

92NY RESIDENCE

92nd Street Y

1395 Lexington Avenue, New York, NY 10128

 **Website:** www.92ny.org/community/residence

 **Phone:** 212-415-5660

 **Email:** 92nyresidence@92NY.org

Rules & Regulations

Welcome to 92NY Residence

At 92NY, we aim to provide a dignified, respectful, and comfortable group-living experience. We strive to foster a safe, cultural, and harmonious environment, and we ask for your cooperation in maintaining these standards.

Please read these rules carefully. Upon review, sign and return a copy to the Residence Department along with your application. Retain a copy for your records. This document outlines the legal obligations between you and 92NY.

I. ROOM OCCUPANCY

1. **Residency Duration:**
 - Minimum stay: **1 month**
 - Maximum stay: **2 years**
2. **Room Usage:**
 - No unauthorized individuals may use your room or any other bed in your room.
 - Subletting or transferring room rights is strictly prohibited.
3. **Double Rooms:**
 - Residents may not occupy the other half of a shared room.
 - Unauthorized use of the extra space will result in additional charges.
4. **Guest Policy:**
 - **Visiting Hours:**
 - **Monday – Thursday:** 11 AM – 11 PM
 - **Friday:** 11 AM – 2 AM
 - **Saturday:** 12 PM – 2 AM
 - **Sunday:** 12 PM – 11 PM
 - Guests must present valid identification at the **Security Desk** upon entry.
 - Guests without proper ID will not be admitted.
 - Residents must always escort their guests while in the building.

5. **Overnight Guests:**
 - Arrangements must be made in advance with the **Residence Department**.
 - Limit: **One guest for up to four nights per seven-day period** (fees apply).
 - Guest passes must be obtained, and overnight guests must always be accompanied by their host.
 6. **Room Keys:**
 - Duplicating or lending keys is strictly prohibited.
 7. **Furniture & Decorations:**
 - Only 92NY furniture is permitted unless approved by the **Residence Department**.
 - One set of bed linens is provided. If you choose to use them during your stay, you are responsible for laundering them. If you choose not to use them, please return to the Residence Office.
 - Masking tape is allowed on walls; **double-sided or cellophane tape is prohibited**.
 - No painting, damage, or modifications to the walls, floors, or furnishings.
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II. CONDITIONS OF THE RESIDENCE

1. **92NY is a Smoke-Free Facility:**
 - Smoking is prohibited in **all areas**, including resident rooms.
 - Violations will result in fines and possible eviction.
2. **Fire Safety:**
 - Tampering with fire alarms, smoke detectors, fire extinguishers, sprinklers, or any fire safety equipment is illegal and grounds for termination of residence.
3. **Prohibited Substances & Items:**
 - Illegal drugs, unauthorized prescription drugs, and alcoholic beverages are strictly prohibited.
 - Firearms, explosives, open flames (candles, incense), and electric cooking or heating appliances are not allowed.
4. **Building Safety:**
 - Nothing may be placed on or hung from window ledges.
 - Throwing objects from windows is strictly prohibited.
 - While 92NY Residence screens each applicant, we do not vouch for the behavior of any of our residents.
 - Complaints relating to the Residence and/or its residents should be reported directly to the Residence Department in writing or by email: 92NYresidence@92ny.org. Urgent matters should be reported directly to the Residence Department either in person, by phone or email during **regular business hours**:

Mon: 9am-6pm; Tues –Fri: 9am- 8:00pm.

Sat: 10am-8:00pm; Sun: 10am-5pm.

or by contacting the security guards in the 92NY lobby at 212.415.5592 (or ext. 5592 from the house phones).

