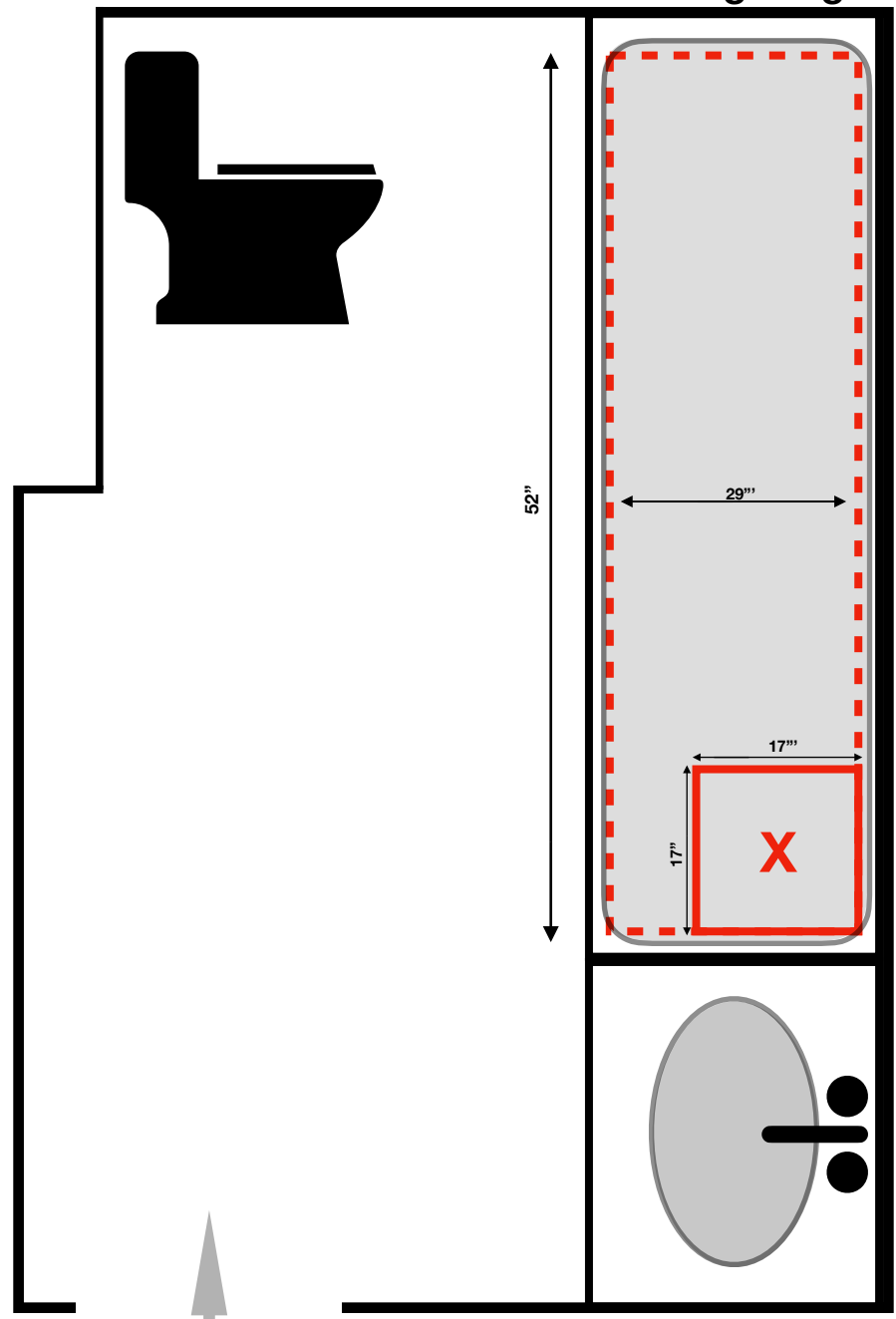


270 Crown Street

Brooklyn, NY 11225

APT. 4E

8' 4" Ceiling Height



DOORWAY





NO TRESPASSING
This area is reserved for the
exclusive use of the residents of this
building. No one is to be allowed
into this area without the permission
of the building manager.
21st Precinct
718-730-6511



