

## Spring into the rental season



**Real Estate Survival**  
**TERI ROGERS**

New York City's spring and summer rental season is just around the corner — the time of year when rents are at their highest and competition for apartments is at its tightest. Start looking now to get a jump on the season. Here are tips:

■ **The best time to look for a rental** is usually the first two weeks of the month, as apartments empty out after the first of the month after leases end.

■ **If you'd rather not pay a broker's fee** and want to jump ahead of the crowd searching online for no-fee apartments, spend an afternoon calling up



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big landlords to ask about upcoming availabilities that may not even be advertised yet. You can find lists of landlords and management companies who will rent directly to you on websites such as NYBits.com and UrbanEdgeNY.com.



■ **Most landlords require** that renters

earn an annual income of at least 40-45 times the monthly rent. So to rent a \$2,000/month studio, you (or you and your roommates combined) need to show an annual income of at least \$80,000-\$90,000. If you don't qualify, some landlords will accept a larger deposit of around four-six months rent, or require a guarantor who lives in the tri-

state area and earns at least 80 times the monthly rent. Alternatively, many landlords will accept an institutional guarantor called Insurent, which will guarantee your lease for a fee of about a month's rent.

■ **To cut down the chances of getting scammed**, or worse, Google a real estate agent's name before a meeting to make sure the agent has a professional online presence. Meet in public before accompanying the agent to an empty apartment. Even better, bring a friend.

Teri Rogers is the founder and editor of BrickUnderground.com, the online survival guide to finding a New York City apartment and living happily ever after.

## TOP 5

### Manhattan listings with the most hits on StreetEasy in the past week



Studio

**\$275,000**

333 E. 55th St.  
North Sutton Area  
Yorkville  
**Listed by owner**



One-bedroom

**\$735,000**

124 Thompson St.  
#26, SoHo  
**Contact:** Gavin Hammon,  
212-941-5075



Two-bedroom

**\$2,500,000**

165 E. 60th St. #4/5A  
Lenox Hill  
**Contact:** Wendy Jackson,  
646-443-3735



Three-bedroom

**\$2,925,000**

329 W. 108th St. #PHA  
Upper West Side  
**Contact:** Edward Joseph,  
212-588-5646



Four-bedroom

**\$3,795,000**

150 E. 73rd St. #6D  
Upper East Side  
**Contact:** Deanna Kory,  
212-937-7011



StreetEasy.com is a comprehensive real estate information website, providing consumers detailed sales and rental information and the tools to manage that information to make educated decisions. The site has become the reference site for consumers, real estate professionals and the media and has been widely credited with bringing transparency to the New York City real estate market. The site covers New York City, the Hamptons, Northern New Jersey and most recently launched in the South Florida, Washington, D.C. and Philadelphia markets. StreetEasy is owned and operated by Zillow, Inc.



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