

MOUNT SINAI MORNINGSIDE AND WEST HOUSING POLICY

YEAR 2024

PLEASE CAREFULLY READ THIS DOCUMENT IN ITS ENTIRETY

Key attributes of MSM&W Housing:

Across the street from work	Close to MSHS shuttle stop
\$500 security deposit due after move-in	No separate charge for water
Electricity is a separate, monthly cost from rent	Laundry facility onsite; card operated
Elevator buildings; doorman service	All apts. do not have window treatments
Close to schools, restaurants, theaters	All apts. are unfurnished

Rental Rates:

APARTMENT TYPE	10 Amsterdam Avenue New York, NY 10023	515 W. 59 th Street New York, NY 10019
Studio	\$1,724 -1,966	\$1,150 -1,972
Studio Alcove	\$2,046 -2,221	Not Available
1 Bedroom	\$2,342 -2,548	\$2,307 -3,031
2 Bedroom	\$3,440 -3,741	\$2,861 -3,482
2 Bedroom, 1 Bathroom share	\$1,261	\$1,366

These rental rates

- are available for the academic year 07/2024 to 06/2025.
- are available ONLY to physicians in approved training programs at MSBI, MSM, MSW, MSH and NYEEI of Mount Sinai.
- are subject to annual rent increases, contingent on the physician trainee maintaining full-time participation in an eligible Mount Sinai Morningside, Mount Sinai West, Mount Sinai Beth Israel, Mount Sinai Hospital or New York Eye and Ear Infirmary of Mount Sinai -based training program.
- are subject to actual apartment availability.
- may be changed.

Shared 2-bedroom apartments offered at the above rents must be between 2 (two) MSHS House Staff, Residents or Fellows in eligible programs. The Mount Sinai Real Estate Office will make an assignment offer to those eligible House Staff / Residents / Fellows appearing on the Incoming Trainees List provided by the Office of Graduate Medical Education (GME).

How the housing process works:

APPLICATION- An on-line housing application has to be completed by a deadline.

- The link to the application is located on the GME website and is open to incoming trainees from approximately January through mid-April.
- The GME Office will e-mail all incoming trainees the specific application-opening and submission-deadline dates.

MOUNT SINAI HEALTH SYSTEM LOTTERY- Housing applications will be reviewed for completeness through the submission deadline. The lottery process will be done immediately after the application deadline.

MOUNT SINAI MORNINGSIDE AND WEST HOUSING POLICY

- *The Lottery process assigns a random number to each applicant.*
- Real Estate processes applications by occupancy group: first from Families; second from Married and Municipal Domestic Partnership Couples; third from Singles; each group in the order set by the randomly assigned lottery number (#1 being the most advantageous).
- Only ONE (1) housing offer will be made based on the #1 preference indicated on the Housing Application. However, if it is not available, we will work down the applicant's list of preferences.
- The assignment process is reviewed by the Mount Sinai Health System REAL ESTATE AND GRADUATE MEDICAL EDUCATION OFFICES.

APARTMENT ASSIGNMENT- Applicants are assigned to available apartments in the order set by their occupancy group and the MOUNT SINAI HEALTH SYSTEM LOTTERY.

- The occupancy group with a guarantee of housing is assigned first, in the order set by the Lottery.
- A housing assignment offer is guaranteed to those in a CIR position.
- For those who are not in a CIR position, a housing assignment offer will be made BASED ON AVAILABILITY in a hospital owned building.
- Assignment offers are first made to new, **incoming Interns, Residents and Fellows** in eligible ACGME-accredited programs based at Mount Sinai Morningside, West, Beth Israel, Mount Sinai Hospital and New York Eye and Ear Infirmary of Mount Sinai.
- We begin to e-mail housing offers to applicants no later than April 22, 2024. Your decision will be due 2 (two) business days after receipt of the e-mailed offer.

LEASING- Upon acceptance of the assigned apartment, you will be issued an Occupancy Agreement for the term of your training.

- The Agreement can be terminated upon 30-days advance written notice.
- A fixed security deposit of \$500.00 -regardless of apartment size- is required and will be due for payment shortly after move-in.

HOUSING CONTRACT- The Occupancy Agreement will be sent to you via an e-mail from the DocuSign application, following your on-line acceptance of an assignment.

- Within 5 days after receipt of your housing contract, it must be signed and returned electronically via DocuSign.
- Your assignment will be cancelled and the apartment will be re-assigned to another applicant if the signed documents are not returned to us by the deadline.
- The required security deposit payment is due after move-in and upon request from the property manager. Payment must be made via an online portal that will be provided to you.

TRAINING PROGRAMS- A change of training program and/ or hospital pay site while in MSM and MSW housing may void the housing guarantee and result in a move-out notice. For example (but not limited to):

- if a trainee completes their MSBI/ MSMW residency program and joins a MSH fellowship program that is eligible for housing in the MSH campus neighborhood. The trainee should submit a MSH housing application by the stated Spring deadline and go through the annual MSH housing lottery process. Then their MSW occupancy will end when the MSBI/ MSMW program ends.
- if a trainee completes their MSBI/ MSMW residency program and joins a MSH fellowship program that is not eligible for housing at the MSH campus then the trainee will have to submit a new MSW housing application by the stated Spring deadline and go through the annual MSW housing lottery process. An offer will be based on apartment availability. If no offer is made, then their MSW occupancy will end when the MSBI/ MSMW program ends.

The trainee should e-mail the property manager at resident.housing@mountsinai.org with their situation's details to clarify the best way to proceed.

MOUNT SINAI MORNINGSIDE AND WEST HOUSING POLICY

MOVE-IN- The date on which you can move into housing will be AFTER you have satisfied the credentialing requirements of the Graduate Medical Education and Human Resources Departments AND your apartment is vacant and prepared for you.

Occupancy Agreements for most graduates will terminate at the end of their academic program which is usually mid to end of June, and end of July for some. Vacating occupants are notified at least 90-days in advance of the move-out procedures, given that those same apartments are to be prepared for the incoming applicants.

Generally, the new occupant moves into their assigned apartment within 5-days of being vacated by the departing occupant.

ALL OF THE ABOVE TERMS ARE SUBJECT TO CHANGE WITH ADVANCE NOTICE GIVEN TO YOU BY REAL ESTATE OR GME, AS APPLICABLE.