NO
TRESPASSING
THIS BUILDING IS FOR
RESIDENTS AND GUESTS
ONLY. NO OTHER
PERSONS ARE PERMITTED
TO ENTER. VIOLATORS
WILL BE PROSECUTED.
CALL THE POLICE
718-750-0111



270

NOTICE
NO BALL PLAYING
NO CARRIAGES
NO PEDDLING
NO LOITERING
NO SITTING IN FRONT OF
BUILDING ALLOWED
UNDER PENALTY OF LAW

270 CROWN ST. N.Y.C.



















BOSCH



Professional GLM 50 C



Func



C



Energy Rating

87

More Information

The 1-100 ENERGY STAR® score compares this building's energy consumption to similar buildings. Buildings with a score of 75 or better are high performers and eligible for ENERGY STAR certification.

Find ways to



NOTICE REGARDING SUSPECTED GAS LEAK

premises to advise tenants that when they should take the following actions:

Close windows and then leave the building immediately. Do not turn on or off any electrical appliances, and do not use a house-phone or cell-phone.

Stay a safe distance away from the building, call the gas leak;

Service provider for this building as follows:

718 643 4050
Number

INQUILINOS CUANDO HAY SOSPECHA DE GAS

de la casa o edificio informe a los inquilinos cuando un escape de gas, deben tomar las siguientes acciones:

Salga de las cercanías y salga del edificio inmediatamente. No encienda ni encendedores, ni un teléfono celular dentro del edificio;

Una distancia segura del edificio, llame al 911 si sospechas;

al proveedor de servicio de gas para este edificio.

718 643 4050
Telefono

Street, Brooklyn Sign Up Sheet

ation services at 270 Crown Street

property on the 3rd Wednesday of each month

like for the technician to visit your apartment on his or her form and your apartment will be added to the list

uestions, please contact our office at 718-818-8600.

or Pest Control



THE OWNER OF THIS BUILDING LOCATED AT 432 KINGSTON AVE. IS REQUIRED BY LAW TO POST THIS NOTICE ADVISING TENANTS THAT THE OWNER IS REQUIRED BY LAW TO PROVIDE AND INSTALL ONE OR MORE APPROVED AND OPERATIONAL SMOKE DETECTORS IN EACH APARTMENT IN THIS BUILDING. THE LAW FURTHER MAKES THE TENANT OF EACH APARTMENT RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETECTORS INSTALLED IN THE APARTMENT AND FOR REPLACING ANY OR ALL DETECTORS WHICH ARE STOLEN, REMOVED, MISSING, OR BECOME INOPERABLE DURING THE OCCUPANCY OF THE APARTMENT. THE LAW ALSO PROVIDES THAT THE TENANT OF EACH CLASS A APARTMENT IN THIS BUILDING IN WHICH A BATTERY-OPERATED SMOKE DETECTOR IS PROVIDED AND INSTALLED SHALL PAY THE OWNER A MAXIMUM OF TEN DOLLARS (\$10.00) FOR THE COST OF PROVIDING AND INSTALLING EACH DETECTOR. THE TENANT HAS ONE (1) YEAR FROM THE DATE OF INSTALLATION TO MAKE SUCH PAYMENT TO THE OWNER.

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

HOUSING INFORMATION GUIDE FOR TENANTS AND OWNERS

A housing information guide, the "ABC's of Housing", is available on the New York City Department of Housing Preservation and Development's website at www.nyc.gov/hpd. This guide is also available in print by calling 311.

The guide contains information about the following topics:

- Eviction
- Heat and hot water
- Pest management
- Tenant organizations
- Rent-regulated leases
- Rental assistance for elderly or disabled tenants
- Housing discrimination
- Repairs and maintenance
- Tenant response to owner notifications
- Access for owner inspections and repair
- Free and low-cost legal services

GUÍA DE INFORMACIÓN DE VIVIENDA PARA INQUILINOS Y DUEÑOS

Un guía de información de vivienda los "ABC's de Vivienda" está disponible en la página web del Departamento de Preservación de Viviendas y Desarrollo de la Ciudad de Nueva York en www.nyc.gov/hpd. Este guía impreso también está disponible llamando al 311.

