Guide to Renting

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The Corcoran Group is a licensed real estate broker located at 660 Madison Ave, NY, NY 10065.

Start by asking questions

When renting in NYC, preparation is key. The process is a fast one. So before the search starts, feel free to ask any and all questions about neighborhoods, building types, transportation access, what's included and what's not. This way, Corcoran independent agents can assure that they've customized the search to one you're happy with.

Then, note these 5 handy tips:

1. Prioritize your wants and needs.

Work with your agent to determine what is important in your new home. The 3 largest variables are size, location and price. From there, you can discuss other features such as views or building amenities.

2. Discuss your financial situation.

If you know what your budget is, before you head out, you'll save time and energy.

3. Start your search 30-60 days ahead of time.

If you search too soon or too late, then you may not see the best available inventory.

4. Have your monies ready.

If you find a place you like, it's best to make a financial commitment immediately.

5. Organize your documents.*

you'll need:

1. Verification of income, from any lawful source, including but not limited to wages, alimony, social security, child support, federal, state, or local public assistance, etc.
2. A letter from your employer stating your position, salary, length of employment and opportunities for bonuses (if applicable).
3. Your last two pay stubs (if applicable).
4. Your last two years of tax returns.
5. Your last two months' bank statements.
6. Contact information for previous landlords.
7. Verification of other assets, if any.
8. Photo ID (Driver's License, Passport, etc.).

*The above requirements do not apply if you have rental vouchers or other similar rental assistance that meet or exceed the rental price.

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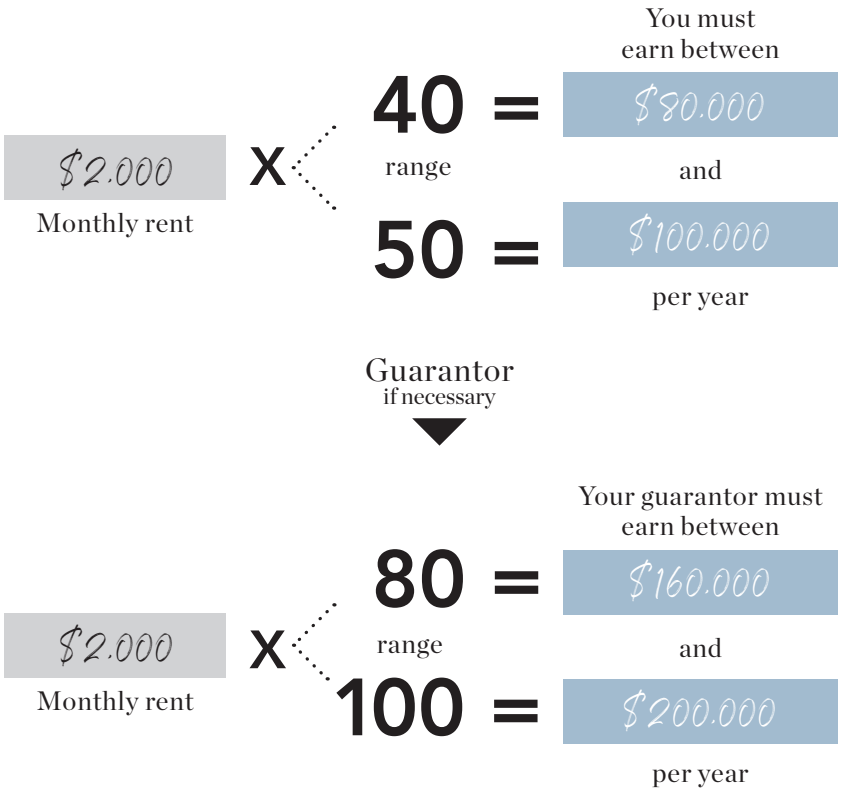
Moving costs and salary requirements*

To be approved for an apartment (without rental vouchers or other similar rental assistance), you'll be expected by many landlords to make 40 to 50 times the monthly rent and go through a credit check. If your annual salary does not meet that requirement, then it may be possible to combine salaries of roommates/partners or use a guarantor. Many landlords require that a guarantor typically make 80 to 100 times the required monthly rent and most landlords prefer that they be from the Tri-State area (NY, NJ, CT). If you meet the requirements for a specific listing, you may apply.

Salary Requirement Calculator



*Fair Housing Laws prohibit discrimination based on various criteria including but not necessarily limited to race, religion, color, national origin, gender, sexual orientation, age, ancestry, marital status, veteran status, familial status, lawful source of income and disability. Date of Birth information is requested solely for the purposes of verifying identity in connection with background searches that may be performed and will not be considered for any other purpose.

