New York Presbyterian Hospital Real Estate Department

Columbia Campus Housing

Welcome Home!

BEAT THE COMMUTE... Ask about NYPH Housing!
Visit our website: www.nyphrealestate.com
1. Who is eligible for New York Presbyterian Hospital Housing?
   a. Eligibility for RCP housing is dependent on being a full-time, salaried employee of NYP or a NYP affiliate. Priority is based on the need for that person to be housed in close proximity to NYP in furtherance of its core mission to provide high quality health care services.

2. Where are the Hospital Housing locations?
   a. All residential buildings are within close proximity to both East and West Campuses.

3. Describe the residential buildings?
   a. We have several types of residences within our housing portfolio.
      i. Our East Campus portfolio is composed of 3 residential High-Rise concierge buildings, as well as several Brown Stone walk-ups.
      ii. The West Campus portfolio is comprised of 20 Pre-War buildings, including both elevator and walk-ups.

4. Do all the buildings have laundry facilities?
   a. The East Campus High-Rise buildings have laundry facilities; however select Brown Stone walk-up buildings do not.
   b. All buildings on the West Campus have access to laundry facilities.

5. What size apartments do you have within your portfolio?
   a. Apartment sizes vary from studio, one bedroom, two bedroom, three bedroom and four bedroom apartments on both the East and West Campuses.

6. What are the rental rates?
   a. Rental rates are provided upon request from the Leasing Office.

7. How do I apply for housing?
   a. An application is available at East and West Campus Leasing Offices, Monday-Friday, from 9:00AM – 5:00PM. You can also submit your housing application online, please visit our website: WWW.NYPHREAL ESTATE.COM
   b. Applicant is required to provide documentation as to their employment status prior to being assigned to housing. (I.e.: copy of your hospital ID badge and payroll statement, if applicable your employment offer letter).
   c. Application expires annually.

8. When is the application submission deadline?
   a. The application deadline is April 15th.

9. Is housing guaranteed when submitting my application?
   a. We work diligently to ensure all incoming staff members are offered housing. If we see that we cannot accommodate your request, you will be notified as soon as possible.

10. Can I share my apartment with a non-Hospital employee?
    a. Yes. Nevertheless, only the Hospital Employee will be the Licensee and recognized as the resident of record.

11. Are the apartments unfurnished?
    a. Yes, however kitchen appliances are provided.

12. Can I schedule an appointment to view an apartment?
    a. We will be hosting Housing Tours during the months of March and April. To join please contact the campus of your interest:
       b. East Campus: 212-746-9096
       c. West Campus: 212-305-2014

13. Can I move in anytime during the month?
    a. Yes, please confirm your request with the Leasing Office.

14. What is the License Agreement term?
    a. All license agreements are for a one year term and automatically renewed annually for an additional term.

15. What funds do I need to provide prior to move in?
    a. Security Deposit: The security deposit is due upon License Agreement signage and is equal to 1.5 times the monthly rental rate.
    b. Pro-Rated Rent: Prior to possession of your unit, you are required to submit payment for (1) the pro-rated rent due for the days remaining within the calendar month of move-in in (2) the monthly rent for the next full calendar month.
    c. All funds must be remitted as a certified check or money order.
    d. You will be provided a week from receipt to execute and return all move in documents and funds.

16. How do I set up my utility accounts?
    a. Resident is responsible to establish all utility accounts such as electricity, cable and internet.
    b. All of our buildings are cable ready with several providers; the Leasing Office will provide you with the contact information for our concierge service.

17. Can I paint my apartment an alternate color?
    a. If a resident chooses to paint any portion of the apartment in any other color than the color provided, the resident must restore the apartment back to the original color prior to surrendering the apartment. If the resident fails to do so, a fee will be applied for the apartment restoration.
1. Does my rent have to be paid via Payroll Deduction?
   a. All NYP/WC Hospital employees are eligible to enroll in payroll deduction at the time of renting an apartment from RCP.
   b. CUMC paid employees must be on direct billing due to system compatibility.

2. How frequently will my payroll be deducted?
   a. Your monthly rent will be deducted on a weekly or biweekly payroll schedule depending upon your employer:
      i. NYP East Campus: Biweekly rental payroll deductions
      ii. NYP West Campus: Weekly or Biweekly rental payroll deductions
      iii. Weill Cornell: Biweekly rental payroll deductions
   b. Residents on biweekly payroll deduction will have 24 payroll deductions per year.
   c. Residents on weekly payroll deduction will have 48 payroll deductions per year.
   d. There will be suppressed payroll deductions throughout the year, please check your payroll schedule for details. Your payroll schedule can be found on the NYP Infonet.

3. Why hasn’t my Payroll Deduction started as of yet?
   a. Payroll deduction commences during the succeeding month following your move in date. If you have any further questions, please contact your Leasing Office.

