

Annual Registration Summary 2017

DHCR website: www.nyshcr.org

1. Building Registration Number 347785	10 D12: - 04.4
2. Building Street Address	18. Building Status Building Class X Class A Class B
808 PUTNAM AVE	
3. City, Town or Village 4. ZIP Code (plus 4)	Building Description Hotel Single Room Occupancy
BROOKLYN NY 11221	Garden Apartment Complex Coop / Condo
	Non-Evict Coop/Condo Plan Effective Date:
5. County Code 5a. Municipality Code 61 - KINGS	Evict Coop/Condo Plan Effective Date:
6. Owner's Name	Coop/Condo Plan Filed:
Franklin Smith	
7.0	Financing Programs
7. Owner's Street Address	Sec 11-243 or 11-244 (J-51) Sec 608 of PHFL
	Article 11 of PHFL Article 14 & 15 of PHFL 421-g
	421-a Total Number of 421-a Units: Income Restricted
8. City, Town or Village 9. State 10. ZIP Code	Market Rate
11. Telephone Number Email Address	19. Types of Units in Building on April 1, 2017
	STABILIZED/ETPA (includes vacant and
12. Managing Agent's Name	temporarily exempt) 8
Franklin Smith	RENT CONTROL 0
13. Managing Agent's Street Address	PERMANENTLY EXEMPT
	TOTAL NUMBER OF APARTMENTS IN BUILDING 8
	Units subject to annual administrative fee. See DHCR Policy Statement 89-7 on our website at www.nyshor.org.
14. City, Town or Village 15. State 16. ZIP Code	
	20. TOTAL NUMBER OF APARTMENT FORMS SUBMITTED 8
7. Telephone Number Email Address	
21. AFFIDAVIT AND CERTIFICATION I have verified that the information entered on the Annual Registration Summa premises, to the best of my knowledge, information and belief, is true, accurate managing agent, officer or partner of the corporation/partnership of the owning managing agent of said premises and that I am authorized to sign and file this of Renewal.	and complete. I further affirm that I am the individual owner, individual
All services furnished or which are required to be furnished to these premises/housing accommodations are being maintained and will continue to be the Annual Apartment Registration form will be provided to each tenant of the	ousing accommodations by any law, ordinance or regulation applicable to the maintained. Other than rent controlled or exempt apartments, one copy of apartment to which said form applies in accordance with DHCR requirements.
Name of Individual:	
Date:	
Status of Person Affirming: Name of Corporation or Partnership:	NAME OF THE PROPERTY AND THE PROPERTY AN
Traine of Corporation or Partnership:	



Annual Apartment Registration 2017

NOTICE: IMPORTANT FENANT INFORMATION ON OTHER SIDE OF FORM

DE	ICR website: www.nyshcr.org
. Building Registration Number 347785	8a. Legal Regulated Rent on 4/1/2017
	per Month Week
	421-a Income Restructed Unit * 421-a Market Rate Unit
t. Tenant in Occupancy on 4/1/2017 Vacant	* This 421-a Income Restricted Unit is reserved for individuals or families
PRINCE DE CAPITAL	whose incomes at the time of initial occupancy do not exceed
FRANKLIN SMITH	% of the area median incomes, as adjusted for family size.
	8b. Preferential rent in effect on 4/1/2017
-	per Month Week
Tenant succeeded to apartment after 6/19/1997	
5. Apartment Street Address	9. Other Adjustments:
	SCRIE DRIE DHCR Rent Reduction Order
808 PUTNAM AVE	Section 8 Appliance Surcharge
7 7 7 9 974 7	
4. Aparlment Number	Other:
1A	Enter Actual Payment by Tenant on 4/1/2017 (if different than 8a, and 8b.)
5. City, Town or Village 6. ZIP Code (plus 4)	10. Lease in effect on 4/1/2017 None
BROOKLYN NY 11221	Began On Expires On
7a. If this apartment is temporarily exempt, indicate reason	11. Rent has changed since 2016 registration due to:
Transient Occupancy in Hotel/SRO X Owner Occupied/	
Employee	Second Lease Vacancy 421-a (2.2%)
Commercial/Professional (no C/O)	— Duccesson — Kentina — Laute — (a.a.70)
Not Prime Residence/Not-for-Profit Other	12. Rent changes since 2016 registration due to DHCR rent
	adjustment order(s):
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	Major Capital Fair Market Rent Improvement Rent Appeal Overcharge Hardship
Effective Date of Exemption:	13. Rent changes since 2016 registration instituted without DHCR order:
High Rent Vacancy - indicate Last Legal	
	Effective Date: Monthly Rent Increase:
Regulated Rent per Month Week	Reason for Increase:
High Rent/High Income	Stove Refrigerator Dishwasher
(DHCR has issued a final order exempting apartment)	A/C Windows
Coop/Condo Occupied by	Other
Professional (with c/o) Owner or Non-Protected Tenant	
Substantial Building Other: ———	
Qualifying Expiration of:	
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-2	
14. Owner / Managing Agent X Owner Managing A	gest Coop/Condo Owner
Franklin Smith	



