

Hi.

Welcome home



Our team has worked hard to ensure your new home is in tip-top shape and ready for you to move in; however, should you find anything that needs attention please don't hesitate to reach out - we're always here to help.

We've filled this Welcome Packet with helpful hints and information that should make for an easy transition.

Please let us know if there is anything we can do to help get you settled in. We encourage open communication with our residents, so we welcome and appreciate your suggestions & feedback.

We look forward to seeing you around the community.

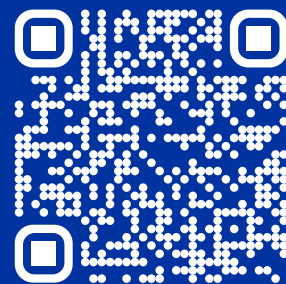
All the best,

Jeff Sanders
VP, Resident Experience

Helpful information:

| | |
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Check out our Move in Guide:



MOVE-IN CHECKLIST

We're here to make the moving process as easy as possible.

☐ Sign up with Moved, your Move-in Portal

- Moved helps us gather the information we need to get ready for your arrival. Check your inbox for an invite from 'Moved'; if you do not see it, check your spam folder.
- With a step-by-step checklist, Moved has everything you need to do from reserving an elevator to picking up your keys and enjoying all of the amenities our two communities have to offer.

☐ Elevator Dimensions - Will it fit?

Peter Cooper Village

- Front wall to rear rail: 3' 4"
- Front wall to rear wall: 3' 6"
- Car door to rear wall: 3' 11"
- Width (wall to wall): 5' 10"
- Floor to ceiling: 8' 0"
- Door: 2' 11 ½"

StuyTown

- Front wall to rear wall: 3' 8 ¾"
- Width (wall to wall): 5' 10 ½"
- Floor to ceiling: 8' 3 ½"
- Door: 3' x 6' 8 ¾"

☐ Package Deliveries

- We recommend that you do not have packages delivered to your apartment prior to your move in. Unclaimed boxes are a fire and tripping hazard.
- Our concierge amenity Oval Services offers a Smart Package Room to keep your incoming packages secure and out of the way. Visit residents.stuytown.com/oval-services-memberships to learn more.

☐ Keys

Keys and access cards are available for pickup at the following locations and times.

April 7th - November 14th

Welcome Center (250 1st Avenue): Mon - Fri 10am-6pm; Sat 9am-4pm

Public Safety (2 Stuy Oval): After hours, Sundays, and holidays

November 15th - April 6th

Resident Services (276 1st Avenue Loop): Mon-Fri 10am-6pm

Public Safety: After hours, weekends, and holidays

- Please be advised while Public Safety operates 24 hours a day all year around, keys will only be available there, when our other 2 offices are closed.

If your lease start date falls Monday-Saturday, keys and access cards will be ready at 4pm on the day prior to your lease start.

If your lease starts on Sunday or Monday, keys & access cards are available Saturday from 9am-4pm.

Please bring photo ID as keys will only be released to leaseholder(s).

☐ Access Cards

Upload a headshot to Moved of you and any other member(s) of your household listed on the lease. You can also email the headshot(s). We'll use these to create your resident ID cards.

If emailing your photo(s), please make sure to:

- Include your full name, complete address, and a color photo.
- Use a clear image of your face: no hats, sunglasses, or filters.
- Stand in front of a plain background.
- Email welcome@stuytown.com.

☐ Parking Your Moving Truck

Moving trucks can park on the loop road nearest your building: 1st Ave Loop, 19th St Loop, 20th St Loop, Avenue C Loop, or Peter Cooper Road. There are no permits required; however, parking on pedestrian pathways is prohibited.

☐ Boxes

Now that you're all moved in, you can recycle those boxes. Just break them down and place them next to the recycling bins located on the T Level in StuyTown and LL in Peter Cooper Village.

RESIDENT PERKS

Explore the community and enjoy what local businesses offer with special discounts for residents. Find the latest at residents.stuytown.com/deals-discounts.



GOOD NEIGHBOR GUIDELINES

NYC is the city that never sleeps, but let's make sure your neighbors can.

