



NEW YORK
FILM ACADEMY
NEW YORK CITY HOUSING

nyfa.edu • 212.674.4300 • housingny@nyfa.edu

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Getting Started

WE ARE HERE TO HELP

Searching for accommodations in New York City can be intense, whether you are relocating from abroad, within the United States or within New York. The New York Film Academy's Housing Department is a resource for students who are embarking on a search for a place to live during their attendance. We can assist you in navigating the challenging New York City housing market. **

AN OVERVIEW OF HOUSING OPTIONS

There are many different types of living situations you can opt for.

- New York Film Academy's student residences.
You can book a bed directly through the Academy. There are also student residences that can be booked independently.
- Homestay.
You can find a homestay where you will live with a prescreened family.
- A private room in a shared apartment, furnished or unfurnished.
- A full apartment, furnished and unfurnished.

This guide will go over how to proceed with all of these options and what price ranges to expect with each of them.

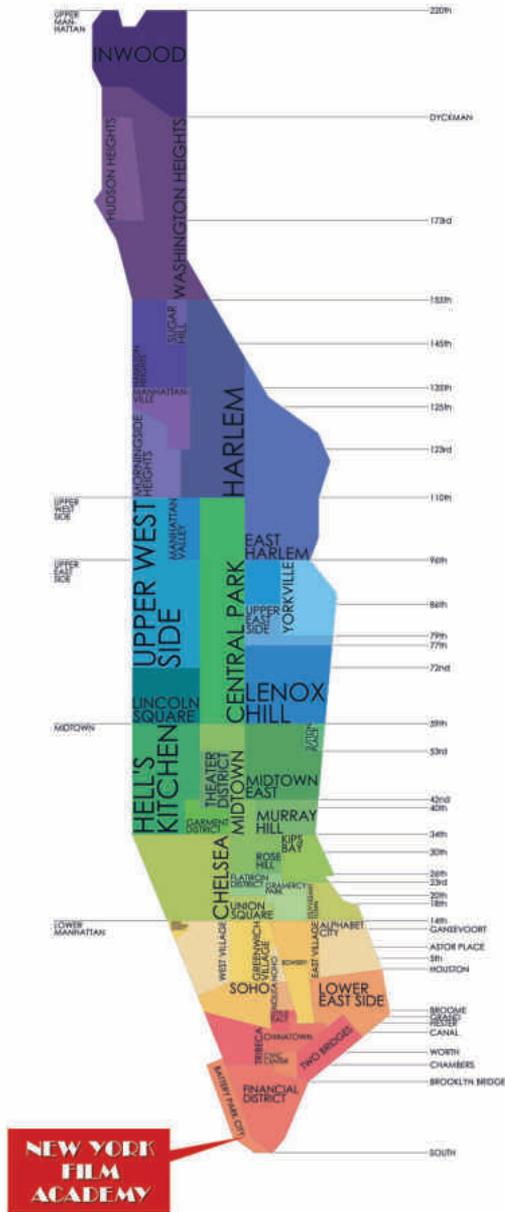
If you are a short-term student (less than 1 year), you should focus your search on either short term options or NYFA accommodations - availability permitting. Short term furnished apartments can be very costly, please have a realistic budget in mind when searching. It is possible to find more affordable accommodations, but they will mostly be shared situations in either Brooklyn or Queens where there are many very nice neighborhoods.

If you are a long-term student (1 year or more), you should look at any of the student residence options or you can look into finding an apartment or a room in an apartment. We strongly recommend the NYFA residence for any younger students, especially those that are not from the New York area or who are living away from home for the first time.

**If your preference is to find an apartment or a room in an apartment please note it can be very difficult to try to search for and set up anything from afar. You should book yourself a hotel or short-term accommodations for 1-2 weeks after your arrival, but before you begin your program, so you can actively look at places once you are physically here. Once you arrive, you can meet with a housing coordinator at the New York Film Academy who can guide you on how to begin and successfully complete your search.

BEWARE OF SCAMS. There are many scams in the housing market. Before considering making any payments, ensure the apartment you are looking into is a legitimate location. Use this guide as one resource to help identify scams.

