NEW YORK FROM THE BEGINNING

Your essential New York guide

Renting, buying or selling.
With a real estate professional specialized in what you are looking for.



Documents · Costs · Next steps

HOW WE WORK WITH YOU

A specialist in what you are looking for, from start to finish

01

Tell us what you are looking for

Rent, buy or sell. Your budget, areas, timing and priorities.

02

We assign your professional

Based on what you want, we assign a real estate professional who specializes in that type of deal and area.

03

Introduction and agreement

We introduce you and you review representation, documents and fees together, always in writing.

04

Direct contact until you get your keys

From then on you stay in touch: property selection, in-person or live video tours, application or offer, negotiation and closing.

ALWAYS INCLUDED

- Support in English and Spanish
- Live video tours and remote applications if you are abroad
- Clear fees, in writing, before we start
- Free guides and checklists to prepare you

RENTING

The basics of renting

DOCUMENTS USUALLY REQUESTED

- Valid ID
- Proof of income
- Employment letter
- Recent pay stubs
- Bank statements
- Credit history (tell us if you have none in the US)

> No credit history or not enough income? A guarantor may be needed. Your professional walks you through the options.

BASIC BUDGET

First month's rent

Security deposit
Generally capped at one month

Other costs
Credit screening, building charges, moving and utilities

THREE BUILDING TYPES

Rental
Building operated for rentals. The most direct route.

Condo
You rent from an owner. May add steps and fees.

Co-op
Board approval required. Allow more time.

> In NYC, the landlord's broker cannot pass their fee to you. Any fee is agreed in writing before you decide.

BUYING AND SELLING

Buying or selling with full support

BUYING

- We define your goal: a home or an investment.
- We prepare you: ID, proof of funds and financing if you need a mortgage.
- We shortlist properties and arrange in-person or video tours.
- We present the offer and negotiate; your attorney reviews the contract.
- We coordinate the building, lender and closing through to handover.

> US citizenship is generally not required to buy. Ownership does not grant immigration residency.

SELLING

- A pricing strategy built on comparable sales, condition and market.
- We organize the property and building documents.
- Marketing, showings and comparing offers.
- We coordinate with the attorneys through closing and handover.
- From abroad: remote updates at every step.

> Selling from abroad? Speak to your tax adviser early: FIRPTA withholding may apply.

All with the same person: your professional stays with you from first contact to the end.

WHY MOVETONYC

Why work with us and not with the rest

01

Specialization

We assign a professional who specializes in what you are looking for, not a generalist.

02

One person, start to finish

The same contact from the introduction to the key handover.

03

Built for people arriving from abroad

Live video tours and remote applications, no need to travel first.

04

In your language

Support in English and Spanish. If your language is available on our team, we also support you in it.

05

Transparency

Fees explained in writing before we start. If the owner covers the commission, we confirm it.

06

We prepare you first

A free first conversation, plus free guides and checklists.

07

Rent, buy and sell

All with the same team, no switching contacts depending on what you need.

08

Neighborhood and cost guides

We help you compare areas, building types and real costs before you decide.

09

Direct contact

WhatsApp and email answered by a person, not a faceless form.

10

New York rules explained

Guarantors, fees and building requirements in plain language, with no surprises.

MOVE TO NYC

YOUR NEXT STEP

Let's talk about your plans

Tell us what you want to do, your budget and your timing.

WHATSAPP / MOBILE

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EMAIL

hello@movetonyc.co

WEB

movetonyc.co

MoveToNYC

Sofia Franganillo

Your dedicated contact

Scan and visit our website

Want to collaborate or work with us?

Tell us who you are and how you would like to work together.

movetonyc.co/work-with-us

Share personal documents through the channel your professional provides.

Sources: NYC Department of Consumer and Worker Protection (FARE Act) · IRS (FIRPTA)

General New York guide. Property requirements vary. This is not legal, tax, financial or immigration advice. Brokerage services through Highline Residential LLC · 10 W 37th St Fl 4, New York, NY 10018. Equal housing opportunity.