Here are some simple guidelines to follow:

- **Carpets:** your lease requires that you cover at least 80% of your exposed floors (excluding kitchens and bathrooms).
- **Quiet Hours:**
 - Weekdays (including Friday morning): 11pm - 7am
 - Weekends (beginning Friday night): midnight - 9am
- **Pets:** if you need help registering your dog, visit:
residents.stuytown.com/pet-policies-and-registration.
 - Please make sure your dog wears its community tag when outside. Doggy bag stations are placed around both communities.
- **Recycling:** there's a chute on your floor for landfill items. Recyclables go downstairs (T in StuyTown, LL in Peter Cooper Village).
- **Common Areas:** all common areas, including hallways, should be kept clear of personal items (umbrellas, strollers, packages, etc). Anything left in a common area is a fire and tripping hazard and will be removed. Access to the roof is not permitted across property.

Learn More
About Being a
Good Neighbor:



CONTACT INFORMATION

We're always here to help.

Welcome Center - for move-in questions and maintenance issues within your first 45 days.

- Call: 212.420.4949
- Email: welcome@stuytown.com

Resident Services - for maintenance requests and general inquiries after your first 45 days.

- Text/call: 212.420.5000, option 1
- Email: residentservices@beamliving.com

Accounts Receivable - for rent statement inquiries.

- Text/call: 212.420.5000, option 3
- Email: accounting@stuytown.com

Public Safety - for urgent issues.

- Call: 212.598.5233 (or 911 in case of emergency)

Resident Web App:

Login by entering the credentials you used during lease signing at app.beamliving.com. You can submit maintenance requests, pay rent, register your dog, add a roommate or visitor, and stay up to date with community events. Email us at residentservices@beamliving.com with any trouble gaining access.

Scan the QR to sign
up for the resident
web app here:



CITY LIFE MADE EASIER

Take advantage of everything below to make your life easier.

Community Newsletter: sign up for our weekly email newsletter with news, events, special offers, important updates, and more at residents.stuytown.com/community-news-info.

Laundry Rooms: all buildings are equipped with coinless laundry facilities located on the T level in StuyTown and LL in Peter Cooper Village. They are open 24/7.

Bike Storage: stop by Public Safety (2 Stuyvesant Oval) to get your bike registered so you can store it in your building's bike room (T level in StuyTown and LL in Peter Cooper Village).

Storage: keep your apartment clutter free with a storage unit in your building. Contact Storage Deluxe at stuytown@storagedeluxe.com or 212.253.2435.

Scan the
QR for
more:



Recycling: bins are located on the T level in StuyTown and LL in Peter Cooper Village.

- Green bins - paper
- Blue bins - glass, plastic, aluminum
- Brown bins - compost (food scraps, food soiled paper, plants)

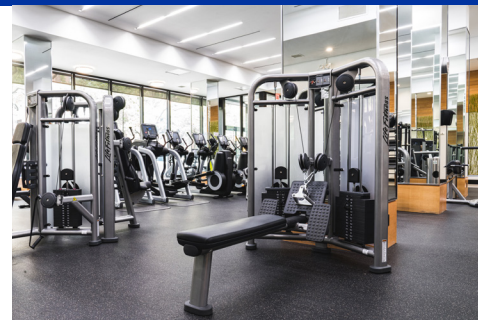
Rent Payment: rent is due on the 1st of each month. You can pay rent online using the resident web app at app.beamliving.com. Or, leave a check at a drop box around our two communities. Locations are:

- Resident Services (276 1st Ave Loop)
- Community bathrooms (18 Stuyvesant Oval)
- Community Center (449 East 14th St)
- 390 1st Ave (opposite the Public Safety booth)

Keys: need a key for your guest? You can order a set on the resident web app (app.beamliving.com) or by calling/texting 212.420.5000. Please be advised that personal Locksmiths are not allowed to remove/change locks or duplicate keys. Only tenants of record with photo ID can pick keys up. Keys are available for a fee:

- Apartment door: \$9.75 each
- Laundry/carriage room: \$9.75 each
- Mailbox: \$5.75 each
- Access card replacement: \$8.50 each
- Bike Room: \$9.75 each
- Lock Out Fee: \$55 plus tax

Amenities: we offer a variety of amenities for all ages and interests. See the next page for a snapshot of all amenities:



STUYFITNESS

Three convenient fitness spaces with several membership options, plus group classes and personal training. Our outdoor fitness playground is a unique outdoor facility complete with innovative equipment and lockers.

