

Baldwin Gardens Apartments
www.baldwingardensapartments.com
BaldwinGardens@bikequities.com

Our apartment rentals ***start*** at the following rates:

One Bedroom	\$1,825.00
1 BR + Dining	\$1,875.00
2BR A Line Apt	\$2,225.00
2BR B/C Line	\$2,325.00
2 BR + Dining	\$2,375.00

ADDITIONAL monthly charges for the following services:

Pet Fee	\$35.00
New Kitchen/Bath	\$250.00 to \$500.00
Parking Space	\$25-\$60.00
Storage	\$20.00

Our rentals include Heat, Hot Water and Cooking Gas. We also offer on-site Laundry Facilities. Baldwin Gardens is a Smoke Free Community. All apartments on the 2nd or 3rd floor must have 80% of the floor covered with carpet/padding. If you have a pet that weighs more than 25 lbs., you must take a 1st floor apartment.

Applicants for a 1-bedroom apartment must have a minimum verifiable annual income of \$68,000 or \$78,000 for a 2-bedroom apartment. Upon approval you must pay your Security Deposit which is equal to one month's total rent plus your first month's rent. We also require a \$50.00 Key Deposit and a \$100.00 Pet Deposit (if applicable). Your application for rental may be denied if you have poor credit history. credit scores must be a minimum of 700. If your score was affected by COVID-19, we will take that into consideration. A guarantor will only be considered for lack of income, not for credit issues. All lawful sources of income are accepted. Respondents do not discriminate based on race, color, religion, national origin, sex, disability, familial status, age (18 and older), creed, sexual orientation, arrest, marital status, military status, lawful source of income (including housing voucher programs), gender identity, gender expression, domestic violence victim status, citizenship and immigration status." You may contact New York State Division of Human Rights One Fordham Plaza, 4th Floor Bronx, NY 10458 Telephone: 718-741-8304 with any questions.

1. Complete attached rental Application, sign and date. We will not process an incomplete application.
2. Provide a color copy of your valid Driver's License, Military ID, or State Issued Photo ID
3. Provide a copy of your original Social Security Card.
4. Provide proof of income. Two recent consecutive pay stubs or an offer letter if you are a new hire. If you are self-employed, please provide a copy of your tax return (2 years). All lawful sources of income are accepted.
5. Attach a Money Order or Certified Check or Cash for your ***non-refundable*** \$20.00 application fee. If there are two applicants, please attach an additional \$20.00 application fee.

The Staff at Baldwin Gardens



RENTAL APPLICATION FOR BALDWIN GARDENS APARTMENTS

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Home Phone () _____

Date of Birth _____ Social Security No. _____ DL # _____

Email Address: _____ Other Phone () _____

Co- Applicant (Guarantor)

Name _____ Date of Birth _____

Social Security No. _____ DL # _____ Phone () _____

Email Address: _____ Other Phone () _____

Please list names and ages of all other occupants _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ Apt# _____ City _____ State _____

Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____

Owner/Agent _____ Phone () _____

Previous Address (last 3 years) _____ Rent \$ _____

Owner/Agent _____ Phone () _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS) (Co- Applicant (guarantor)

Current Address _____ Apt# _____ City _____ State _____

Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____

Owner/Agent _____ Phone () _____

Previous Address (last 3 years) _____ Rent \$ _____

Owner/Agent _____ Phone () _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION (Applicant)

Your Status: ___ Full Time ___ Part Time ___ Student ___ Unemployed

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Employer _____

Dates employed _____ Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source/ContactName _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION (Co- Applicant or Guarantor)

Your Status: Full Time Part Time Student Unemployed

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Employer _____

Dates employed _____ Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

EMERGENCY CONTACT

Name _____ Address _____

Phone _____ Relationship _____

VEHICLE INFORMATION (FOR PERSONS OCCUPYING APARTMENT ONLY)

Make / Model _____ Year _____ License Plate State _____

Make / Model _____ Year _____ License Plate State _____

Pet Type _____ Age _____ Color _____

I hereby apply to lease the above described premises for the term and upon the set conditions above set forth and agree that the rental is to be payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the application fee will be retained to offset the agent's cost, time, and effort in processing my application. When so approved and accepted, I agree to execute a lease for 12 months. I agree to pay my security deposit within 72 hours of receiving my acceptance letter. I understand if for some reason I choose to cancel my application with Baldwin Gardens Apartments after I have paid my security deposit, it will **NOT BE REFUNDED TO ME**. I recognize that as a part of your procedure for processing my application, and investigative consumer report may be prepared and my current employer will be contacted to verify the employment information that I provided.

The above information, to the best of my knowledge, is true and correct.

Please sign: X _____
Name of Applicant Date

Please sign: X _____
Name of Applicant Date

APPLICANT: PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Deposit of \$ _____ Received by _____ Date _____

Apartment size _____ Apartment No. _____ Date Needed _____

Approved _____ Denied _____ Denial Letter sent _____



New Yorkers Are Protected from Housing Discrimination Based on Lawful Sources of Income

Baldwin Gardens Apartments

2363 Grand Avenue

Baldwin, NY 11510

516-223-2420

www.baldwingardensapartments.com

BaldwinGardens@bikequities.com

Call Stephanie Thomforde at 516-223-2420 if you feel you have been discriminated against due to lawful source of income or any other basis, either during the application process or after.