El guía contiene información sobre los siguientes temas:

- Desalojo
- Calefacción y agua caliente
- Manejo de plagas
- Organización de inquilinos
- Alquiler de arrendamientos regulados
- Asistencia de alquiler para ancianos o inquilinos deshabilitados
- Discriminación de vivienda
- Reparaciones y mantenimiento
- Respuesta de inquilinos a notificaciones del dueño
- Acceso para inspecciones de dueños para reparaciones
- Servicios legales gratis y a bajo costo

DEPT. OF BUILDINGS SUBDIVISIONS A,B,C,D. OF SECTION 26 - 3.1

OWNER OF BLDG. JLNT Realty LLC
MANAGER AGENT OF BLDG. Uriah James
NAME OF SUPT. Kenny
ADDRESS OF SUPT. 270 Crown Street
APT. No. OF SUPT. #6E
TEL. No. OF SUPT. 347-323-0916

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NOTICE

THE OWNER OF THIS BUILDING LOCATED AT 432 KINGSTON AVE. IS REQUIRED BY LAW TO PROVIDE AND INSTALL ONE OR MORE APPROVED AND OPERATIONAL CARBON MONOXIDE ALARM IN EACH APARTMENT IN THIS BUILDING. THE CARBON MONOXIDE ALARM MUST BE PLACED WITHIN 15 FEET OF THE PRIMARY ENTRANCE TO EACH ROOM LAWFULLY USED FOR SLEEPING. MUST BE OF THE TYPE EQUIPPED WITH AN END OF LIFE AUDIO INDICATOR, AND MUST BE PERIODICALLY REPLACED BY THE PROPERTY OWNER AS NECESSARY. TENANTS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ALARMS INSTALLED IN THE APARTMENT AND FOR REPLACING ANY OR ALL ALARMS THAT ARE STOLEN, REMOVED, MISSING, OR BECOME INOPERABLE DURING THE OCCUPANCY OF THE APARTMENT. THE LAW PROVIDES THAT THE OCCUPANT OF EACH CLASS A APARTMENT IN A BUILDING IN WHICH A CARBON MONOXIDE ALARM IS PROVIDED AND INSTALLED SHALL PAY THE OWNER \$25.00 PER ALARM FOR THE COST OF SUCH WORK FOR THE INITIAL AND EACH PERIODIC REPLACEMENT. THE OCCUPANT HAS ONE YEAR FROM THE DATE OF INSTALLATION TO MAKE SUCH PAYMENT TO THE OWNER.

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

TO GAIN ACCESS TO
MOTOR ROOM
PLEASE CALL SUPER

KEY TO
LOC
NAME:
LOCATIO
#:

WARRANTY
 Register online today at
www.ghent.com/warranty

ghent.
 a D&B company

INSTALLATION
 For more installation help and detailed install videos visit
www.ghent.com/install



FIRE SAFETY NOTICE

IN THE EVENT OF FIRE, STAY CALM. NOTIFY THE FIRE DEPARTMENT AND FOLLOW THE DIRECTIONS OF FIRE DEPARTMENT PERSONNEL. IF YOU MUST TAKE IMMEDIATE ACTION, USE YOUR JUDGMENT AS TO THE SAFEST COURSE OF ACTION, GUIDED BY THE FOLLOWING INFORMATION:

YOU ARE IN A NON-COMBUSTIBLE (FIREPROOF) BUILDING

If The Fire Is In Your Apartment

- Close the door to the room where the fire is and leave the apartment.
- Make sure **EVERYONE** leaves the apartment with you.
- Take your keys.
- Close, but do not lock, the apartment door.
- Alert people on your floor by knocking on their doors on your way to the exit.
- Use the nearest stairwell to leave the building.
- **DO NOT USE THE ELEVATOR**
- Call 911 once you reach a safe location. Do not assume the fire has been reported unless firefighters are on the scene.
- Meet the members of your household at a pre-determined location outside the building. Notify the firefighters if anyone is unaccounted for.