Neighborhood Map (Manhattan)



NYFA Accommodation

ST. George Weller

55 Clark Street, Brooklyn, NY 11201

1:15 p.m. Daily Tours, 7 days a week



One stop to Manhattan. Minutes to Wall Street. St. George Weller has the convenience of a Manhattan residence with Brooklyn charm. Once the largest hotel in New York, St. George Weller Tower has wonderful amenities such as an enormous community center, communal kitchen, study room, screening room, pool table, and flat screen TVs. Membership to the Eastern Athletic Club next door is included for residents. At St. George Weller Tower, you'll enjoy your school experience in one of New York's most coveted neighborhoods.

Residents of St. George Weller have access to the Brooklyn Bridge Park, with spaces for basketball, bocce, rolling skating, and soccer, and piers offering kayaking and fishing. Montague Street, which is walking distance from the St. George Weller, has great stores and wonderful restaurants to explore.

Student Residence Rooms and Amenities

Room Types

The St George Residence is managed by Educational Housing Services. A limited number of single and double occupancy rooms are offered at the St. George Weller through the New York Film Academy.



Furnishings

Each room is fully furnished with a twin bed, dresser, desk and chair for each occupant, shared closet and plenty of storage. The room has a 27" LCD television mounted on the wall with cable television, high speed internet, private bathroom with shower, a full size refrigerator, and microwave. Students can control air conditioning and heat in each room.

The room does NOT include bedding/linens/towels of any sort.



Amenities

The residence has a large communal kitchen with plenty of prep space and eating areas. Study lounges, screening room, mail and package service, on-site laundry facilities, ATM, and a game room are just a few of the amenities available to students residing at the St. George Residence. Students also have access to the gym facility with swimming pool, state-of-the-art equipment, and steam room.

The building has 24-hour security, wifi, and live-in staff to better assist students.



Prices

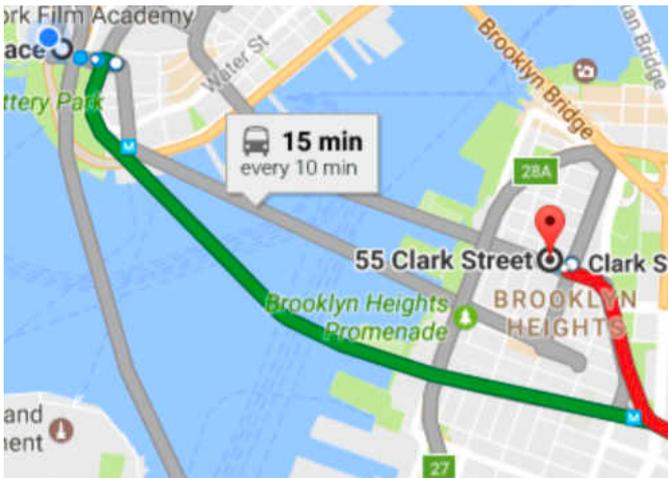
Housing rates are based on the length of stay according to your program dates. Program dates vary, so please contact the Housing Coordinator at housingny@nyfa.edu for rates. All prices are subject to change without notice.

Tour the Residence

St. George Weller

From 17 Battery Place – New York Film Academy:

Walk east towards Broadway to enter the Bowling Green Subway Station. Take the 4 train to Brooklyn, Crown Hts. - Utica Ave. 2 stops to Nevins St., take stairs across the tracks to the 3 Harlem - 148th St. to Brooklyn Bound. Take the 3 train 3 stops to Clark St. and walk 1minute to 55 Clark St. - St. George Weller.



Other Student Residences

Amsterdam – Short or Long Term **207 W 85th St, New York, NY**

The Amsterdam Residence is located on the Upper West Side of Manhattan. The location is wonderfully located one block from the 1 train. The residence is blocks from Central Park and Lincoln Center.

- Rooms are all air-conditioned and equipped with their own refrigerator, sink, desk and chair.
- Bathrooms and showers on every floor that only allow one person in at a time, so they are private. They are not stalls where many people use it at the same time and they are cleaned twice daily.
- Lounge with high speed and wireless internet, desktop computers, cable TV, and a fully equipped kitchen with stoves and microwave ovens.
- 24 Hour Security.
- Coin operated washing machines and dryers in the building.

