



Garthchester Realty Associates

www.garthchester.com

440 Mamaroneck Avenue, Suite S-512
Harrison, New York 10528
(914) 725-3600 F - (914) 725-6453

98-20 Metropolitan Avenue, Suite 1
Forest Hills, New York 11375
(718) 544-0800

CHRISTIE PLACE CONDOMINIUM

(rev. 5/2026)

APPLICATION FOR RENTAL

Return to: Garthchester Realty
440 Mamaroneck Ave., S-512
Harrison, NY 10528

INSTRUCTIONS

1. Please complete all sections of the application. If a section is not applicable to you, so state.
2. Purchaser must provide **one (1)** copy of the following documents prior to the Board considering the application. ***Please do not bind, staple or print double-sided.***
 - a. fully completed application with all attached forms signed.
 - b. most recent copy of W-2's submitted, as well as last two pay stubs.
 - c. two (2) personal letters of reference for each applicant.
 - d. letter of reference from your present employer stating annual salary and length of employment.
 - e. letter of reference from current landlord or managing agent.
 - f. fully executed lease, together with any riders thereto.
3. The application, documents and a non-refundable application fee, payable to Garthchester Realty, in the sum of Two Hundred and Fifty (\$250.00) Dollars **plus** One Hundred and fifty (\$150.00) Dollars **per person** (for a background check) must accompany your application for the background check. These fees are non-refundable.
4. A Five Hundred (\$500.00) Dollar move in /out deposit is required payable to Christie Place Condominium.
5. One occupant shall be 55 years of age or older.
6. The Board reserves the right to request additional information prior to considering your application.

NO APPLICATIONS ACCEPTED ON FRIDAYS AFTER 12PM.

The information and forms provided on this website are subject to change and may, therefore, not be the most current versions. Accordingly, users of this site are advised to check the date of the forms to make sure it is the most current. Garthchester Realty hereby disclaims responsibility for the reliance by any users of this site on the information contained herein without independent verification of its accuracy.

Applicant's Information:

Name of Applicant(s):

1) _____

2) _____

Home Phone: _____ Business Phone: 1) _____

2) _____

Present Address: _____

Email Address: _____

Length of Time at Present Address:

Monthly Rent/Mortgage & Maintenance at Present Address: \$

Do you - Board _____ Rent _____ Own _____ (check one)

Landlord's Name:

(if at present address less than 3 years)

United States Citizen: Yes _____

No

Number of Dependent Children: _____

Other Dependents: _____

List of all other persons, other than applicants, who will reside in the apartment:

NAME	RELATIONSHIP	AGE
1. _____	_____	_____
2. _____	_____	_____
_____	_____	_____

Will this apartment be your primary residence? Yes No

Do you own a pet? No Yes _____ How Many? _____ (a) Weight ____ (b) Age

(c) Breed _____ (d) Color _____ (e) Name

Do you own a car: Yes _____ No _____

Employment History of Applicant:

Employer: _____ How Long: _____

Nature of Business: _____ Position: _____

Business Address: _____

Employment History of Co-Applicant: _____ Salary: _____

Employer: _____ How Long: _____

Nature of Business: _____ Position: _____

Business Address: _____ Salary: _____

Any other sources of income: (\$ _____)

(\$ _____)

(\$ _____)

Credit History: Please list all banks, funds, etc. in which you currently have accounts.

Name: _____

Address: _____

Balance: _____ Type _____

Name: _____

Address _____

Balance _____ Type _____

Name: _____

Address: _____

Balance _____

Name: _____

Address: _____

Please list all debts including, but not limited to car loans, mortgages, education loans, credit cards, child support, alimony, etc.

Type of loan, credit or debit	Payable to (bank)	Balance	Monthly payment
_____	_____		
_____	_____		
_____	_____		
_____	_____		

PLEASE ANSWER YES OR NO TO ALL QUESTIONS BELOW:

(if yes, please explain on a separate sheet)

APPLICANT

CO-APPLICANT

Have you any outstanding judgments?

Have you declared bankruptcy in the past seven (7) years?

Have you had property foreclosures or *given title or deed* in lieu of?

Have you ever been convicted or criminal wrong doing in the past ten (10) years?

In case of emergency, notify: _____

Relationship: _____ Telephone No.. _____

Address: _____

All statements made herein *and on* supplementary information or documents are to be true and correct. Applicant(s) understands and agrees that any misstatement of fact will be grounds for denial of *the* Application.

Signature of Applicant: _____ Date: _____

**1 CHRISTIE PLACE CONDOMINIUM
Resident Update**

Date: _____

Resident Name: _____

Unit #: _____

Home Phone #: _____

Cell Phone #: _____

E-Mail Address: _____

Emergency Contact: _____ Phone # _____

Vehicle(s) Information

Vehicle Make: _____ Vehicle Model: _____

Year: _____ Color: _____ Plate No.: _____

State: _____ Expiration of Registration: _____

Parking Space # _____

Vehicle Make: _____ Vehicle Model: _____

Year: _____ Color: _____ Plate No.: _____

State: _____ Expiration of Registration: _____

Parking Space # _____

Storage Closet Number _____



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*****INSURANCE COVERAGE*****

FOR: OWNERS/RESIDENTS

Proof of homeowner's insurance must be presented at the time of your closing, and must be maintained annually. This insurance should cover the interior and contents of your unit, as the Condominium's insurance covers the exterior elements. In addition your coverage should include coverage for damage to third party property including owners and common areas.