If The Fire Is Not In Your Apartment

- Stay inside your apartment and listen for instructions from firefighters unless conditions become dangerous.
- If you must exit your apartment, first feel the apartment door and doorknob for heat. If they are not hot, open the door slightly and check the hallway for smoke, heat or fire.
- If you can safely exit your apartment, follow the instructions above for a fire in your apartment.
- If you cannot safely exit your apartment or building, call 911 and tell them your address, floor, apartment number and the number of people in your apartment.
- Seal the doors to your apartment with wet towels or sheets, and seal air ducts or other openings where smoke may enter.
- Open windows a few inches at top and bottom unless flames and smoke are coming from below.
- Do not break any windows.
- If conditions in the apartment appear life-threatening, open a window and wave a towel or sheet to attract the attention of firefighters.
- If smoke conditions worsen before help arrives, get down on the floor and take short breaths through your nose. If possible, retreat to a balcony or terrace away from the source of the smoke, heat or fire.

CARBON MONOXIDE NOTICE

The law requires the owner of the premises to provide a carbon monoxide alarm in each apartment in this building. The carbon monoxide alarm must be placed within 15 feet of the primary entrance to each sleeping room, must be equipped with an end of life alarm, and must be periodically replaced by the property owner as necessary when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in the apartment and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the apartment. The occupant of each apartment in a building in which a carbon monoxide alarm is provided and installed must pay the owner \$25.00 per alarm. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

SMOKE DETECTOR NOTICE

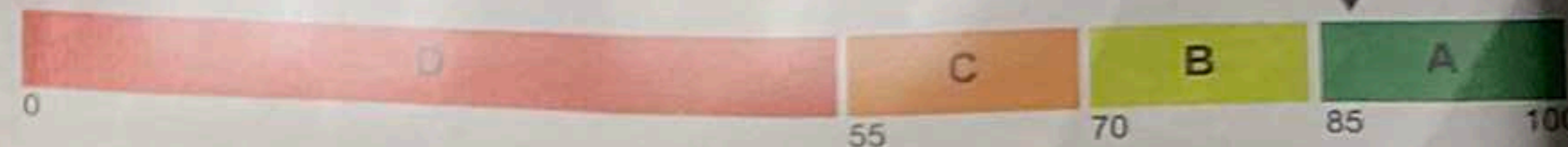
The law requires the owner of the premises to post this notice advising tenants that the owner is required by law to provide and install one or more approved and operational smoke detectors in each apartment in this building and to periodically replace such devices upon the expiration of their useful life in accordance with article 312 of chapter 3 of title 28 of the New York City Administrative Code. The law further makes the tenant of each apartment responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperable during the occupancy of the apartment with a device meeting the requirements of article 312 of chapter 3 of title 28 of the Administrative Code. The law also provides that the tenant of each Class A apartment in the building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of twenty-five dollars or a maximum of fifty dollars where a combined smoke and carbon monoxide device is installed for the cost of each detector. The

Building Energy Rating

A

87

2022 Rating



Building Specifications	More Information
250 CROWN STREET, BROOKLYN Year of Compliance: 2023 Borough, Block and Lot: 3-01296-0028 BIN: 3034162 NYC Average: 61	The 1-100 ENERGY STAR® score compares this building's energy consumption to similar buildings. Buildings with a score of 75 or better are high performers and eligible for ENERGY STAR certification.