How much?*

Single rooms start at \$1600 per month

Summer single rooms start at \$1800

***long term stay rates negotiable**

How to book? Call Sara's Homestay at **1-212-564-5979** or book online at www.sarahomestay.com

**prices are subject to change without notice.



92Y Residence

1395 Lexington Ave, New York, NY

The 92Y is a residence at the 92nd Street YMCA. It is an international community of undergraduate and graduate students, young professionals and interns.

Residence at 92Y offers:

- Private and two person rooms
- A safe, friendly environment at a cultural organization that's been creating community since 1874.
- 24/7 security, with security guards who know your name
- Fast, free Wi-Fi
- Free housekeeping and linen service
- Close to Central Park & subways, Museum Mile, and more
- Free access to 92Y's full service state of the art gym and pool.

Residence is by application only and is limited to full time students, interns and/or fully employed young men and women for housing periods of 30 days or longer.

Exception: We require a full 4-month commitment from September 1 to December 31.

How much?

Large Single Room: \$2,000

Single Room: \$1,900

Double Room*: \$1,650 person/month

Small Double Room*: \$1,450 person/month

Shared rooms are for those 28 years of age and younger

How to book? Call the 92Y at 1-212-415-5660 or 92y.org/residence

Other Student Residences

Vanderbilt YMCA

224 East 47th Street, New York, NY

The Vanderbilt is located on Manhattan’s East Side, a short walking distance to many of New York City’s major sightseeing attractions and a 20-minute subway ride to the New York Film Academy Battery Park campus. The residence offers air-conditioned private or double rooms with shared bathrooms and showers. Residents have daily housekeeping, 24-hour security, free Wi-Fi, cable, T.V., state-of-the art gym, kitchen and laundry room, and common lounge areas. Amenities also include a full-size pool, sauna, and steam room.



How much?

Single Rooms: begin at \$1800 per month

Bunk Bed Rooms: begin at \$2400 per month

How to book?

Call 212-912-2506 or

email Enrique at ecolon@ymcanyc.org

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Other Housing Options

Union Square Inn

209 E. 14th Street, New York, NY www.unionsquareapartmentsnyc.com

Tel: 212-614-0500 reservations@unionsquareinn.com

USQ offers various types of fully furnished studio apartments all with private baths and kitchenettes. Rooms range from \$1900 to \$2500. All amenities are included. We offer complimentary Wi-Fi internet connection. The Union Square Inn is located in the young and trendy neighborhood known as Union Square, on 14th Street. Visit us at www.unionsquareapartmentsnyc.com and submit your application by hitting the extended stay button. Be sure to tell them you are from New York Film Academy.

Maison International

Contact: marie-claire@maisonintl.com Tel: 212-462-4766

Fees charged depending on length of stay. Good selection of fully-furnished apartments in all areas of Manhattan including many studio, one, two and three-bedroom apartments in downtown area. www.maisonintl.com

Jakobson Properties

contact: PJOffice@jakobson.com www.nofeerentals.com Tel: 212-533-1300

Furnished & unfurnished apartments with prices starting at \$2200/mo. Unfurnished apartments come with furniture rental referral. This agency caters to students in the downtown area. There are some good deals, especially if you have a roommate.

JCSA INC

Contact: Takumi at jcsainc@gmail.com Tel: 212-989-1234

10% discount off agency fee for NYFA students. This agency caters to visiting Japanese clientele with great deals, and also provides an excellent service no matter where you are from. You don't have to be Japanese to use their services.

Furnished Quarters

www.furnishedquarters.com Tel: 800-871-3446

Jillian.Eisenstein@furnishedquarters.com.

Furnished Quarters, New York's largest provider of furnished apartments, offers unique and affordable alternatives to hotels by providing the spaciousness, comfort and conveniences of a home. Stylishly furnished in an urban contemporary design.

