

MOUNT SINAI BETH ISRAEL (MSBI) HOUSING POLICY

01/2020

PLEASE READ THIS ENTIRE DOCUMENT CAREFULLY

Key attributes of MSBI Housing:

√ 1-month free rent on 1-yr. or more lease	√ Walking distance to work
√ \$500 security deposit for any size apt.	√ Close to the #6 train & several buses
√ Electricity is a separate cost from rent	√ Close to schools, restaurants, theaters
√ No separate charge for water service	√ Laundry facility onsite; card operated
√ 6-story elevator building	√ All apts. do not have window treatments
√ Classic apts. are with original finishes	√ Shared balconies
√ All apts. are unfurnished & without a microwave oven	√ Intercom system linked to phone #

How the housing process works:

An on-line housing application has to be completed by a deadline. The housing application is on-line from approximately January through mid-April. Notice of the housing application's opening date will be e-mailed to all incoming trainees by the office of Graduate Medical Education.

The housing is located at 310 E. 24th Street, New York, NY 10010. Assignment offers are guaranteed and made to **new, incoming Residents and Fellows** in the Category One ACGME-accredited programs listed below.

Applicants are assigned to available apartments in the order set by their occupancy group and the **MOUNT SINAI HEALTH SYSTEM LOTTERY**. The occupancy groups with a guarantee of housing is assigned first, in the order set by the Lottery.

A fixed security deposit of \$500.00 regardless of apartment size will be collected at lease signing.

CATEGORY ONE PROGRAMS

A housing ASSIGNMENT **OFFER IS GUARANTEED**.

New, incoming MSBI Interns, Residents and Fellows in the following MSBI programs and new, incoming NYEE residents in the merged program mentioned below are eligible to apply for **MSBI** neighborhood, owned housing:

Cardiovascular Disease
Gastroenterology
Preliminary Internal Medicine continuing with MSBI Neurology
Preliminary Internal Medicine continuing with MSH-NYEE Merged Ophthalmology

APT. TYPE	RENTS FOR MSBI HOUSING CLASSIC APTS.
Studio	\$1,538-1,688
1 Bedroom & Jr. 1 Bedroom	\$1,711-1,851

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OTHER MSBI PROGRAMS

A Housing ASSIGNMENT OFFER will **BE BASED ON AVAILABILITY** in Mount Sinai West housing and **IS NOT GUARANTEED**. Assignment will be made through the **MOUNT SINAI HEALTH SYSTEM LOTTERY** at the rents below.

APARTMENT TYPE	RENTS FOR MSSL/W HOUSING		
	10 Amsterdam Avenue	515 W. 59 th Street	
	Classic	Modern	Classic
Studio	\$1,641-1,930	\$1,957-2,224	\$1,465-1,803
Studio Alcove	\$1,910-2,120	Not Available	Not Available
1 Bedroom	\$2,254-2,356	\$2,678-2,900	\$2,132-2,828
2 Bedroom	\$3,307-3,725	\$4,030-4,475	\$3,194-3,947
*2 Bedroom, 1-Bathroom share	\$1,200	\$1,500	\$1,200

Above rates are available through the academic year 07/2020 to 06/2021, may be subject to annual rent increases and are contingent on the physician trainee maintaining their participation in an MSBI based training program. The Mount Sinai Real Estate Office will make an assignment offer to those eligible House Staff appearing on the list of incoming House Staff provided by the GME Office.

OTHER THINGS YOU SHOULD KNOW

1. **VACATES**- MSBI OCCUPANCY AGREEMENTS for most graduates will terminate at the end of their academic program which is usually at the end of June. Advance notification is sent to those vacating since those apartments are turned over for the incoming applicants.
2. **LOTTERY**- Dates for processing the housing applications through the lottery process will be in mid-April. Housing offers will be made by e-mail. Real Estate processes applications from Families then Married and Municipal Domestic Partnership Couples then Singles in the order set by the 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 not available, we will work down the applicant's list of preferences.

Note: The Lottery process assigns a random number to each applicant and the assignment process is reviewed by the Mount Sinai Health System REAL ESTATE AND GRADUATE MEDICAL EDUCATION OFFICES.

3. **APARTMENT ASSIGNMENTS**- Housing offers will be e-mail no later than April 15th. Your decision will be due 2 business days after receipt of the e-mailed offer.
4. **HOUSING CONTRACT**- Will be distributed via e-mail following acceptance of an assignment. Your contract must be signed and returned electronically within 5 days

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of receipt, or your assignment will be canceled and the apartment re-assigned. Security deposit payment is due by May 5th in order to hold your apartment until your move-in date.

5. **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, your security deposit payment has been received AND your apartment is vacant and prepared for you.
6. **SPECIAL RATES**- These special rent rates that Mount Sinai Health System offers are ONLY available to physicians in approved training programs at MSBI / NYEE and may be changed and or revoked.

NOTE: These rent rates are available subject to actual housing availability.

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