The NY State Human Rights Law protects from discrimination in housing those who rely on any lawful source of income.

What sources of income are protected?

Lawful sources of income include, but are not limited to: child support; alimony or spousal maintenance; foster care subsidies; social security benefits; federal, state, or local public assistance; federal, state, or local housing assistance; and any other form of lawful income.

Housing assistance includes Section 8 or any other type of vouchers, or any other form of housing assistance, regardless of whether paid to the tenant or the landlord.

Who are persons who may not discriminate? All housing providers and real estate professionals are required not to discriminate. These include: Owners, landlords; Managing agents or companies; Co-op boards and condominium associations; Tenants seeking to sublet; Real estate brokers and salespersons; or Any employee or agent of the above.

What actions are discriminatory when based on a person's lawful source of income? Refusal to sell, rent or lease or otherwise deny public or private housing; providing different terms, conditions or privileges, or denying the use of facilities or services, of any public or private housing; making any advertisement, publication, statement, inquiry, record, or using a form of application for public or private housing which expresses any intent to limit or discriminate; a real estate professional's refusal to negotiate for sale, rental or lease.

It is not unlawful to ask about income, only to discriminate based on lawful sources of income. Housing providers may ask about income, and about the source of income, and require documentation, to determine a person's ability to pay for the housing accommodation, but must accept all lawful sources of income equally.

A publicly-assisted housing accommodation may include eligibility criteria in statements, advertisements, publications, or applications, and may make inquiry or request information to the extent necessary to determine eligibility. Such eligibility criteria must be only those required by federal or state law or programs.

Retaliation for filing a complaint or opposing discrimination is unlawful. The Human Rights Law prohibits a housing provider or any other entity covered by the Human Rights Law from retaliating against an individual for filing a complaint of discrimination or otherwise opposing practices that are discriminatory.

The landlord will apply blanket minimum income or credit scores: this issue will be reviewed on a case-by-case analysis or for vouchers that cover the full rent, no minimum credit score or income will be applied.

What are other Human Rights Law protections in the area of housing?

The Human Rights Law also protects against housing discrimination on the basis of race, creed, color, disability, national origin, sexual orientation, gender identity or expression, military status, age, arrest record, sex, marital status, and familial status.

Limitations in the Human Rights Law

The New York State Human Rights Law does not cover: rental units in two-family homes occupied by the owner; rental in rooming houses occupied by the owner; rental of all rooms to persons of the same sex; certain senior housing.

More information is provided in the Division's publication entitled Fair Housing Guide, available on the Division's website (dhr.ny.gov). Refusal by a housing provider to accept and treat equally any type of benefits received due to disability is also disability discrimination. See the Division's brochure Housing Rights of Persons with Disabilities, available on the Division's website.

Refusal by a housing provider to accept and treat equally child support, spousal support or foster care subsidies may also be familial or marital status discrimination.

SOME EXAMPLES:

Margaret is seeking an apartment and is told by a landlord, who has an available apartment that Margaret can afford with her housing voucher, that vouchers are not accepted. Is this a valid reason to refuse to rent to Margaret? No. The law requires that an apartment may not be denied to an applicant because of the use of a voucher. Gwen receives child support from the father of her children, and with this support she is qualified to rent an available apartment. The landlord tells her that he does not take into account child support because fathers sometimes stop paying.

This is discriminatory. The landlord may evict a tenant who fails to pay the rent, but may not refuse to rent on speculation of future inability to pay based on the possibility that child support won't be paid. During the pandemic or at any time, Theresa has fallen behind in her rent and has applied for emergency rental assistance to pay her arrears. After being deemed eligible for rental assistance, Theresa's landlord reports that they do not want the money, they just want her out. This is discriminatory. The landlord may not refuse ERAP or any other type of rental assistance because it is a lawful source of income. Additional ERAP tenant protections can be found at <https://otda.ny.gov/ERAP>.

Luis is denied the use of fitness equipment available to other tenants because he receives governmental housing assistance to pay part of his rent. Is this lawful? No. Equal terms, conditions and privileges cannot be denied to a tenant on the basis of the source of the tenant's income

FILING A COMPLAINT at the DIVISION

Any resident can also contact the New York State Division of Human Rights. Please report discrimination via our website here [online Discrimination Reporting Form](#). DHR's New Call Center # is (844) 697-3471 (844-NYS-DHR1).

Filing a Complaint with the Nassau County Human Rights Commission:

[Human Rights Commission | Nassau County, NY - Official Website](#)

240 Old Country Road

6th floor, Suite 606

Mineola, NY 11501

Ph: 516-571-3662

<https://forms.nassaucountyny.gov/contact/agencies/hrc/contact.php>

If you have a complaint about discrimination at Baldwin Gardens, you may also email your complaint to:

Stephanie Thomforde stephanie@bikeequities.com

If you wish to call management to complain about any discrimination,
you may call Stephanie Thomforde at 516-223-2420