

ISIL YILDIZ

NYC REAL ESTATE

Application Materials

- Proof of employment letter on company letterhead and signed by a company representative stating position, start date, length of employment, salary, and opportunities for bonuses. If self employed, CPA letter stating annual income and source of income
- Last two pay stubs
- Last two years' tax returns: first two pages, including signature page
- Last two years' W-2s
- Two most recent bank statements
- Reference letters from or contact information for previous landlords
- Photo ID: driver's license, passport, etc.

Landlord financial requirements:

Landlords typically require tenants' combined annual salaries to equal or exceed 40x-50x the monthly rent. If you do not meet this requirement, many landlords accept guarantors*** who earn an annual salary of at least 80x-90x the monthly rent.

Landlords also look for a good credit history, so you may want to check your credit score before you apply.

***Guarantors: A guarantor is a 3rd party who is willing to guarantee the entire rent and other provisions in the lease. Some landlords will allow applicants to use guarantors in order to meet financial requirements. Typically guarantors must provide the same application & documentation as the applicant. Landlords often require that guarantors live in the tri-state area, but some will accept guarantors from a broader geographic range.