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NOTICE: IMPORTANT TENANT INFORMATION ON OTHER SIDE OF FORM DHCR website: www.nyshcr.org

91	CR HOLERC. HI HARDSHAME
1. Building Registration Number 347785	8a. Legal Regulated Rent on 4/1/2017 \$1,238.38 per X Month Week
	421-a Income Restructed Unit * 421-a Market Rate Unit
2. Tenant in Occupancy on 4/1/2017 Vacant	* This 421-a Income Restricted Unit is reserved for individuals or families
New Section Control and Contro	whose incomes at the time of initial occupancy do not exceed
FRANKLIN SMITH	% of the area median incomes, as adjusted for family size.
	8b. Preferential rent in effect on 4/1/2017
	per Month Week
Tenant succeeded to apartment after 6/19/1997	9. Other Adjustments:
3. Apartment Street Address	
808 PUTNAM AVE	SCRIE DRIE DHCR Rent Reduction Order
SOC A CITATION OF THE STATE OF	Section 8 Appliance Surcharge
d. A.—. fraguet Name Law	Other:
4. Apartment Number	
1B	Enter Actual Payment by Tenant on 4/1/2017 (if different than 8a. and 8b.)
	per Month Week
5. City. Town or Village 6. ZIP Code (plus 4)	10. Lease in effect on 4/1/2017 X None
BROOKLYN NY 11221	Began On Expires On
7a. If this apartment is temporarily exempt, indicate reason	11. Rent has changed since 2016 registration due to:
Transient Occupancy in Hotel/SRO Owner Occupied/	Second Lease Vacancy 421-a
Commercial/Professional (no C/O)	Succession X Renewal Lease (2.2%)
Not Prime Residence/Not-for-Profit Other	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s):
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	Major Capital Fair Market Rent Rent Improvement Rent Appeal Overcharge Hardship
Effective Date of Exemption:	13. Rent changes since 2016 registration instituted without DHCR order:
	Personal Vanton Monthly Post Tonner
High Rent Vacancy - indicate Last Legal Regulated Rent per Month Week	Effective Date: Monthly Rent Increase:
Tregulate Treat	Reason for Increase: Stove Refrigerator Dishwasher
High Rent/High Income	
(DHCR has issued a final order exempting apartment)	☐ A/C ☐ Windows
Commercial/ Professional (with c/o) Coop/Condo Occupied by Owner or Non-Protected Tenant	Cther
Substantial Building Other:	
Qualifying Expiration of:	
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-a	L
14. Owner / Managing Agent X Owner Managing A	gent Coop/Condo Owner
Franklin Smith	



