



## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

### New York State Housing Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit  
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Wayne Modeste (print name of Real Estate Salesperson/  
Broker) of PREMIUM GROUP REALTY (print name of Real Estate company, firm or brokerage)

(I)(We) Derrell Daniels

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature Derrell Daniels Date: 7/12/21

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

on, the agent will not be able to provide the full range of fiduciary duties to the landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency by indicating the same on this form.

### Dual Agent with Designated Sales Agents

If the tenant and the landlord provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate

a sales agent to represent the tenant and another sales agent to represent the landlord. A sales agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the landlord will function as the landlord's agent representing the interests of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by WAYNE MODESTIE (print name of licensee) of PREMIUM GROUP REALTY

(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☒ Landlord as a (check relationship below)

☐ Tenant as a (check relationship below)

☒ Landlord's agent

☐ Tenant's agent

☐ Broker's agent

☐ Broker's agent

☐ Dual agent

☐ Dual agent with designated sales agent

or advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance informed consent dual agency

☐ Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above \_\_\_\_\_ is appointed to

represent the tenant; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(We) Derrell Daniels acknowledge receipt of a copy of this disclosure

Form: signature of ☐ Landlord(s) and ☒ Tenant(s).

Derrell Daniels  
Date: 7/12/21

Date: \_\_\_\_\_

# RENTAL APPLICATION

- Each adult (18 or older) must fill out a separate application

First	Middle	Last	Birth Date	Social Security #	Driver's License #
Derrell	Javon	Daniels	12/29/1989	119-74-5480	ND
Any Other Names You've Used In The Past			Home Phone		Cell Phone
					347-781-2245
All Other Proposed Occupants			Birth Date	Relationship To Applicant	

## RENTAL/RESIDENCE HISTORY

	Current Residence	Previous Residence	Prior Residence
Street Address	400 E. 28 <sup>th</sup> Bellevue Street	N/A	N/A
City	Manhattan		
State & Zip	NY		
Last Rent Amount Paid			
Owner/Manager and Phone Number			
Reason for leaving			
Is/Was rent paid in full?			
Did you give notice?			
Were you asked to move?			
Name(s) in which your utilities are now billed:			
	From/To	From/To	From/To
Dates of Residency			

## EMPLOYMENT HISTORY

	Current Employment	Previous Employment	Prior Employment
Employed By	NDR Staffing		
Address	56-45 Main St		
Employer's Phone			
Occupation	Housekeeping		
Name of Supervisor	Johnson, Avery		
Monthly Gross Pay	800		
	From/To	From/To	From/To
Dates of Employment	6/21 - 8/21		

## CREDIT HISTORY

	Bank/Institution Name	Balance On Deposit or Balance Owed
Savings Account	TD BANK	
Checking Account	TD BANK	
Credit Card	TD BANK	
Auto Loan	N/A	

## VEHICLES (Include vehicles belonging to other proposed occupants also)

Make	Model	Color	Year	License Plate

PLEASE PRINT

# REFERENCES & EMERGENCY CONTACTS

	Doctor	Lawyer	Nearest Relative Living Elsewhere
Name			Jamie Frazier
Street Address			40-20 Bch Channel Drive
City			Far Rockaway
State & Zip			New York, 11691
Phone Number			718-954-4519

By signing the application you grant us permission to communicate with all the contacts listed in this section in the event we can't locate you. Furthermore, if you abandon the apartment for any reason then you grant us permission to allow your relative listed above to remove all contents of the dwelling on your behalf.

## GENERAL INFORMATION

Have you ever been served a late rent notice?	Do any of the people who would be living in the apartment smoke?	How long do you think you would be renting from us?
NO		
Have you ever filed for bankruptcy? If so, when?	When would you be able to move in?	Have you ever been convicted of a felony?
NO		
Have you ever been served an eviction notice? If so, when?	How many pets do you have (list Type, Breed, approx Weight & Age)?	
NO		
Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:		
NO		
Why are you moving from your current address?		
In Homeless shelter		
List any verifiable sources and amounts of income you wish to have considered (optional):		
If you were to run into financial difficulty in the future and couldn't come up with the money to pay the rent, do you know someone that would loan you the money? If so, provide the person's name, address, & phone # so that we can use them as a reference for you.		
Have you been a party to a lawsuit in the past? If yes, please explain why:		
NO		
We may run a credit check and a criminal background check. Is there anything negative we will find that you want to comment on?		
NO		
How did you hear about this apartment?	Do you have an e-mail address we can reach you at?	
Prime group Realty	Buddah79@icloud.com	
Do you know of anybody else looking for an apartment? Please provide their name and number. If you refer a friend and you each end up renting separate apartments from us then we will pay you a referral reward.		

## Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part. I further understand that there is a non-refundable fee to cover the cost of processing my application and I am not entitled to a refund even if I don't get the apartment. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature: Desreel Daniels

Date: 7/12/21

## Covid 19 Showing Questionnaire

Date:

Client/ Customer Name: Derrell Daniels

Phone/Email:

Property Address:

Agent:

1. Have you knowingly been in contact or proximity of anyone who have tested positive for Covid 19 or have had symptoms of Covid19 in the last 14 days?

YES

NO

2. Have you test positive for Covid 19 in the last 14 days? Yes

NO

3. Have you experience any symptoms of Covid 19 the last 14 days?

YES

NO

4. Have you traveled outside of New York State to or from any of the restrictive states listed below? YES

NO

Alaska, Alabama, Arkansas, Arizona, California, Delaware, Florida, Georgia, Iowa, Idaho, Indiana, Kansas, Louisiana, Maryland, Missouri, Mississippi, Montana, North Carolina, North Dakota, Nebraska, New Mexico, Nevada, Ohio, Oklahoma, South Carolina, Tennessee, Texas, Utah, Virginia, Washington, Wisconsin

Derrell Daniels

Client/Customer Signature