FOR: RENTERS

Obtain Renter Insurance.

Signature of Applicant: _____

Date: _____



COMPLETE ONE PER APPLICANT

AUTHORIZATION FOR THE RELEASE OF CONSUMER CREDIT REPORT INFORMATION TO THE FOLLOWING COMPANY OR CORPORATION

I _____ hereby authorize Garthchester Realty and the agencies used by this company or corporation, the release of, and/or permission to obtain and review, full consumer credit report information from the credit reporting agencies and/or their *vendors*. Without exception this authorization shall supersede and retract any prior request or previous agreement to the contrary. Copies of this authorization, which show my signature, have been executed by me to be as *valid* as the original release signed by me.

Compliance by the Subscriber with all provisions of the Federal Fair Credit Reporting Act (Public Law 91-508, 15 U.S.C. Section 1681ET SEQ., 604-615) and the Consumer Credit Reporting Act (California Civil Code Sec. 1785.1-1785.34) or other jurisdictional requirements. Information will be requested only for the Subscriber's exclusive use, and the Subscriber will certify for each request the purpose for which the information is sought and that the information will be used for no other purposes.

X BY WRITTEN AUTHORIZATION OF THE CONSUMER TO WHOM IT RELATES

Signature: _____ Date: _____

Printed Name: _____

Social Security Number: _____ Phone #: _____

Current Address:



Building Standards
and Codes

Fire Prevention
and Control

New NYS Law Requires Smoke Alarm Upgrades by April 1, 2019

Effective April 1, 2019, a new NY State law requires all **NEW** or **REPLACEMENT** smoke alarms in New York State to be powered by a 10-year, sealed, non-removable battery, or hardwired to the home.



This does not affect your currently installed smoke alarms

You don't need to replace alarms that are currently in your home or apartment - but any that you replace need to be 10-year battery powered or hardwired.

Important to note, smoke alarms have an estimated life of around 10 years before they become unreliable.

Breakdown of the new smoke alarm requirements

According to NYS Law 399-ccc: "It shall be unlawful for any person or entity to distribute, sell, offer for sale, or import any battery operated smoke detecting alarm device powered by a replaceable or removable battery not capable of powering such device for a minimum of ten years."

Homeowners and landlords must upgrade their smoke alarms before selling or renting homes and apartments in New York State.

While these 10-year smoke alarms have a larger upfront cost than traditional alarms powered by replaceable batteries (approximately \$20 per unit) the lack

of yearly battery changes makes them cheaper over the life of the device.

As with ALL smoke alarms,manufacturesrecommends that the 10-year sealed smoke alarms still be tested at least twice each year using the button on the front of the unit to ensure they are working properly.

Some Frequently Asked Questions:

Do I need to replace the alarms I have installed already?

You are NOT required to immediately replace your current smoke detectors, but any that are replaced or added after April 1st are required to be 10-year battery powered or hardwired. After this date, traditional removable battery smoke alarms will be unavailable for purchase in NY State.

Are they more expensive than non-sealed alarms?

Up front? Yes. In the long term? No. Most 10-year sealed smoke alarms range in price from roughly \$20-\$30, making their initial investment higher than a non-sealed alarm, but non-sealed alarms require annual battery changes. The cost of these replacement batteries average \$38 over their 10-year life span, meaning they ultimately cost more than the sealed version.

Do they really last 10 years?

Yes, they do, the sealed lithium battery (included) will never have to be replaced throughout the life of the alarm, giving you a decade of peace of mind even in the event of a power outage

Will I activate the alarm when I'm cooking something?

No. There are 10-year sealed alarms specifically designed for the kitchen with

advanced sensors that can tell the difference between cooking smoke and real fire.

Why did the law change to require these upgrades?

The dangerous habit of disabling or removing smoke detectors after an accidental alarm while cooking is a major part of why this new legislation went into effect, so alarm manufacturers considered this issue in the design of 10-year sealed alarms. You are very likely to experience less nuisance alarms than you did with your traditional battery alarm.

Are 10-year sealed smoke alarms better than hard-wired smoke alarms?

There are advantages to both systems. Hard-wired smoke alarms tie into your home's wiring and require professional installation, but generally do not require battery changes unless they feature a backup battery. 10-year sealed battery-only alarms are simple to install, and they work during a power failure. All smoke alarms have a life span of 10 years, sealed or non-sealed, and should be tested on a regular basis. When the battery wears out in a 10-year sealed alarm, the entire unit must be replaced, which helps prevent outdated units from staying in operation.

What about landlords and their rental properties?

10-year sealed alarms offer security and convenience to landlords, who are legally required by New York State to provide smoke detectors in their rental properties. The tamper-proof design of these alarms prevents tenants from removing the batteries due to nuisance alarms, or to use the batteries for another purpose. The 10-year lifespan of these lithium batteries means fewer changes and fewer equipment updates. Overall, there is a lesser chance of equipment failure in the event of a fire