the unit during the year.

Whether or not a child under age six will reside in the apartment, the owner of the building is also required to fix all lead-based paint hazards and underlying defects that may cause paint to peel, make floors, window sills and window wells smooth and cleanable, remove or cover all lead-based paint on friction surfaces of doors and door frames, and remove or cover all lead-based paint on friction surfaces of windows or install window channels or slides. This work should be performed before you move into the apartment, and the owner must properly clean the apartment after the work is completed.

Please complete this form and return one copy to the owner or his or her agent or representative when you sign the lease/commence occupancy of the unit. Keep one copy of this form for your records. You should also receive a copy of a pamphlet developed by the New York City Department of Health explaining about lead based paint hazards when you sign your lease/commence occupancy.

CHECK ONE:	\square A child under six years of age resides in the unit
	\square A child under six years of age does not reside in the unit
	(Occupant signature)
Print occupant's n	ame, address and apartment number:
provisions of §27-relating to duties	LE TO RENEWAL LEASE) Certification by owner: I certify that I have complied with the 2056.8 of Article 14 of the Housing Maintenance Code and the rules promulgated thereunde to be performed in vacant units, and that I have provided a copy of the New York City alth and Mental Hygiene pamphlet concerning lead-based paint hazards to the occupant.
	(Owner signature)
RETURN THIS FO	ORM TO:
Owner representa	itive name:
Address:	

OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS

OWNER COPY/OCCUPANT COPY

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Less	sor's Disc	closure				
(a)	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):					
	(i)	_ Known lead-based pai (explain).	nt and/or l	ead-based paint hazaı	rds are present in the housing	
	(ii)		dge of lead	-based paint and/or le	ead-based paint hazards in the	
(h)	Pecords	housing. and reports available to	the lessor	(check (i) or (ii) below	۸٠	
` '		_ Lessor has provided th	ie lessee wi	ith all available record	s and reports pertaining to e housing (list documents	
	(ii)	Lessor has no reports paint hazards in the h		pertaining to lead-bas	ed paint and/or lead-based	
Less	see's Ack	knowledgment (initial)				
(c)		Lessee has received co	pies of all	information listed abo	ve.	
(d)	d) Lessee has received the pamphlet Protect Your Family from Lead in Your Home.					
Age	ent's Ack	nowledgment (initial)				
(e)		Agent has informed the is aware of his/her res			ns under 42 U.S.C. 4852d and	
Cer	tification	of Accuracy				
		g parties have reviewed the provided is the provided in the provided is the provided in the provided in the provided in the provided is the provided in the pr			the best of their knowledge, that	
Less	or		Date	Lessor	Date	
Less	see		Date	Lessee	Date	
Ασρ	nt		Date	Agent	Date	

DISCLOSURE OF SMOKING POLICY

Building/Property Address:	
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There is no safe amount of exposure to secondhand smoke. Adults exposed to secondhand smoke have higher risks of stroke, heart disease and lung cancer. Children exposed to secondhand smoke have higher risks of asthma attacks, respiratory illnesses, middle ear disease and sudden infant death syndrome (SIDS). For these reasons, and to help people make informed decisions on where to live, New York City requires residential building owners (referred to in this policy as the "Owner/Manager," which includes the owner of record, seller, manager, landlord, any agent thereof or governing body) in buildings with three or more residential units to create a policy on smoking and share it with all tenants. The building policy on smoking applies to any person on the property, including guests.

Definitions

- a. **Smoking:** inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke
- b. **Electronic Cigarette** (e-cigarette): a battery-operated device that heats a liquid, gel, herb or other substance and produces vapor for people to inhale

Smoke-Free Air Act

New York City law prohibits smoking and using e-cigarettes of any kind in indoor common areas, including but not limited to, lobbies, hallways, stairwells, mailrooms, fitness areas, storage areas, garages and laundry rooms in any building with three or more residential units. NYC Admin. Code, § 17-505.

Policy on Smoking

Smoking is not allowed in the locations checked below (check all boxes that apply). <u>Even if no boxes are checked, the Smoke-Free Air Act bans smoking tobacco or non-tobacco products, and using e-cigarettes in indoor common areas.</u>

- Inside of residential units*
 Outside of areas that are part of residential units, including balconies, patios and porches
 Outdoor common areas, including play areas, rooftops, pool areas, parking areas, and shared balconies, courtyards, patios, porches or yards
 Outdoors within 15 feet of entrances, exits, windows, and air intake units on property grounds
 Other areas/exceptions:
- * Rent-stabilized and rent-controlled units may be exempt from a policy restricting smoking inside residential units unless the existing tenant consents to the policy in writing.