4. Will I receive a rental statement?
   a. All NYP employees who elect payroll deduction will not receive rental statements because your rent will automatically be paid in full providing there are sufficient funds available.
   b. However, all electric charges are applied to your rental statement and are not payroll deducted. Please remit monthly payments accordingly.

5. Can my electricity charges be paid via Payroll Deduction?
   a. Unfortunately, due to fluctuating usage your electricity charges cannot be paid via payroll deduction.

6. Why was there a shortfall in my scheduled payroll deduction?
   a. Rent is the last deduction to be made from the resident’s payroll. Prior to deducting rent, all other charges or benefits that the resident is obligated to pay are deducted. Since these non-rent charges may fluctuate in amount, the payroll deduction amount may vary.

7. What happens if the full amount of monthly rent is not deducted in any given month?
   a. Residents are responsible to review their payroll statement to ensure that the rental deduction has been deducted in full.
   b. If there is a rental shortfall, the resident is responsible to immediately remit payment via check or money order to the Finance Office, located at 435 East 70th Street, Suite 7K, NY, NY 10021. The contact number is: (212) 746-0059.

8. What happens if there is a change in my employment status?
   a. Residents must notify the Leasing Office promptly upon any employment status change. (I.e.: You need to take a leave of absence due to personal reasons, you must provide the Leasing Office with documentation of your leave of absence from your department.)

9. What rental period is the recent Payroll Deduction covering?
   a. Your payroll schedule reflects which pay period your monthly rental deduction is applied to. To find your payroll schedule, you can visit the Employee’s page on the Infonet.
   b. Your Year to Date rental deduction amount reflected on your latest payroll statement shows the total amount of rent deducted.

10. Is my payroll deduction pre-tax or post-tax?
    a. All payroll rental deductions are post-tax.
Columbia Campus Housing Tour Dates 2017

Royal Charter Properties would like to provide all incoming staff with an opportunity to tour a sample of our apartment sizes and finishes so that each person has an understanding of our housing portfolio.

How to Attend a Housing Tour
Please contact the leasing office via telephone at 212-305-2014 or via email at Amn9013@nyp.org or Cer9021@nyp.org to reserve a place on our tour, please advise how many attendees total.

Meeting location:
Leasing Office
600 West 165th Street, Suite 1H
New York, NY 10032
(Off of Broadway)

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<th>Tour Month</th>
<th>Dates</th>
<th>Times</th>
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<td>March 2017</td>
<td>Wednesday, March 1st, 2017</td>
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2017 Rental Pricing

Please note the below referenced pricing for 2017 for Studio through Five Bedroom apartments.

- Heat and hot water is included in the rent.
- Resident is responsible for all utility services (Electric, Gas and Cable/Internet).
- All apartments include appliances.

<table>
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<tr>
<th>Apartment Size</th>
<th>Estimated Sq. Ft.</th>
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<tbody>
<tr>
<td>Studios</td>
<td>Approx. 550</td>
<td>$1,680 - $1,861</td>
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<tr>
<td>One Bedrooms</td>
<td>Approx. 650</td>
<td>$1,907 - $2,113</td>
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<tr>
<td>Two Bedrooms</td>
<td>Approx. 850-900</td>
<td>$2,406 - $2,651</td>
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<tr>
<td>Three Bedrooms</td>
<td>Approx. 1100-1200</td>
<td>$2,898 - $3,260</td>
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<tr>
<td>Four Bedrooms</td>
<td>Approx. 1250-1350</td>
<td>$3,312 - $3,685</td>
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<tr>
<td>Five Bedrooms</td>
<td>Approx. 1400-1550</td>
<td>$3,726 - $4,135</td>
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The Columbia Campus Housing Portfolio consists of 20 buildings, including 9 Elevator and 11 Walk-Up Buildings.

Our building portfolio is located from West 164th Street to West 170th Street, between Broadway, Fort Washington Avenue and Haven Avenue.
COLUMBIA CAMPUS PORTFOLIO
ELEVATOR BUILDINGS

601 West 164th Street
- Elevator Building (6 Stories)
- 52 Units: Studios, One Bedroom, Two Bedroom, Three Bedroom and Four Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of Broadway Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

600 West 165th Street
- Elevator Building (6 Stories)
- 65 Units: Studios, One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of Broadway Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

600 West 169th Street
- Elevator Building (6 Stories)
- 39 Units: Three Bedroom, Four Bedroom and Five Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of Broadway Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable
COLUMBIA CAMPUS PORTFOLIO
ELEVATOR BUILDINGS

709 West 169th Street
- Elevator Building (6 Stories)
- 43 Units: Studios, One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of Haven Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

620 West 170th Street
- Elevator Building (6 Stories)
- 65 Units: Studios, One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of Broadway Ave, easy access to all shopping venues
- Available Bicycle Storage Facility
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