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	CR website: www.nyshcr.org
1. Building Registration Number 347785 2. Tenant in Occupancy on 4/1/2017 X Vacant	\$1,257.32 per X Month Week \$1,257.32 per X Month Week 421-a Income Restructed Unit * 421-a Market Rate Unit *This 421-a Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed % of the area median incomes, as adjusted for family size. 8b. Preferential rent in effect on 4/1/2017
Tenant succeeded to apartment after 6/19/1997 3. Apartment Street Address 808 PUTNAM AVE	9. Other Adjustments: SCRIE DRIE DHCR Rent Reduction Order Section 8 Appliance Surcharge
4. Apartment Number 2A	Other: Enter Actual Payment by Tenant on 4/1/2017 (if different than 8a. and 8b.) per Month Week 10. Lease in effect on 4/1/2017 None
5. City, Town or Village 6. ZIP Code (plus 4) BROOKLYN NY 11221	Began On Expires On
7a. If this apartment is temporarily exempt, indicate reason Transient Occupancy in Hotel/SRO Commercial/Professional (no C/O) Owner Occupied/ Employee	11. Rent has changed since 2016 registration due to: Second Lease Vacancy Lease (2.2%)
Not Prime Residence/Not-for-Profit Other 7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s): Major Capital Fair Market Rent Partship Improvement Rent Appeal Overcharge
Effective Date of Exemption: High Rent Vacancy - indicate Last Legal Regulated Rent per Month Week High Rent/High Income (DHCR has issued a final order exempting apartment) Commercial/ Professional (with c/o) Substantial Building Rehabilitation Qualifying Expiration of:	13. Rent changes since 2016 registration instituted without DHCR order: Effective Date: Monthly Rent Increase: Reason for Increase: Dishwasher A/C Windows Other
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-a 14. Owner / Managing Agent Franklin Smith	gent Coop / Coudo Owner



Annual Apartment Registration 2017

	ICR website: www.nyshcr.org
1. Building Registration Number 347785	8a. Legal Regulated Rent on 4/1/2017 \$844.95 per X Month Week
2. Tenant in Occupancy on 4/1/2017 Vacant	421-a Income Restructed Unit * 421-a Market Rate Unit * This 421-a Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed % of the area median incomes, as adjusted for family size.
Tenant succeeded to apartment after 6/19/1997 3. Apartment Street Address 808 PUTNAM AVE 4. Apartment Number	8b. Preferential rent in effect on 4/1/2017 per Month Week 9. Other Adjustments: SCRIE DRIE DECR Rent Reduction Order Section 8 Appliance Surcharge Other:
2B	Enter Actual Payment by Tenant on 4/1/2017 (if different than 8a. and 8b.) per Month Week
5. City, Town or Village 6. ZIP Code (plus 4) BROOKLYN NY 11221	10. Lease in effect on 4/1/2017 None Began On 1/1/2016 Expires On 12/31/2017
7a. If this apartment is temporarily exempt, indicate reason Transient Occupancy in Hotel/SRO Owner Occupied/ Employee Commercial/Professional (no C/O)	11. Rent has changed since 2016 registration due to: Second Lease Vacancy 421-a (2.2%)
Not Prime Residence/Not-for-Profit Other	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s): Major Capital Fair Market Rent
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below: Effective Date of Exemption:	Improvement Rent Appeal Overcharge Hardship 13. Rent changes since 2016 registration instituted without DHCR order:
High Rent Vacancy - indicate Last Legal Regulated Rent	Effective Date: Monthly Rent Increase: Reason for Increase: Stove
DATE A THEODOLI COON EN CODA NOV. WHA DESIGNATION OF POST OF	



Annual Apartment Registration 2017

NOTICE: IMPORTANT TENANT INFORMATION ON OTHER SIDE OF FORM

DHCR website: www.nyshcr.org			
1. Building Registration Number 347785	8a. Legal Regulated Rent on 4/1/2017		
	\$1,050.18 per X Month Week		
1-1	421-a Income Restructed Unit * 421-a Market Rate Unit		
2. Tenant in Occupancy on 4/1/2017	* This 421-a Income Restricted Unit is reserved for individuals or families		
	whose incomes at the time of initial occupancy do not exceed % of the area median incomes, as adjusted for family size.		
	8b. Preferential rent in effect on 4/1/2017		
Tenant succeeded to apartment after 6/19/1997	per Month Week		
3. Apartment Street Address	9. Other Adjustments:		
808 PUTNAM AVE	SCRIE DRIE DHCR Rent Reduction Order		
808 FO (NAIN AVE	Section 8 Appliance Surcharge		
4. Apartment Number	Other:		
ЗА	Enter Actual Payment by Tenant on 4/1/2017 (if different than		
	8a. and 8b.) per Month Week		
	per Month Week		
5. City, Town or Village 6. ZIP Code (plus 4)	10. Lease in effect on 4/1/2017 None		
BROOKLYN NY 11221	Began On 12/1/2015 Expires On 11/30/2017		
BROOKETN NT (1221			
7a. If this apartment is temporarily exempt, indicate reason	11. Rent has changed since 2016 registration due to:		
Transient Occupancy in Hotel/SRO Owner Occupied/	Second Lease Vacancy 421-a		
Commercial/Professional (no C/O)	Succession L Renewal L Lease L (2.2%)		
Not Prime Residence/Not-for-Profit Other	The state of the s		
Not Prime Residence/vot-for-Front	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s):		
	Major Capital Weir Market Pont		
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	Improvement Rent Appeal Overcharge Hardship		
Effective Date of Exemption:	13. Rent changes since 2016 registration instituted without DHCR order;		
High Rent Vacancy - indicate Last Legal	Effective Date: Monthly Rent Increase:		
Regulated Rent per Month Week	Reason for Increase:		
High Rent/High Income	Stove Refrigerator Dishwasher		
(DHCR has issued a final order exempting apartment)	☐ A/C ☐ Windows		
Commercial/ Coop/Condo Occupied by	Other		
Professional (with c/o) Owner or Non-Protected Tenant			
Substantial Building Other: ———			
Qualifying Expiration of:			
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-a			
14. Owner / Managing Agent X Owner Managing A	gent Coop/Condo Owner		
Franklin Smith			
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Annual Apartment Registration 2017