DISCLOSURE OF SMOKING POLICY

Complaint Procedure Complaints about smoke drifting into a residential unit or common area should to the Owner/Manager listed here Complaints should be made in writing and should be as specific as possible date, approximate time, location where smoke was observed, building addescription of incident and apparent source of smoke.	 ble, including the
Acknowledgment and Signatures: I have read the policy on smoking described above, and I understand the the property. I agree to comply with the policy described above.	policy applies to
For rental units, I understand that violating the smoking policy may be a v lease. For condominiums, cooperatives or other owned units, I understand of the policy on smoking may be addressed according to the building's go	d that violations
Owner/Manager's printed name	
Owner/Manager's signature	Date
Tenant's printed name	
Tenant's signature	Date

ADDENDUM TO RENTAL AGREEMENT FOR SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

This document is part of the Lease Agreement dated on				_, 20,	
bet	ween	, he	ereinafter called		
Ov	vner/Landlord and		,		
Te	nant(s) for the property located at:		······································		
	Address				
Apt	City St	ate	Zip Code		
Ov	vner/Landlord and Tenant(s) agree as follows:				
 1. 2. 3. 4. 	The premises were delivered to Tenant(s) with instandetector devices. Tenant(s) acknowledges the smoke and carbon more explained by Owner/Landlord at the time of initial were working properly at that time. Tenant shall perfect determine if the smoke and carbon monoxide detect Tenant(s) shall inform the Owner/Landlord immedificallure of any detectors. (Tenant(s) Initial) - IF DEVICE(S) ARE provided, each Tenant understands that device(s) at Tenant's responsibility to: a. Ensure the battery is in operating condition a b. Replace batteries as needed (unless otherwise c. Notify the landlord in writing immediately if	noxide detector occupancy and erform the maters are opera- ately in writing BATTERY (respectively) and the battery operated the state of the state o	ors were tested; their operation of that the detectors in the unit nufacturers recommended testing properly at least once a mag of any defect or malfunction of the property of the property at least once and the property at least once a mag of any defect or malfunction of the property o	n t/hom sts to nonth on or	
	device(s) does/do not work. In accordance with the law, Tenant shall allow Own purpose of verifying that all required smoke and car operating properly or to conduct maintenance service Tenant will be charged for any missing or broken subatteries.	rbon monoxid ce, repair or re	e detectors are in place and eplacement as needed.		
Ter	nant	Date			
Ter	nant	Date			
Ow	rner/Landlord/Agent	Date			

New York City Recycling Notice

New York City has a mandatory residential recycling program that requires all residents to source-separate designated materials from their waste in their homes for recycling collection by the NYC Department of Sanitation.

Residential building owners/landlords must notify residents about recycling requirements, designate an accessible recycling area, and maintain signs explaining what and how to recycle.

Residents are required to keep the following designated materials separate from regular garbage and discard them according to building management instructions in properly labeled recycling receptacles. (For more info on what to recycle, call 311 or visit www.nyc.gov/recycle.)

WHAT TO RECYCLE: Paper & Cardboard

Newspapers, magazines, catalogs, white and colored paper (staples OK), mail and envelopes (window envelopes OK), paper bags, wrapping paper, soft-cover books (paperbacks, comics, etc.; no spiral bindings).

Cardboard egg cartons and trays, smooth cardboard (food and shoes boxes, tubes, file folders, cardboard from product packaging), corrugated cardboard boxes.

WHAT TO RECYCLE: Metal, Glass, Plastics & Cartons (emptied and rinsed)

Metal cans (soup, pet food, empty aerosol cans, dried-out paint cans, etc.), aluminum foil wrap & trays, household metal (wire hangers, pots, tools, curtain rods, small appliances that are mostly metal, etc.), bulk metal (large metal items, such as furniture, cabinets, large appliances, etc.).

Glass bottles & jars (and no other glass items).

Plastic bottles & jugs, rigid plastic caps & lids, rigid plastic food containers (yogurt, deli, hummus, dairy tubs, "clear clamshell" containers, other plastic take-out containers), rigid plastic packaging ("blister-pak" and acetate boxes), rigid plastic housewares (crates, buckets, flower pots, furniture, toys, mixing bowls, plastic appliances, etc.).

Milk cartons & juice boxes (or any such cartons and aseptic packaging for drinks: ice tea, soy milk, soup, etc.).

BUILDING RECYCLING PROCEDURES

This building has established the following procedures for handling designated recyclables that apply to all residents, housekeepers, guests, subtenants, homecare workers, and other visitors:

Δddra	Anartment Number
Occup	oant signature(s):
Occup	pant name(s):
	I understand that recycling requirements apply to all residents, housekeepers, guests, subtenants, homecare workers, and other visitors.
	I know the location of the building's recycling area(s) and the procedures for discarding designated recyclables.
	I have been given information about designated recyclable materials that must be kept separate from my trash.
Please	e check all that apply:

NOTICE TO TENANT DISCLOSURE OF BEDBUG INFESTATION HISTORY

Pursuant to the NYC Housing Maintenance Code, an owner/managing agent of residential rental property shall furnish to each tenant signing a vacancy lease a notice that sets forth the property's bedbug infestation history. Name of tenant(s): **Subject Premises:** Apt. #: Date of vacancy lease: **BEDBUG INFESTATION HISTORY** (Only boxes checked apply) [] There is no history of any bedbug infestation within the past year in the building or in any apartment. [] During the past year the building had a bedbug infestation history that has been the subject of eradication measures. The location of the infestation was on the floor(s). During the past year the building had a bedbug infestation history on the _____ floor(s) and it has not been the subject of eradication measures. During the past year the apartment had a bedbug infestation history and eradication measures were employed. During the past year the apartment had a bedbug infestation history and eradication measures were not employed. Other: Signature of Tenant(s): ______ Dated: _____ Signature of Owner/Agent: ______ Dated: _____

DBB-N (DHCR 10/10)

LEASE RIDER

STOVE KNOB COVERS

Annual Notice For Tenants in Multiple Dwelling Units with gas-powered stoves (Does Not Apply To Cooperatives and Condominiums)

The owner of the building located at Administrative Code §27-2046.4(a), to provide stove knob covers for each each gas-powered stove to tenants in each dwelling unit in which a child und unless there is no available stove knob cover that is compatible with the known may refuse stove knob covers by marking the appropriate box on this form. Stove knob covers even if they do not have a child under age six residing wappropriate box on this form. The owner must make the stove knob covers days of this notice. Please also note that an owner is only required to provide stove knob covers twice within any one-year period. You may request or refuse covers by checking the appropriate box on the form below, and by returning the address provided. If you do not refuse stove knob covers in writing, the make them available to you. TENANT:	der six years of age resides, obs on the stove. Tenants Tenants may also request ith them, by marking the available within 30 de replacement fuse stove knob g it to the owner at
TENANT:	
Please complete this form by checking the appropriate box, filling out the ir signing.	nformation requested, and
Please return the form to the owner at the address provided by	
Yes, I want stove knob covers or replacement stove knob covers for my sto age six residing in my apartment.	ve, and I have a child under
Yes, I want stove knob covers or replacement stove knob covers for my stown have a child under age six residing in my apartment.	ve, even though I do not
No, I DO NOT want stove knob covers for my stove, even though I have a compartment.	hild under age six residing in
No,I DO NOT want stove knob covers for my stove. There is no child under apartment. (Tenant Si Print Name, Address, and Apartment Number:	
Return this form	n to: (Owner address)

LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS

- 1. The owner of this building is required, under New York City Administrative Code section 27-2017.1 et seq., to make an annual inspection for indoor allergen hazards (such as mold, mice, rats, and cockroaches) in your apartment and the common areas of the building. The owner must also inspect if you inform him or her that there is a condition in your apartment that is likely to cause an indoor allergen hazard, or you request an inspection, or the Department has issued a violation requiring correction of an indoor allergen hazard for your apartment. If there is an indoor allergen hazard in your apartment, the owner is required to fix it, using the safe work practices that are provided in the law. The owner must also provide new tenants with a pamphlet containing information about indoor allergen hazards.
- 2. The owner of this building is also required, prior to your occupancy as a new tenant, to fix all visible mold and pest infestations in the apartment, as well as any underlying defects, like leaks, using the safe work practices provided in the law. If the owner provides carpeting or furniture, he or she must thoroughly clean and vacuum it prior to occupancy. This notice must be signed by the owner or his or her representative, and state that he or she has complied with these requirements.

I,(owner or representative name in print), certify the	nat I
have complied with the requirements of the New York City Administrative Code section 2	7-
2017.5 by removing all visible mold and pest infestations and any underlying defects, and	d where
applicable, cleaning and vacuuming any carpeting and furniture that I have provided to the	e
tenant. I have performed the required work using the safe work practices provided in the	law.

Signed:
Print Name:
Date:

SPRINKLER DISCLOSURE LEASE RIDER

Pursuant to the New York State Real Property Law, Article 7, Section 231-a, effective December 3, 2014 all residential leases must contain a conspicuous notice as to the existence or non-existence of a Sprinkler System in the Leased Premises.

Name of te	enant(s):			-
Lease Pren	nises Address:			=
Apartment	Number:		(the "Leased	
Date of Lea	ase:		Premis 	es")
CHECK ON	E:			
	There is <u>NO</u> Mair Premises.	tained and Operative Sp	orinkler System in the Leas	ed
	There is a Mainta Premises.	nined and Operative Spri	nkler System in the Leased	t
		on which the Sprinkler s	System was maintained an	d
designed a fire	and installed in a will automaticall it or prevent its	y cause water to be disc	urtenances / accepted standards so the harged over the fire area t e Law of New York, Article	0
I, the Tena as to the e help me m	xistence or non- ake an informed	ne disclosure set forth ab existence of a Sprinkler s	pove. I understand that this System is being provided to ed Premises in accordance of 231-a.	o me to
Tenant :	Name: Signature:		 Date	
	Name: Signature:		Date:	
Owner	Name:			