Applicant(s) warrants and represents that all of the information contained herein is true and accurate. Applicant(s) expressly understands and agrees that the landlord shall have the right to terminate any lease agreement that may be entered into between landlord and Applicant(s) (assuming that landlord accepts Applicant(s) as a tenant) if any information contained herein is false, incomplete or misleading.

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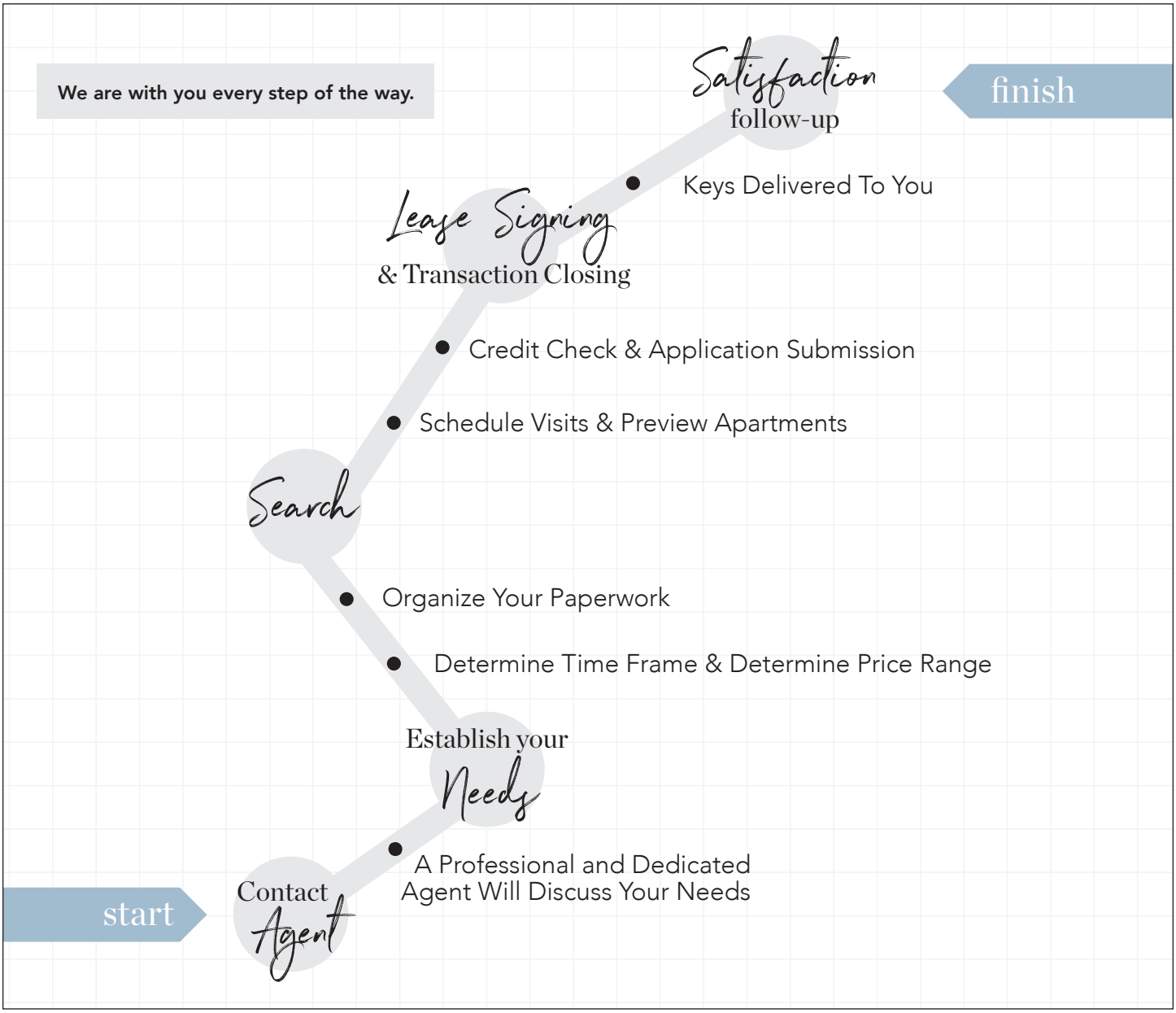
Renting in NYC: From Start to Finish



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Manhattan Neighborhoods

HARLEM
Inwood
Fort George
Washington Heights
Sugar Hill
Hamilton Heights
Manhattanville
East Harlem