NOTICE: IMPORTANT TENANT INFORMATION ON OTHER SIDE OF FORM

DHCR website: www.nyshcr.org			
1. Building Registration Number 347785 2. Tenant in Occupancy on 4/1/2017	8a. Legal Regulated Rent on 4/1/2017 \$1,400.00 per X Month Week 421-a Income Restricted Unit * 421-a Market Rate Unit * This 421-a Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed % of the area median incomes, as adjusted for family size. 8b. Preferential rent in effect on 4/1/2017		
Tenant succeeded to apartment after 6/19/1997 3. Apartment Street Address	9. Other Adjustments: DRIE DHCR Rent Reduction Order		
4. Apartment Number	Section 8 Appliance Surcharge Other:		
3B	Enter Actual Payment by Tenant on 4/1/2017 (if different than 8a. and 8b.) per Month Week		
5. City, Town or Village 6. ZIP Code (plus 4)	10. Lease in effect on 4/1/2017 None Began On 12/1/2015 Expires On 11/30/2017		
BROOKLYN NY 11221 7a. If this apartment is temporarily exempt, indicate reason Transient Occupancy in Hotel/SRO Owner Occupied/ Employee Commercial/Professional (no C/O)	11. Rent has changed since 2016 registration due to: Second Lease Yacancy 421-a Succession Renewal Lease (2.2%)		
Not Prime Residence/Not-for-Profit Other	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s): Major Capital Fair Market Rent Re		
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	Improvement Rent Appeal Overcharge Hardship		
Effective Date of Exemption: High Rent Vacancy - indicate Last Legal Regulated Rent per Month Week High Rent/High Income (DHCR has issued a final order exempting apartment) Commercial/ Professional (with c/o) Substantial Building Rehabilitation Qualifying Expiration of:	13. Rent changes since 2016 registration instituted without DHCR order: Effective Date: Monthly Rent Increase: Reason for Increase: Dishwasher A/C Windows Other		
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-a			
14. Owner / Managing Agent X Owner Managing A	gent Coop/Condo Owner		



