



PERMISSION TO ADVERTISE PROPERTY ONLINE

Your Name Heidy Hernandez Date 01/13/2025

Email Address heidy@gonzalezph.com Phone Number (929) 320-8149

Your Address 260 Madison Avenue, 8th Floor, New York, NY 10016
City State Zip

Landlord's Name steven weinstein

Landlord's Address po box 114 hawthorne ny 10532
City State Zip

Subject: Permission to Advertise Property Online

Dear Steve,
[Landlord's Name]

I, Heidy Hernandez, hereby request your permission as the landlord of the property located at 786 Bronx River Drive B-37 to grant authorization to Arlene Gonzalez, a licensed broker, to advertise the aforementioned property online. This permission is sought for the purpose of facilitating the marketing and potential leasing of the property.

I understand that by granting this permission, I am allowing Arlene Gonzalez to utilize various online platforms and websites to advertise the property, including but not limited to real estate listings, social media, and broker-specific platforms.

The terms and conditions of this permission are outlined as follows:

1. Duration: This permission is valid for a period of Six months from the date of this letter unless otherwise terminated earlier by either party in writing.
[Specify Duration]

2. Advertisement Content: Arlene Gonzalez will be responsible for creating and managing the content of the online advertisements, including
[Broker's Name]





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property descriptions, photographs, and any other relevant information required to promote the property effectively.

3. Collaboration: I authorize Arlene Gonzalez
[Broker's Name] to collaborate with other real estate professionals, as necessary, to facilitate the advertising and leasing process. This collaboration may involve sharing property details and coordinating property viewings with prospective tenants.

4. Lease Terms: It is understood that this permission to advertise the property does not grant any authority to Arlene Gonzalez
[Broker's Name] to negotiate or finalize lease agreements on my behalf. All lease terms and agreements will be subject to my review and approval.

5. Revocation of Permission: I reserve the right to revoke this permission at any time by providing written notice to Arlene Gonzalez
[Broker's Name]. Upon receipt of the revocation notice, Arlene Gonzalez
[Broker's Name] will promptly cease all advertising activities related to the property.

6. Liability: While I understand that Arlene Gonzalez
[Broker's Name] will make reasonable efforts to ensure the accuracy of the property advertisement, I acknowledge that they are not responsible for any errors, omissions, or misrepresentations in the advertisements. I will hold Arlene Gonzalez
[Broker's Name] harmless and indemnify them from any claims, damages, or liabilities arising out of or in connection with the advertising of the property.

Please sign and return the enclosed copy of this letter to indicate your approval of granting permission for Arlene Gonzalez
[Broker's Name] to advertise the property online. Your prompt attention to this matter would be greatly appreciated.

Signature: _____
Signed by:
Steven Weinstein
A320FE55CD49437...

Date: 01/13/2025





EXCLUSIVE RIGHT TO RENT

Exclusive Right/Exclusive Agency to Rent Listing Agreement

MLS # To be determined

Grant of Exclusive Right to Rent In consideration of The Gonzalez Property Group Broker), offering for rent the property located at 786 Bronx River Road, B37, Bronxville, NY 10710 (the "Property"), the undersigned (the "Owner(s)") grants Broker the exclusive right to offer the Property for rent according to the following terms:

1. Period of Agreement. This Exclusive Right/Exclusive Agency to Rent Listing Agreement (the "Agreement") is effective commencing January 13, 2025 and shall expire at midnight on July 13, 2025.

2. Price and Authority. The Property will be offered for rent at a price of \$ 2200 per month or \$ NNNNNN per square foot and shall be rented, subject to negotiation, at such price and upon such terms to which Owner(s) may agree. The undersigned Owner(s) represent that they are the sole and exclusive owners of the Property or that the undersigned Owner(s) have the full power and authority to bind and act on behalf of all owners of the Property and are fully authorized to enter into this Agreement.

3. Brokerage Fee. If during the period of this Agreement or any extension thereof, a Rent Agreement is agreed upon by Owner with any third party:

- a) The Owner shall pay the Broker a commission of NNN % of the total amount of rent payment the agreed upon in the Rent Agreement. In the event that the Owner renews or extends the Rent Agreement with the tenant, the Owner shall pay the Broker a commission of NNN % of the total amount rent payments agreed upon in the renewal or extension of the Rent Agreement.
- b) The Owner shall pay the Broker a commission of NNNNNNNN month's rent payments as agreed upon in the Rent Agreement.
- c) The Owner shall pay the Broker a commission of a flat fee of \$ NNNNN. The commission offered by Broker to Broker's Agents shall be NNNNNNNNNNNNNN. The commission offered to Renter Agents shall be NNNNNNNNNNNNNN.