5. **Personal Property:**
 - 92NY is not responsible for any items lost, stolen, or damaged from/in a resident's room.
 - Valuables should be secured in your closet.
6. **Quiet Hours:**
 - **Sunday – Thursday:** 10 PM – 10 AM
 - **Friday – Saturday:** 11 PM – 11 AM
7. **Music & Practice Rooms:**
 - Musical instruments may only be played in designated **practice rooms** (contact the Residence Office).
 - Instruments may be played in resident rooms **only with headphones**.
8. **Residence Security & Access:**
 - Residents must **scan their 92NY Access Card** upon entering the building.
 - No unauthorized locks may be installed.
9. **Restricted Areas:**
 - Roof access is strictly prohibited.
 - Bicycles may not be stored in rooms.
10. **Behavioral Expectations:**
 - Residents of this building shall not engage in objectionable conduct. Objectionable conduct is behavior that makes or will make the building less fit to live in for you or other residents. Such objectionable conduct also includes, but is not limited to, anything which interferes with the rights of others to enjoy their rooms properly and peacefully, or causes conditions that are dangerous, hazardous, unsanitary and/or detrimental to other residents, employees and guests in the building.
 - Fraternalizing with 92NY staff members is prohibited.
 - Selling or giving items directly to staff is not allowed (gifts must be left at the Residence Office).
 - Residents may not use the name or address of 92NY in any way for business purposes or in any form of advertising or conduct business in the residence.
 - Residents may not use any room or space in 92NY other than their own for meetings or gatherings without prior permission of the Residence Department.
11. **Dress Code in Common Areas:**
 - Residents must wear a **top and bottom garment and footwear** when outside their rooms.
12. **Room Inspections & Entry:**
 - Authorized staff may enter rooms for business purposes or if a policy violation is suspected.
13. **Pets:**
 - **No pets allowed**, except for **verified Emotional Support Animals (ESAs)** with proper documentation. Note, there is a refundable \$300 pet security deposit required for each ESA.
14. **Posting Flyers:**
 - All postings must be approved by the Residence Office.
15. **Changes to Policies:**
 - 92NY reserves the right to modify housing agreements and policies. The latest updates can be found at www.92ny.org/community/residence.
16. Authorized employees of 92NY have the right to enter rooms for valid business purposes.

III. FINANCIAL RESPONSIBILITIES

(Note: The Rent Payments & Security Deposit sections are not applicable to group participants.)

1. Rent Payments:

- Due **on the 1st of each month**.
- **No bills will be issued**; it is the resident's responsibility to make payments.
- Payments can be made at the **Residence Office (8th floor, North Building) or on our [Guest Portal](#)**.
- Accepted forms of payment: **Major credit cards only** (no checks or third-party payments).
- Late payments will incur fees every **10 days past due**.

2. Security Deposit:

- Must be paid upon admission.
- Refunded **only if all the terms of the agreement are met** and the room is left in good condition.
- If the rent is unpaid, the deposit may be applied toward outstanding balances.

3. Departure & Extensions:

- **30 days' written notice** is required for early departure.
- Early departures require **one-month advance notice** to avoid a penalty.
- Extensions must be requested **at least two weeks in advance** and are subject to availability.

*** Violation of the above policies or failure to maintain good standing (rent payments) may result in the loss of access to 92NY amenities without prior notice.**

IV. LEGAL AGREEMENTS

1. Legal Responsibility:

- Residents waive the right to a **jury trial** in any disputes related to the residency agreement.
- If 92NY takes legal action, residents **must reimburse 92NY for legal fees, court costs, and related expenses**.
- I represent that I have no condition that would prevent me from adhering to the Rules, Regulations and Procedures of 92NY Residence.

2. Media Release:

- I hereby grant to The Young Men's and Young Women's Hebrew Association, d/b/a "The 92nd Street Y, New York" or "92NY" ("92NY") the irrevocable and unrestricted right to use and publish my image or likeness, in photographs and/or other means of recordings of me or in which I may be included, for publications, electronic reproductions (websites) and/or promotional materials or any other purpose and in any manner or medium. I hereby waive and release 92NY from all claims (including but not limited to compensation of any kind) and liability relating to said photographs and/or recording.
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SIGNATURE & AGREEMENT

I acknowledge that I have read, understood, and agreed to abide by the 92NY Residence Rules & Regulations, [Residence Guide](#) and Etiquette Agreements.

Signature: _____ **Date:** _____

Printed Name: _____

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