Annual Apartment Registration 2017

NOTICE: IMPORTANT IFNANT INFORMATION ON OTHER SIDE OF FORM

DH.	CR website: www.nysner.org
1. Building Registration Number 347785	8a. Legal Regulated Rent on 4/1/2017 \$1,400.00 per X Month Week
2. Tenant in Occupancy on 4/1/2017	421-a Income Restricted Unit * 421-a Market Rate Unit This 421-a Income Restricted Unit is reserved for individuals or families whose incomes at the time of initial occupancy do not exceed % of the area median incomes, as adjusted for family size.
	8b. Preferential rent in effect on 4/1/2017
Tenant succeeded to apartment after 6/19/1997	per Month Weck 9. Other Adjustments:
3. Apartment Street Address	
808 PUTNAM AVE	SCRIE DRIE DHCR Rent Reduction Order
	Section 8 Appliance Surcharge
4. Apartment Number	Other:
4A	Enter Actual Payment by Tenant on 4/1/2017 (if different than 8a. and 8b.)
	per Month Week
5. City, Town or Village 6. ZIP Code (plus 4)	10. Lease in effect on 4/1/2017 None
BROOKLYN NY 11221	Began On 9/1/2015 Expires On 8/31/2017
7a. If this apartment is temporarily exempt, indicate reason	11. Rent has changed since 2016 registration due to:
Transient Occupancy in Hotel/SRO Owner Occupied/ Employee Commercial/Professional (no C/O)	Second Lease Vacancy 421-a Succession Renewal Lease (2.2%)
Not Prime Residence/Not-for-Profit Other	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s):
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	Major Capital Fair Market Rent Improvement Rent Appeal Overcharge Hardship
Effective Date of Exemption:	13. Rent changes since 2016 registration instituted without DHCR order:
High Rent Vacancy - indicate Last Legal	Effective Date: Monthly Rent Increase:
Regulated Rent per Month Week	Reason for Increase:
High Rent/High Income	Stove Refrigerator Dishwasher A/C Windows
(DHCR has issued a final order exempting apartment) [Commercial	☐ A/C ☐ Windows
Commercial/ Professional (with c/o) Coop/Condo Occupied by Owner or Non-Protected Tenant	
Substantial Building Other:	
Qualifying Expiration of:	
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-a	
14. Owner / Managing Agent X Owner Managing A	gent Coop / Condo Owner
Franklin Smith	_



Annual Apartment Registration 2017

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NOTICE: IMPORTANT	TENANT	INFORM	ATION ON OTHER	SIDE OF FOR
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Drick website: www.nys.ici.org			
1. Building Registration Number 347785	8a. Legal Regulated Rent on 4/1/2017		
	\$1,400.00 per X Month Week		
	421-a Income Restructed Unit * 421-a Market Rate Unit		
2. Tenant in Occupancy on 4/1/2017	This 421-a Income Restricted Unit is reserved for individuals or families		
	whose incomes at the time of initial occupancy do not exceed % of the area median incomes, as adjusted for family size.		
	8b. Preferential rent in effect on 4/1/2017		
	per Month Week		
Tenant succeeded to apartment after 6/19/1997	9. Other Adjustments:		
3. Apartment Street Address			
808 PUTNAM AVE	SCRIE DRIE DHCR Rent Reduction Order		
2000000 16 2000 140 1400 500	Section 8 Appliance Surcharge		
4. Apartment Number	Other:		
4B	Enter Actual Payment by Tenant on 4/1/2017 (if different than		
	8a. and 8b.)		
	per Month Week		
5. City, Town or Village 6. ZIP Code (plus 4)	10. Lease in effect on 4/1/2017 None		
BROOKLYN NY 11221	Began On 4/1/2017 Expires On 3/31/2018		
	14 D 41 - 1 - 2016		
7a. If this apartment is temporarily exempt, indicate reason	11. Rent has changed since 2016 registration due to:		
Transient Occupancy in Hotel/SRO Owner Occupied/	Second Lease X Vacancy 421-a		
Commercial/Professional (no C/O)	Second Lease X Vacancy 421-a Succession Renewal X Lease (2.2%)		
Not Prime Residence/Not-for-Profit Other	12. Rent changes since 2016 registration due to DHCR rent adjustment order(s):		
	Major Capital Fair Market FRont		
7b. If this Apartment became permanently exempt since 2016 Registration, indicate effective date and reason below:	Improvement Rent Appeal Overcharge Hardship		
	13. Rent changes since 2016 registration instituted without DHCR order:		
Effective Date of Exemption:			
High Rent Vacancy - indicate Last Legal Regulated Rent per Month Week	Effective Date: Monthly Rent Increase:		
THE BUILDING TO THE PARTY OF TH	Reason for Increase: Stove Refrigerator Dishwasher		
High Rent/High Income	Windows		
(DHCR has issued a final order exempting apartment)			
Commercial/ Coop/Condo Occupied by Professional (with c/o) Owner or Non-Protected	Cther		
Tenant			
Substantial Building Other: ————————————————————————————————————			
Qualifying Expiration of:			
Sec 11-243 or 11-244 (J-51) Sec 608 Sec 421-a			
14. Owner / Managing Agent X Owner Managing A	gent Coop/Condo Owner		
Franklin Smith			