



\$299,000
45 Tudor City Place
Midtown

Don't miss this bright and charming studio on a serene, tree-lined street across from Tudor City Park.

Amenities include: 24-hour doorman, live-in super, fitness room access, bike room, shared storage space and a stunning roof deck.

Cats are welcome, sorry no dogs.

Find out more: Julianne Bond, 212-941-2507



A New York real estate and neighborhoods blog

Sweet digs on the market

\$860,000
255 E. 49th St.
Midtown

Come see this high-floor one-bedroom condo overlooking the East River.

It features a pass-through kitchen, marble bathroom, walls of picture windows and a terrific balcony facing the river.

Sterling Plaza is a prestigious full-service condo with a 24-hour doorman and concierge.

Pets OK.

Find out more: Eva Marie Bozsik, 212-836-1070



\$1,075,000
111 W. 67th St.
Upper West Side

As the Lincoln Center area's most desirable condominium, the Park Millennium invites you to indulge in a lifestyle of simple elegance.

This is a fantastic large studio/convertible one-bedroom with triple exposures (south, east and west), walls of windows and a large walk-in closet.

Pets accepted on a case-by-case basis.

Find out more: Eva Marie Bozsik, 212-836-1070



Improve your chances for rental upgrades



Real Estate Survival
TERI ROGERS

When you rent an apartment in New York City, what you see is pretty much what you get. A landlord is only obligated to clean the place up before handing over the keys, though most will paint as well. If you want the tired but functional stove replaced, the windows cleaned (or soundproofed), or the bathroom retiled, the time to ask is before you sign the lease.

In a tight rental market like this one, you won't have a lot of bargaining power, says Dylan Pichulik, CEO of XL Real Property Management, but there are still some negotiating tactics you can try:

- If the landlord mixes an expensive addition like a new dishwasher, ask

A landlord might have your new place painted, but won't voluntarily do more.



ISTOCK

for something cheaper, like upgrading the medicine cabinet.

- Offer to pay half the cost of the item you want or pay a bit more in rent (just remember this extra expense will last the life of your lease).

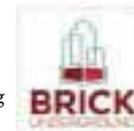
- Adjust the length of your lease so that it expires in the summer, when landlords have a wider pick of

tenants and can charge higher rent (though if you

plan to stay, this one could come back to haunt you in the form of a rent increase).

- Take the apartment a bit earlier than scheduled. If it's vacant on the 20th of the month, you can offer to move in then and pay a portion of that month's rent.

Teri Rogers is the founder and editor of BrickUnderground.com, the online survival guide to finding a New York City apartment and living happily ever after.



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