UPPER WEST SIDE
Morningside Heights
Lincoln Square

UPPER EAST SIDE
Carnegie Hill
Yorkville
Lenox Hill

MIDTOWN WEST
Hell's Kitchen/Clinton
Theater District

MIDTOWN EAST
Turtle Bay
Murray Hill

CHELSEA

GRAMERCY
Kips Bay
NoMad
Flatiron
Stuyvesant Town

WEST VILLAGE
Meatpacking District
Greenwich Village

EAST VILLAGE
Alphabet City
NoHo

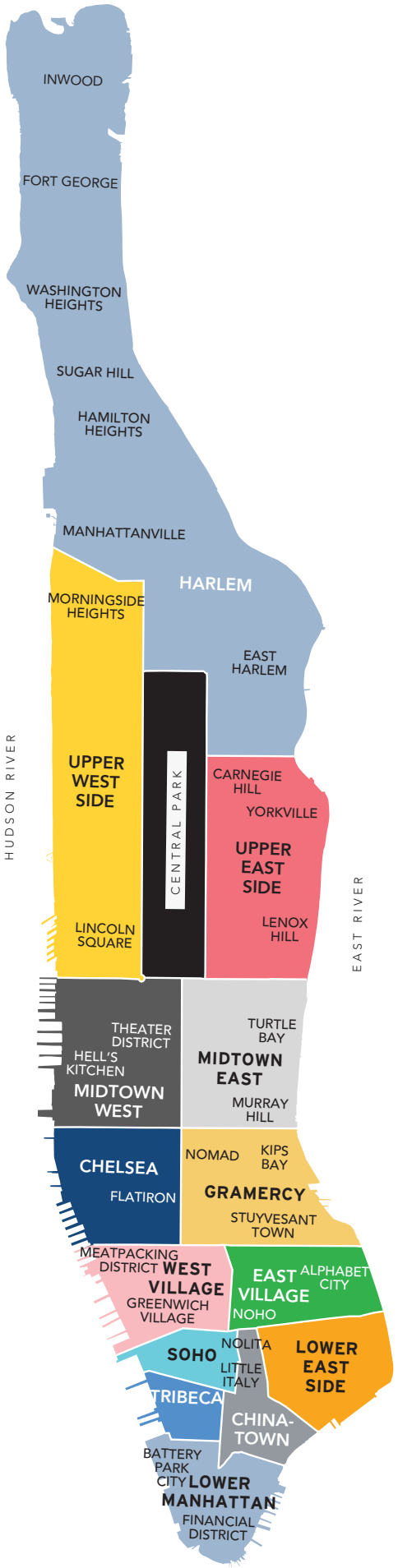
SOHO
Nolita
Little Italy

LOWER EAST SIDE

TRIBECA

CHINATOWN

LOWER MANHATTAN
Battery Park City
Financial District



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Brooklyn Neighborhoods

BATH BEACH

BAY RIDGE

BENSONHURST

BEDFORD - STUYVESANT

BOERUM HILL

BRIGHTON BEACH

BROOKLYN HEIGHTS

BROWNSVILLE

BUSHWICK

CANARSIE

CARROLL GARDENS

CLINTON HILL

COBBLE HILL

CONEY ISLAND

CROWN HEIGHTS

CYPRESS HILLS

DITMAS PARK

DOWNTOWN BROOKLYN

DUMBO

DYKER HEIGHTS

EAST FLATBUSH

EAST NEW YORK

FLATBUSH

FLATLANDS

FLOYD BENNETT PARK

FORT GREENE

FORT HAMILTON

GOWANUS

GRAVESEND

GREENPOINT

KENSINGTON

MANHATTAN BEACH

MIDWOOD

MILL BASIN

PARK SLOPE

PROSPECT HEIGHTS

PROSPECT PARK

RED HOOK

SEA GATE

SHEEPSHEAD BAY

SUNSET PARK

VINEGAR HILL

WILLIAMSBURG

WINDSOR TERRACE

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Queens Neighborhoods

ASTORIA

BAYSIDE

BELLEROSE

DOUGLAS MANOR

ELMHURST

FLORAL PARK

FLUSHING

FOREST HILLS

JACKSON HEIGHTS

JAMAICA ESTATES

KEW GARDENS

LEFRAK CITY

LONG ISLAND CITY

MIDDLE VILLAGE

OZONE PARK

REGO PARK

RICHMOND HILL

RIDGEWOOD

SOUTH JAMAICA

ST. ALBANS

SUNNYSIDE

THE ROCKAWAYS

WOODSIDE

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