If during the period of this Agreement or any extension thereof, a transfer, sale or exchange of the Property is made, effected or agreed upon by Owner(s) with any third party, the Broker shall earn and the Owner(s) shall pay a commission of _____ % of the selling price (or equivalent fair market value of any other consideration given), which commission is earned upon the execution of any agreement by the Owner(s) for said transfer, sale or exchange, and shall be paid to the Broker in no event later than the date of closing.

The commission offered by Broker to Buyer(s) Agents shall be _____ of the gross selling price. In the event the Owner(s) authorize Broker to compensate a Buyer(s) Agent, Owner(s) acknowledge their understanding that such Buyer(s) Agent is not representing Owner(s) and that the Buyer(s) Agent will be representing only the interest of the prospective purchaser.





EXCLUSIVE RIGHT TO RENT

4.Owner's Obligation After Expiration of Agreement. Owner(s) agree to pay the commission referred to in Paragraph 3 if, within ~~NNN~~ months after the expiration date of this Agreement, the Property is rented, leased or purchased by any party who was shown the Property by a licensed agent during the term of this Agreement or any extension thereof. Owner(s) will not, however, be obligated to pay such commission if Owner(s) enter into a valid Exclusive Listing Agreement with another licensed real estate broker after the expiration of this Agreement.

5.Who May Negotiate for Owner(s). Owner(s) agree to direct all inquiries to Broker. Owner(s) elect to have all negotiated offers to purchase submitted through Broker.

6."For Rent Sign & Marketing. You agree that when and if a lease of the property is fully executed, you agree to pay a our commission of 2 months or the broker seeks to collect his/her own fee.

_____	_____	_____	_____
(Broker)	(Date)	(Owner)	(Date)
_____	_____	_____	_____
(Authorized Representative)	(Date)	(Owner)	(Date)
po box 114 hawthorne ny 10532			914-953-3613
(Owner's Address)			(Telephone Number)

IMPORTANT: READ CAREFULLY

By granting Broker signing this Exclusive Right / Exclusive Agency to Rent Listing Agreement you, the Owner(s) of the Property, agree to pay Broker a commission even if you find a tenant or buyer for the Property or if another broker finds a tenant or buyer. If another broker finds a tenant or buyer, you may owe a commission to this other broker, in addition to Broker.

<small>Signed by:</small>  <small>A320FE55CD49437...</small>	01/14/2025	<small>Signed by:</small>  <small>A320FE55CD49437...</small>	01/14/2025
(Owner)	(Date)	(Owner)	(Date)





State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Web Site: www.nysdhcr.gov

**NOTICE TO TENANT
DISCLOSURE OF BEDBUG INFESTATION HISTORY**

Pursuant to the NYC Housing Maintenance Code, an owner/managing agent of residential rental property shall furnish to each tenant signing a vacancy lease a notice that sets forth the property's bedbug infestation history.

Name of tenant(s):

Subject Premises:

Apt. #:

Date of vacancy lease:

BEDBUG INFESTATION HISTORY
(Only boxes checked apply)

- There is no history of any bedbug infestation within the past year in the building or in any apartment.
- During the past year the building had a bedbug infestation history that has been the subject of eradication measures. The location of the infestation was on the _____ floor(s).
- During the past year the building had a bedbug infestation history on the _____ floor(s) and it has not been the subject of eradication measures.
- During the past year the apartment had a bedbug infestation history and eradication measures were employed.
- During the past year the apartment had a bedbug infestation history and eradication measures were not employed.
- Other: _____ .

Signature of Tenant(s): _____ Dated: _____

Signature of Owner/Managing Agent: _____ Dated: 01/14/2025

Signed by:
Steven Weinstein
A320EE65CD49437

Disclosure of Information on Lead-Based Paint and /or Lead-Based Paint Hazards

Lead warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and /or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they provided is true and accurate.

Signed by: Steven Weinstein 01/14/2025
A320FE55CD49437...

Lessor _____ Date

Lessee _____ Date

Agent _____ Date

Signed by: Steven Weinstein 01/14/2025
A320FE55CD49437...

Lessor _____ Date

Lessee _____ Date

Agent _____ Date