Other Housing Options

Centro Maria Residence -- WOMEN ONLY

539 W.54th St. (10th & 11th Ave) Tel: 212-757-6989 cenmariany@gmail.com
Operated by religious sisters of Immaculate. Curfew is 11:30pm Sun-Thurs, midnight Fri-Sat. Breakfast & dinner included Mon-Fri, Sat breakfast only. Ages 17-29. Single only. Must give notice two weeks before leaving. \$110 non-refundable registration fee. Please contact for costs.

Markle Residence for Women -- WOMEN ONLY

123 W 13th St. (6th & 7th Ave) www.gny.salvationarmy.org Tel: 212-242-2400
The Markle Evangeline Residence is a safe and affordable home conveniently located in the heart of Manhattan's West Village. Meals and private baths available.

The Pink Dorms -- WOMEN ONLY

pinkdorms.com Tel: 646-421-4503

This female only dorm has two locations, by Central Park and Union Square, providing safe, stylish, and sophisticated dorm style accommodations. Rooms will vary from \$1300 - \$2800 per month depending on location and length of stay.

Sacred Heart -- WOMEN ONLY

432 W. 20th St. www.sacredheartresidence.com Tel.: 212-929-5790

Breakfast & dinner included. Rates are for either single or double rooms. Must pay in advance. Mon-Fri. Curfew: Sun-Thurs 11pm, Fri-Sat midnight. Daily rates: \$70/person. Weekly rates: 1-4 weeks: \$350/person

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Short-Term Housing Options

Chelsea International Hotel

251 W. 20th Street www.chelseahostel.com Tel: 212-647-0010

Dormitory style rooms are either male or female only \$38/night - \$170/night. Shared dorm rooms and private rooms available. You may check-in 24 hours a day, 7 days a week.

Riff Hotel Chelsea

300 W. 30th Street www.riffhotelchelsea.com Tel: 212-244-7827

Centrally located in Manhattan's trendy Chelsea district, Riff Hotel is perfect for students seeking affordable housing for short-term programs or temporary housing prior to a permanent move-in date. Single Room: \$99/night and up plus tax Premium Single – attached bathroom: \$119/night plus tax and up Double Room: \$149/night plus tax.

Hotel Alexander

306 W 94th St, New York, NY 10025 hotelalexandernyc.com Tel: 212-665-0003

There are many single and double rooms available that range from \$350/week to \$565/week during the summer and semester months along with special rates for winter term with a 30 day minimum stay. Private bathroom or shared bathroom available. To apply for a room or inquire about pricing, please email the offsite marketing manager at heather@hotelalexandernyc.com, with subject line: New York Film Academy.

Residence Inn Marriot

170 Broadway New York, New York 10007

Spacious guest suites with full kitchenettes and 10 to 12 foot ceilings. Complimentary full hot American breakfast buffet and complimentary WiFi throughout the guest rooms and public spaces. Please use the code **NYFM** when you call central reservations at 844-866-7565 or directly with our hotel at 212-600-8900. When booking online use **OFL**. Contact 212-600-8927 or 212-600-8925.

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An Apartment

Thinking About an Apartment...

When searching for an apartment, we recommend that you begin your housing search around 30 days before your desired arrival date. The Housing Department will pass on any listings of available apartments and shares that we have to interested students.

It is best to familiarize yourself with the New York City neighborhoods as early as possible. If you are able, we suggest visiting the city and the school before you move.

Notable Trends: Manhattan Highs and Lows (Average Prices)

Type	Most Expensive	Least Expensive
Non-Doorman Studio.	Tribeca \$5,173.	Harlem \$1,970
Non-Doorman One Bedrooms.	Tribeca \$5,842.	Harlem \$2,332
Non-Doorman Two Bedrooms.	Tribeca \$7,614.	Harlem \$2,871

Doorman Buildings (Average Prices)

Type	Most Expensive	Least Expensive
Doorman Studio	SoHo \$4,250	Harlem \$2,339
Doorman One Bedrooms	SoHo \$6,154	Harlem \$3,063
Doorman Two Bedrooms	SoHo \$8,393	Harlem \$3,983