Learn more at stuytown.com/fitness

OVAL STUDY

Redefine working from home at our comfortable work and study lounge, complete with free WiFi and park views.

OVAL KIDS

Oval Kids caters to resident families through various classes, open play, and options to reserve the space for parties. Enjoy programming for a variety of ages, 7 days a week.

COMMUNITY PROGRAMS & EVENTS

Seasonal programs and events include our annual community greenmarket, flea market, summer camp, movies & live concerts on the Oval, and much more. Enjoy four months of ice skating and exciting holiday events in the winter.

RIVER ROOM EVENT SPACE

The River Room is a modern space for parties, functions, and more, now available for rent and managed by URBN Playground.

80 ACRES OF GREEN SPACE

Residents enjoy access to the Town Garden, dog-friendly relief areas and dog run, and the Oval Lawn and Fountain.

Did You Know? StuyTown is Manhattan's largest park setting outside of Central Park and includes a wide array of lush plants, shrubs, trees, and flowers.

PUBLIC SAFETY

Our Public Safety team has more than 60 officers supported by over 1,300 security cameras, 36 emergency panic call stations, and a public area video intercom system that connects with the Public Safety Command Center.

PLAYGROUNDS & ATHLETIC COURTS

StuyTown boasts 15 playgrounds and athletic courts, including five themed playgrounds with state-of-the-art play equipment and the most advanced safety features.

Our 80 acres also offer over 5 basketball courts, 5 paddle tennis courts, 4 bocce courts, a volleyball court, and turf playgrounds.

COMMUNITY CENTER

A second home for residents, offering social, cultural, health, and recreational activities. Community Center events range from movie nights and art classes to game nights, support groups, and much more.

OVAL SERVICES

Members have access to 24/7 package drop-off and pickup within our Smart Package Room, lifestyle services (pet care, handyman, housekeeping, dry cleaning, moving equipment rental, and much more), and TULU equipment and tool rental.

FIVE STUY CAFÉ

Located at the heart of the Oval, Five Stuy Cafe is the perfect spot for a convenient snack, delicious lunch or dinner, or a refreshing glass of beer or wine.

PARKING, STORAGE, & LAUNDRY

StuyTown offers 6 accessible garages with 24/7 access to covered parking. Storage Deluxe provides secure, convenient storage units for residents right on property. Residents also enjoy convenient self-service laundry rooms.

COMMUNITY SHOPPING AND DINING

Dining options on property include Hane, Rosemary's East, Starbucks, and Bread Story. Shop around at Walgreens, Trek Bikes, and Gracefully, and enjoy local services like BondVet.

PET FRIENDLY LIVING

Our community is well-suited for furry friends, with spacious floorplans perfect for play time, lots of closet space to store pet supplies, and events like Dog Days and dog runs/relief areas on site.

Learn More:



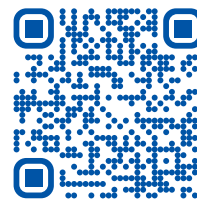
Transit Around StuyTown:

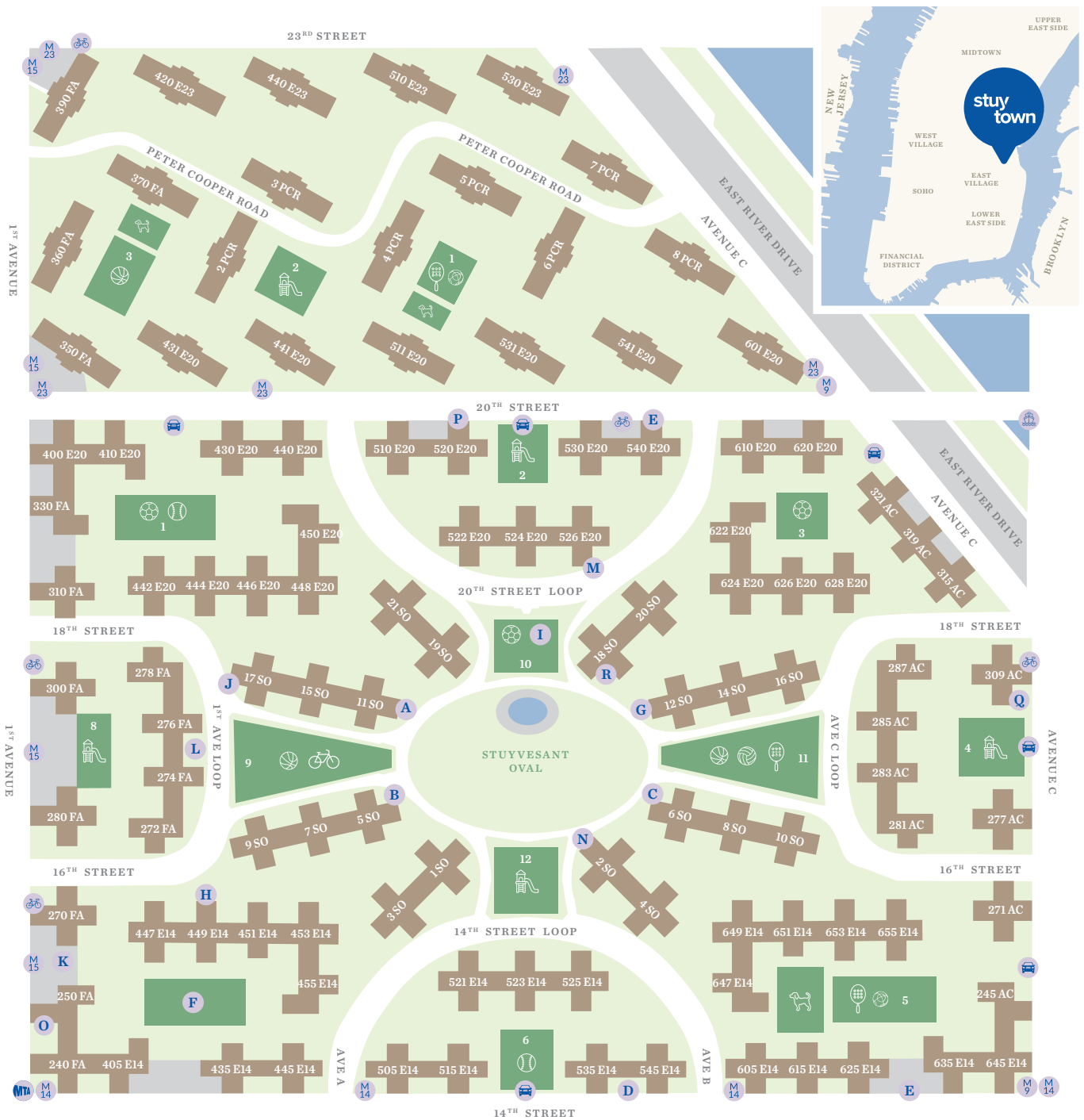


Sign Up for Community Alerts:



Learn more about Parking:





STUYTOWN-PCV AMENITIES

- | | |
|---------------------------------|---|
| A OVAL STUDY | G OVAL STUDIO |
| B FIVE STUY CAFE | H COMMUNITY CENTER |
| C OVAL KIDS | I THE ICE AT STUYTOWN (SEASONAL) |
| D RIVER ROOM EVENT SPACE | J OVAL SERVICES CONCIERGE |
| E FITNESS CENTER | K LEASING OFFICE |
| F FITNESS PLAYGROUND | L MANAGEMENT OFFICE |

RECREATION & DOG AREAS

- | | | | |
|------------------|------------|------------|--------------------------|
| BASEBALL | BASKETBALL | VOLLEYBALL | CITI BIKE STATION |
| KIDS' PLAYGROUND | SOCCER | BOCCIE | PADDLE TENNIS/PICKLEBALL |

TRANSPORTATION

- | | |
|--------------|---------------------|
| M9 BUS STOP | L TRAIN SUBWAY STOP |
| M14 BUS STOP | PARKING GARAGE |
| M15 BUS STOP | CITI BIKE STATION |
| M23 BUS STOP | NYC FERRY BOAT |

- | |
|-----------------------------------|
| DOG RELIEF, TURF/GRASS (ON-LEASH) |
| COMMUNITY GARDEN |