

**THE REAL ESTATE BOARD OF NEW YORK, INC.  
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 tenant(s): \_\_\_\_\_  
 Lease Premises Address: \_\_\_\_\_  
 Apartment Number: \_\_\_\_\_ (the "Leased Premises")  
 Date of Lease: \_\_\_\_\_

**CHECK ONE:**

1.  There is NO Maintained and Operative Sprinkler System In the Leased Premises.
2.  There is a Maintained and Operative Sprinkler System In the Leased Premises.

A. The last date on which the Sprinkler System was maintained and inspected was on \_\_\_\_\_.

A "Sprinkler System" is a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish it or prevent its further spread (Executive Law of New York, Article 6-C, Section 155-a(5)).

**Acknowledgment & Signatures:**

I, the Tenant, have read the disclosure set forth above. I understand that this notice, as to the existence or non-existence of a Sprinkler System is being provided to me to help me make an informed decision about the Leased Premises in accordance with New York State Real Property Law Article 7, Section 231-a.

Tenant :	Name:	_____	Date	_____
	Signature:	_____		_____
Owner	Name:	_____	Date	_____
	Signature	_____		_____

SMOKE AND CARBON MONOXIDE DETECTOR ACKNOWLEDGMENT

I am/we are \_\_\_\_\_ the owner(s) of apartment \_\_\_\_\_ located at  
\_\_\_\_\_.

I/we hereby attest, in accordance with the requirements of Section 399-ccc of the General Business Law of New York State, that all smoke and carbon monoxide detectors in the apartment are either hard-wired or powered by a battery that lasts at least 10 years.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Signature



State of New York  
 Division of Housing and Community Renewal  
 25 Beaver Street, New York, NY 10004  
 Web site: www.nysdhcr.gov  
 E-Mail Address: Section8info@nysdhcr.gov

**Disclosure of Information on Lead Based Paint and Lead-Based Paint Hazards**

**Lead Warning Statement**

Housing built before 1978 may contain lead based paint. Lead exposure is especially harmful to young children and pregnant women. Lead from paint chips and dust can pose health hazards if not taken care of properly. Before a tenant rents a unit that is pre-1978 housing, the landlord must disclose the presence of lead based paint and lead based paint hazards in the unit. Tenants must also receive a Federally-approved pamphlet on lead poisoning prevention.

Please write your initials as indicated below:

**Lessor's Disclosure (initial)**

\_\_\_\_ (a) Presence of lead-based paint or lead-based paint hazards (check one below)

Known lead-based paint and/or lead based paint hazards are present in the housing (explain)

Lessor has no knowledge of lead-based paint and/or lead based paint hazards in the housing

\_\_\_\_ (b) Records and reports available to the lessor (check one below)

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below)

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing

**Lessee's Acknowledgment (initial)**

\_\_\_\_ (c) Lessee has received copies of all information listed above

\_\_\_\_ (d) Lessee has received pamphlet (EPA -747-K-99-001) *Protect Your Family from Lead in Your Home*

**Agent's Acknowledgment (initial)**

\_\_\_\_ (e) Agent has informed the lessor of the lessor's obligations under 42 U S C 4582(d) and is aware of his/her responsibility to ensure compliance

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge that the information provided by the signatory is true and accurate

\_\_\_\_ Lessor \_\_\_\_\_ Date

\_\_\_\_ Lessor \_\_\_\_\_ Date

\_\_\_\_ Lessee \_\_\_\_\_ Date

\_\_\_\_ Lessee \_\_\_\_\_ Date

\_\_\_\_ Agent \_\_\_\_\_ Date

\_\_\_\_ Agent \_\_\_\_\_ Date



New York City  
Department of Health  
and Mental Hygiene

APPENDIX A

# 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,

OR

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

- CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT
- NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT
- I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER

\_\_\_\_\_  
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 311 for  
Window Falls Prevention*

APPLICANT'S RELEASE

RE:

Apt. # \_\_\_\_\_

The undersigned applicant(s) is (are) submitting an application to Purchase/Transfer of the above referenced apartment.

Applicant(s) has submitted payment for certain fees including but not limited to fees to check applicants' credit/criminal and to process this application.

Applicant(s) acknowledges that the application to Purchase/Transfer the apartment may or may not be approved by the Board of Directors of the Cooperative Corporation owning the building in its sole discretion and that if the applicant is not approved, no reason for the disapproval needs to be given. Whether the application is approved or not approved certain costs and expenses will be incurred and the fees described above will not be refunded to the applicant(s).

The applicant(s) release(s) both the Cooperative Corporation and the managing agent from any liability for the return of these funds incurred in processing the application, and agrees that in the event the applicant seeks recovery of such fees, the applicant shall be liable for all cost and expenses (including attorney's fee) incurred by the Cooperative and/or managing agent.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Signature

**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: N/A

**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: \_\_\_\_\_

**FLOOD HISTORY AND RISK LEASE RIDER/NOTICE TO RESIDENTIAL TENANTS**

Pursuant to and in accordance with New York State Real Property Law Section 231-b, all residential leases shall provide notice of previous flood history and current flood risk of the leased premises.

The owner of 860 West 181<sup>st</sup> Street, NY, NY 10033 ("Leased Premises")  
Building Address Apartment Number

hereby provides such notice by checking one of the following options:

Any or all of the Leased Premises is located wholly or partially in a Federal Emergency Management Agency ("FEMA") designated floodplain.

Any or all of the Leased Premises is located wholly or partially in the Special Flood Hazard Area ("SFHA"; "100-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.

Any or all of the Leased Premises is located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.

The leased premises has experienced any flood damage due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow, which is detailed as follows (attach addendum if more space is needed):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

None of the above conditions apply to any portion of the Leased Premises.

**NOTICE TO TENANT:** Flood insurance is available to renters through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

Owner Name (print) \_\_\_\_\_

Owner Signature \_\_\_\_\_

By:

Date: \_\_\_\_\_

Tenant Name (print) \_\_\_\_\_

Tenant Signature \_\_\_\_\_

Date: \_\_\_\_\_

## FLOOD HISTORY AND RISK LEASE RIDER/NOTICE TO RESIDENTIAL TENANTS

Pursuant to and in accordance with New York State Real Property Law Section 231-b, all residential leases shall provide notice of previous flood history and current flood risk of the leased premises.

The owner of 870 West 181<sup>st</sup> Street, NY, NY 10033 ("Leased Premises")  
Building Address Apartment Number

hereby provides such notice by checking one of the following options:

Any or all of the Leased Premises is located wholly or partially in a Federal Emergency Management Agency ("FEMA") designated floodplain.

Any or all of the Leased Premises is located wholly or partially in the Special Flood Hazard Area ("SFHA"; "100-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.

Any or all of the Leased Premises is located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.

The leased premises has experienced any flood damage due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow, which is detailed as follows (attach addendum if more space is needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

None of the above conditions apply to any portion of the Leased Premises.

**NOTICE TO TENANT:** Flood insurance is available to renters through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

Owner Name (print) \_\_\_\_\_

Owner Signature \_\_\_\_\_

By:

Date: \_\_\_\_\_

Tenant Name (print) \_\_\_\_\_

Tenant Signature \_\_\_\_\_

Date: \_\_\_\_\_