**Market data from figures provided in the MNS 2016-2017 Rental Market Report.*

Roommate Shares & Subleases

www.roomster.com
www.sublet.com
www.padmapper.com
www.roomster.com
www.citi-habitats.com
www.flipkey.com
Gypsy Housing (a Facebook group)

www.nybits.com (building directory)
www.nyhabitat.com (unfurnished)
www.rentals.com
www.rentalhouses.com
www.urbansherpany.com
www.zillow.com

Off-Campus Housing Resources

www.insurent.com (lease guaranty)
www.howtorentinnyc.com (guide)
www.nybits.com
www.cort.com (furniture rental)

Classified Sections

www.nytimes.com
www.villagevoice.com

Apartment Listings

www.streeteasy.com

An Apartment

Searching for an Apartment...

When you are searching for apartments it is very important to check the legitimacy of any apartment or company you work with.

Remember to discuss all fees at the beginning so there are no surprises. It is important to have written and signed contracts for all leases before making a payment. Be sure to get receipts for any money paid.

Local Resources: If you have friends or family living in or around the NYC region, ask them for suggestions. Many local bookstores carry apartment guides and travel guides for New York City. Local newspapers also have a classified section with apartment listings. The New York Times has the classified ads available online and in print.

Online Resources: There are many websites that can help you find an apartment, find a roommate or a find a broker/management company. Please contact the New York Film Academy Housing Department for a list of these resources. Once we have assessed your housing needs, we can provide you with relevant online resources.

Using a Broker: A broker is someone you can hire to locate an apartment for you. A broker will compile listings that fit your needs and then will show you the apartments. Each broker will have a different fee. It is important to ask about this before you start working with them. A broker's fee in New York City is usually equivalent to 15% of a year's worth of rent and is due upon the lease signing. Some brokers will offer a discounted fee to students, so be sure to discuss the fee before discussing any apartments. When you meet with a broker you should be prepared to tell them what kind of apartment you want, where you want to live and your housing budget.

Lease - A lease is a legally binding, written agreement between a landlord and tenant that grants the legal right to reside for a specifically stated length of time. We recommend that you only enter into a written agreement.

Month-to-Month - A month-to-month is also a legally binding agreement between a landlord and tenant which may be terminated for any reason as long as written notification is given 30 days in advance.

Sublease (Sublet) - An agreement where a tenant grants use of all or part of the leased property to another person, who is known as the (sub)"lessee." Subletting may be prohibited by the original lease or require written permission from the landlord.

Roommate/Share - A roommate/share is an arrangement where one rents an apartment with one or more individuals who already live in the apartment. This arrangement may be organized where one or more roommates may or may not be on the lease as a tenant.

An Apartment

Applying for an Apartment...

Landlords approve applicants based on several different criteria.

Income: In NYC, most landlords will require that you actively earn annually 40 times the amount of the monthly rent. If your rent is \$2,000 per month then you will need to actively earn \$80,000 annually.

Guarantor: For students who do not meet the income or credit requirements, a guarantor, also known as a co-signer, is another option. A guarantor will take the financial liability and terms of your lease if you are unable or unwilling to fulfill it.

Most landlords will require that a guarantor actively earn annually 80 times the amount of the monthly rent. Guarantors will be required to provide financial documents and credit information. If your guarantor does not have a social security number, he/she might not be accepted or there may be an additional deposit required.

Credit: Good credit is essential. Landlords use your credit rating and history to determine whether or not you would be a financially responsible tenant. If your income is lower than the customary requirement, a higher credit score will help.

Assets: If you have poor credit or if you have no credit, additional assets may help you secure an apartment. Having 6 to 12 months of rent available in a bank account may persuade a landlord to accept multiple months of rent or security deposit paid in advance as an alternative way to approve you.

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Agents & Agencies

Brooklyn

Apts & Lofts

www.aptsandlofts.com 496 Driggs Ave. Brooklyn We strive to guarantee that all aptsandlofts.com customers receive the most positive, highest quality levels of service possible. Specializing in Williamsburg, Dumbo, Greenpoint.