Learn more about Building Energy Ratings. Find ways to improve. Visit nyc.gov/energyrating



PROCEDURE FOR TENANTS REGARDING SUSPECTED GAS LEAKS

The law requires the owner of the premises to advise tenants that when they suspect that a gas leak has occurred, they should take the following actions:

1. Quickly open nearby doors and windows and then leave the building immediately; do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house-telephone or cell-telephone within the building;
2. After leaving the building, from a safe distance away from the building, call 911 immediately to report the suspected gas leak;
3. After calling 911, call the gas service provider for this building as follows:

National Grid
 Provider

718 643 4050
 Number

PROCEDIMIENTO PARA LOS INQUILINOS CUANDO HAY SOSPECHA DE FUGA DE GAS

La ley requiere que el propietario de la casa o edificio informe a los inquilinos que cuando sospechan que se ha producido un escape de gas, deben tomar las siguientes medidas:

1. Abra rápidamente las puertas y ventanas cercanas y salga del edificio inmediatamente; No intente localizar el escape de gas. No encienda o apague ningún electrodoméstico, no fume ni encienda fósforos ni encendedores, y no utilice un teléfono de la casa o un teléfono celular dentro del edificio;
2. Después de salir del edificio, a una distancia segura del edificio, llame al 911 inmediatamente para reportar sus sospechas;
3. Después de llamar al 911, llame al proveedor de servicio de gas para este edificio, de la siguiente manera:

National Grid
 Proveedor

718 643 4050
 Telefono

Department of Housing Preservation and Development Interim Sample Notice

June 2017

270 Crown Street, Brooklyn Exterminating Sign Up Sheet

Dear Resident,

JB Pest Control is contracted to provide extermination services at 270 Crown Street

They are scheduled to make a monthly visit to the property on the 3rd Wednesday of each month between the hours of 9-3.

If you require extermination services and would like for the technician to visit your apartment on his next visit, please **Scan the below QR code** and fill out the form and your apartment will be added to the next scheduled visit.

If you are having trouble signing up or have any questions, please contact our office at 718-818-8600.

Scan Me To Sign Up For Pest Control



NOTICE
PROPERTY CORP
LOCATED AT 438 KINGSTON
POST THIS NOTICE ADVISING TENANTS
REQUIRED BY LAW TO PROVIDE AND
APPROVED AND OPERATIONAL SMOKE
APARTMENT IN THIS BUILDING. THE LAW
OF EACH APARTMENT RESPONSIBLE
REPAIR OF THE DETECTORS INSTALLED
REPLACING ANY OR ALL DETECTORS
D, MISSING, OR BECOME INOPERABLE
THE APARTMENT.
AT THE TENANT OF EACH CLASS A
IN WHICH A BATTERY-OPERATED
D AND INSTALLED SHALL PAY THE
DOLLARS (\$10.00) FOR THE COST OF
CH DETECTOR. THE TENANT HAS
OF INSTALLATION TO MAKE SUCH
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

DEPT OF BUILDINGS
SUBDIVISIONS A,B,C,D.
OF SECTION 26 - 3.1
OWNER OF BLDG. JLNT Realty LLC
MANAGER AGENT OF BLDG. Uriah James
NAME OF SUPT. Kenny
ADDRESS OF SUPT. 230 Crown Street
APT. No. OF SUPT. #6E
TEL. No. OF SUPT. 347-323-0916

FOR TENANTS AND OWNERS
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Following topics:

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- Eviction
 - Heat and hot water



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National Grid
Provider

718 643 4050
Number

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2. Después de salir del edificio, a una distancia segura del edificio, llame al 911 inmediatamente para reportar sus sospechas;
3. Después de llamar al 911, llame al proveedor de servicio de gas para este edificio, de la siguiente manera:

National Grid
Proveedor

718 643 4050
Telefono

- Acceso para inspecciones de dueños para reparaciones
- Servicios legales gratis y a bajo costo

NOTICE

THE OWNER,

REALTY CORP
438 KINGSTON AVE

OF THIS BUILDING LOCATED AT

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NYC ELEV

ID# 1784

**Inspection Certificate
Located In
Motor Room**

NOTICE

KEY TO HEATING SYSTEM AREA
LOCK IS LOCATED AT:

NAME: Kenny

LOCATION (APT.#) 250[#] 6E

347 410 1589

DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT