FOR INTERNATIONAL RENTERS

NYC Rental Application Checklist

For international renters preparing a long-term apartment search from abroad.

01 **Valid photo ID**

Valid identification and, if relevant, visa or immigration documents for your stay.

02 **Employment or enrollment**

Recent employment letter, offer letter, contract, or university enrollment/admission letter.

03 **Income evidence**

Recent pay stubs, tax documents, scholarship information, or other reliable proof of income.

04 **Bank documentation**

Recent bank statements showing available funds. Redact full account numbers unless a secure system requires them.

05 **Housing references**

Previous landlord or professional references when available.

06 **Guarantor plan**

Personal guarantor documents, or information on institutional guarantor options if your income or U.S. credit does not meet a building requirement.

07 **Move details**

Target move date, lease length, budget, preferred areas, commute, pets, occupants and non-negotiables.

Before you send documents. Ask which documents are actually required for the property. Share sensitive files only through the secure process your assigned licensed professional or building provides.

BUDGET

Budget beyond monthly rent

Plan for the full amount needed before move-in, not only the advertised rent.

01 **First month and security deposit**

Confirm the exact amounts and due dates in writing before signing.

02 **Application and screening costs**

Ask for an itemized list. New York limits many tenant screening fees, while condo or co-op applications can involve different building charges.

03 **Broker representation fee**

Under NYC's FARE Act, a landlord or landlord's agent cannot make a tenant pay for the landlord's broker. A renter may still hire their own broker and agree to a fee in writing.

04 **Guarantor or insurance cost**

Institutional guarantor services and renter's insurance can create additional costs.

05 **Moving and setup**

Include movers, storage, utility activation, furniture, transportation and temporary accommodation.

06 **Cash-flow buffer**

Keep funds available for delays, changing inventory and unexpected building requirements.

How MoveToNYC handles fees. Any client-paid fee is explained in a written agreement before representation begins. When one applies, it is collected only after you review and sign the lease for a home sourced or shown through your professional. Some properties compensate the cooperating broker, so the client pays no broker fee.
FARE Act guidance: nyc.gov/site/dca/about/FAQ-Broker-Fees.page. General educational information; not legal or financial advice. Requirements and costs vary by property.

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