Queens

Metropolis Realty

www.metropolisrentals.com 29-17A 23rd Ave, Astoria Office: 718-545-9700 Angela Metaras Cell: 917-776-4591 Servicing Astoria, Long Island City, Jackson Heights, Elmhurst, Woodside & Sunnyside. Mainly long term unfurnished rentals, occasionally short term leases can be arranged.

Manhattan

Best Apts North

www.bestaptsnyc.com 235 East 50th ST Office: 646-520-1001 info@bestaptsnyc.com We are located in the heart of Chelsea. Languages spoken include French, Hebrew, Russian, Spanish, German, Italian, Cantonese, Mandarin, Korean, and Portuguese.

Bohemia Realty

Patrick@bohemiarealtygroup.com Tel: 917-855-3141

Real estate agency with selection of no fee apartments that can help international students navigate the rental market.

Danielle Higgins

www.manhattanpark.com Director of Leasing

30 River Road on Roosevelt Island P: 212.308.4040 F: 212.308.4729

Fredrik Bratvold

www.newyorknext.com CEO & Co - Founder - New York Next LLC

P: +1 917.242.8730 Email: contact@newyorknext.com

Naked Apartments

Nir Maoz: 917-796-4764 nakedapartments.com

Contact: nirmaoz@gmail.com

A Large selection of affordable Brooklyn apartments.

New Jersey

Remax Villa

www.remax-villa.com 306 Grove Street Jersey City, NJ

Office: 201-946-2700 With more than 70 Agents and our 30 years of experience, we have the ability and the desire to provide our clients with the most personalized and professional Real Estate services in New Jersey.

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Hotel/Loftstel

Broadway Hotel & Hostel

230 W. 101st St reservations@broadwayhotelnyc.com Tel: 212-865-7710

This stylish hostel, located on the Upper West Side at only a 3-minute walk to the 103 Street subway station and 11 minutes to Central Park, boasts no curfew & a 24-hour reception.

Various room styles with maximum stay of 14 days. Call or email for room rates and availability.

Hosteling International NY

www.hinewyork.org Tel: 212-932-2300

891 Amsterdam Ave & 103rd St Dorm style room: \$57-68/night

International Student Center

www.nystudentcenter.org Tel: 212-787-7706

West 88th St between Central Park West and Columbus Avenue

Women only and co-ed dorms. Maximum stay is 14 days. Dorm-style shared rooms (summer rate): \$40-50/night

American Dream Hostel

americandream24@aol.com Tel: 212-260 9779

168 East 24th Street (between Lexington and 3rd Avenue) Dorm Private room (1 person): \$658/weekly, Private room (2 people): \$1036/weekly, Private room (3 people): \$1160/weekly

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Travel

Which airport should I fly into?

John F. Kennedy (JFK) and LaGuardia (LGA) are the closest airports and offer easy access to Manhattan. Newark (EWR) is located in New Jersey and is a short cab or rail ride away.

Should I take a cab or a subway from the airport?

Taxis can cost anywhere from \$30 to \$70, depending on which airport. Travel time will be approximately 30-45 minutes, traffic conditions permitting. If you have a lot of luggage, a taxi is the best mode of travel. Subway and bus travel are significantly cheaper, but it will also take longer and, most of the time, involve transfer fees. Shuttle services (i.e. Airlink or Super Shuttle) are available as well.



Can I take Amtrak?

If you are coming from the D.C. or Boston area, Amtrak is a great option. Penn Station is only a few blocks away from the Midtown housing location, and the blue line (accessible at Penn Station) will take you on the most direct route to the downtown Financial District housing. Additionally, there are buses that offer convenient services from D.C., Baltimore, Boston, and Philadelphia.

Off Campus Referral

In addition to the residences that New York Film Academy offers, we also offer a referral service to those students who opt to live off-campus. We constantly receive listings from landlords, realtors and brokers who would like to advertise their living accommodations. We receive listings for housing in Manhattan, Queens, and sometimes in New Jersey (Hoboken, etc.). Please contact the Housing Coordinator at housingny@nyfa.edu to enquire about listings.



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17 Battery Place
New York, NY 10004

Financial District Campus
26 Broadway
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