630 West 170th Street
- Elevator Building (5 Stories) 2 Separate Entrance Towers in Courtyard
- 63 Units: Studios, One Bedroom, Two Bedroom, Three Bedroom and Four Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Centrally located between Broadway and Fort Washington Ave, easy access to all shopping venues
- Available Bicycle Storage Facility and Resident Community Garden/Outdoor Space
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable
COLUMBIA CAMPUS PORTFOLIO
ELEVATOR BUILDINGS

720 West 170th Street
- Elevator Building (6 Stories)
- 53 Units: One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of Haven Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

235 Fort Washington Avenue
- Elevator Building (6 Stories)
- 36 Units: Two Bedroom, Three Bedroom and Four Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of West 169th Street, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

245 Fort Washington Avenue
- Elevator Building (6 Stories)
- 48 Units: Two Bedroom, Three Bedroom, Four Bedroom and Five Bedroom Apts.
- Laundry Room in Basement, Card Operated
- Off of West 170th Street, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable
COLUMBIA CAMPUS PORTFOLIO
WALK-UP BUILDINGS

615 West 164th Street
- Walk-up Building (5 Stories) 4 Separate Entrance Towers in Courtyard
- 60 Units: One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room located in External Basement of 625 West 164th Street, Card Operated
- Centrally located between Broadway & Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

625 West 164th Street
- Walk-up Building (5 Stories) 4 Separate Entrance Towers in Courtyard
- 60 Units: One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room located in External Basement, Card Operated
- Off of Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

602 West 165th Street
- Walk-up Building (5 Stories)
- 50 Units: One Bedroom and Two Bedroom Apts.
- Laundry Room located in External Basement, Card Operated
- Off of Broadway Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

616 West 165th Street
- Walk-up Building (5 Stories)
- 34 Units: One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room located in External Basement, Card Operated
- Centrally Located between Broadway & Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable
COLUMBIA CAMPUS PORTFOLIO
WALK-UP BUILDINGS

626 West 165th Street
- Walk-up Building (5 Stories)
- 50 Units: One Bedroom and Two Bedroom Apts.
- Laundry Room located in External Basement, Card Operated
- Off of Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

520 West 168th Street
- Walk-up Building (6 Stories)
- 30 Units: Studio, One Bedroom and Two Bedroom Apts.
- Laundry Room located in Lobby, Card Operated
- Off of Audubon Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

617 West 169th Street
- Walk-up Building (5 Stories)
- 20 Units: One Bedroom and Two Bedroom Apts.
- Laundry Room located in External Basement, Card Operated
- Off of Broadway Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

621 West 169th Street
- Walk-up Building (5 Stories)
- 33 Units: Studio, One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room located in Lobby, Card Operated
- Centrally located between Broadway & Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable
COLUMBIA CAMPUS PORTFOLIO
WALK-UP BUILDINGS

625 West 169th Street
- Walk-up Building (5 Stories) 4 Separate Entrance Towers in Courtyard
- 70 Units: Studio, One Bedroom and Two Bedroom Apts.
- Laundry Room located in External Basement, Card Operated
- Centrally located between Broadway & Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

641 West 169th Street
- Walk-up Building (5 Stories)
- 34 Units: Studio, One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room located in Lobby, Card Operated
- Off of Fort Washington Ave, easy access to all shopping venues
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable

640 West 170th Street
- Walk-up Building (6 Stories)
- 41 Units: Studio, One Bedroom, Two Bedroom and Three Bedroom Apts.
- Laundry Room located in External Basement of 630 West 170th Street, Card Operated
- Off of Fort Washington Ave, easy access to all shopping venues
- Available Bicycle Storage Facility and Resident Community Garden/Outdoor Space
- Resident is responsible for electric utility charge and gas, which operates the stove, in addition to rent.
- Residents must contact Con Edison on the day of their move in to activate their utility account (800) 752-6633.
- The building is wired for cable and high speed internet. Usage is at the discretion and expense of the resident. Carrier: Spectrum Cable
Columbia Campus Sample Floor Plans

Sample Studio Apartment Layouts

Studio with Separate Kitchen

- Living Room: 189 ft² (11'3" x 17'8 1/4'"
- Kitchen: 58 ft² (6'8 1/4" x 10'4"
- Hall: 4'9 3/4" x 8'2 3/4"
- Bathroom: 37 ft² (4'9 3/4" x 8'2 3/4"

Studio with Separate Bedroom

- Living Room: 11'7 1/4" x 16'10"
- Bedroom: 13'4 3/4" x 13'7 3/4"
- Hall: 5'3" x 6'8"
- Bathroom: 7'2 3/4" x 5'3"
- Kitchenette

*Note: Apartment size and layout may differ.*
Columbia Campus Sample Floor Plans

Sample One Bedroom Layout

Sample Two Bedroom Layout

*Note: Apartment size and layout may differ.
Columbia Campus Sample Floor Plans

Sample Three Bedroom Layout

Sample Four Bedroom Layout

*Note: Apartment size and layout may differ.
Columbia Campus Sample Floor Plans

Sample Five Bedroom Layout

*Note: Apartment size and layout may differ.*