

WHAT DO I NEED TO KNOW ABOUT LEASES?

- Tenants are entitled to a copy.
- The rent cannot be raised during the time period of the lease unless the lease says otherwise.
- Tenants cannot be asked to leave unless they break the rules.
- Tenants have a legal obligation to pay the rent during the whole period of the lease even if the tenant moves or loses his/her job.
- Tenants may sublet or get the landlord's agreement to break the lease.

IF MY NAME IS THE ONLY ONE ON THE LEASE, MAY I SHARE THE APARTMENT WITH ANYONE OTHER THAN MY IMMEDIATE FAMILY?

Yes. You may share the apartment with:

- One additional occupant
- That occupant's dependent children

WHEN MORE THAN ONE TENANT IS NAMED ON THE LEASE, WITH WHOM CAN THEY SHARE THE APARTMENT?

- The tenant can share the apartment with immediate families.
- If one tenant moves out, another occupant may move in with his/her dependent children
- The tenant must give the new name to the landlord within 30 days

Of when the occupant moves in or
Of when the landlord requests it.

- At least one tenant named on the lease or his/her spouse must occupy the apartment as a primary residence.
- If the tenant moves out, so that no name on the lease is living in the apartment, the remaining occupant cannot stay unless the landlord agrees.

- The landlord may limit the number of people in the apartment to comply with legal overcrowding standards (Real Property Law 235).

HOW MUCH NOTICE MUST I GIVE TO MOVE OUT OF MY APARTMENT IF I DON'T HAVE A LEASE?

- A tenant must give one month's notice before moving out.
- If a tenant gives shorter notice, he/she will have to pay the next month's rent.

For example, to move out by July 1, the tenant must notify the landlord by May 31.