

D-1

Mary C.

5.0

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Can you say SLUMLORD...? The epitome of the New York Slumlord. Apartments in my midtown Manhattan building have cracked windows, holes in the ceiling, leaks, no water pressure, infrequent hot water, YOU NAME IT. Our apartments should be on the news. The manager is unreachable, doesn't return phone calls, and no matter how many times you call the city nothing seems to happen. And everyone in the building thinks they are getting such good rent they don't have a right to complain. And nobody has the guts to take them to court in case they lose and can't recover lawyer fees. And this is one of the most renowned property managers in the city- their lawyers have established relationships with the housing court judges. Things are NOT in the tenants favor in their buildings.

Useful 55

Funny 10

Cool 4

62 people voted for this review.

Compliment

95 of 97 Reviews

Search

Activity

Me

Comments

More

Mausum S.



8/26/12

Dealing with this management company is an absolute NIGHTMARE. I have called more than 4 times to get COI requirements for moving out and they have yet to call me back. The team is out to lunch for an hour, and leaves at 4PM every day. No one ever picks up the phone and they're all extremely rude. I would HIGHLY suggest avoiding living in any of their buildings.

Useful 4 Funny 0 Cool 0

Evan R. and 3 others voted for this review

Compliment

15 of 97 Reviews



Tyler J.



3 months ago

Just total morons - don't even try to reason with them, it is like talking to a brick wall. If you see an apartment you like that they own, just ignore it, not worth the hassle.

Useful 3 Funny 0 Cool 0

Evan R. and 2 others voted for this review

Compliment

5 of 97 Reviews



Mickay ..



8 months ago

If I could give zero stars I would. They are rude, unresponsive, the Super regularly lies to us, the apartment was in terrible condition when we received it, there are bugs and the exterminator never comes when he is supposed to, the list goes on.

Useful 4 Funny 0 Cool 0

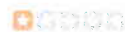
Evan R. and 3 others voted for this review

Compliment

10 of 97 Reviews



Jared F.



3 months ago

Is 0 available? No gas in 137 e 38th st for a month now with no end in sight. Property manager Sergio Martinez is ignoring my calls. Will be terminating my lease and suing. Sergio should be fired.

Useful 4 Funny 0 Cool 0

Evan R. and 3 others voted for this review

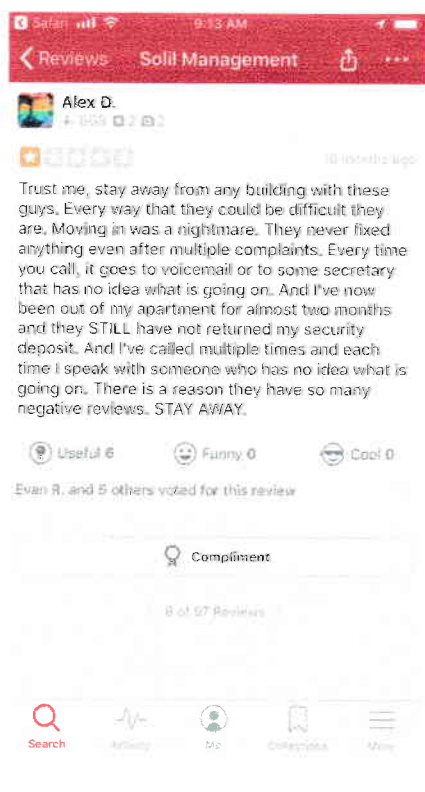
Compliment

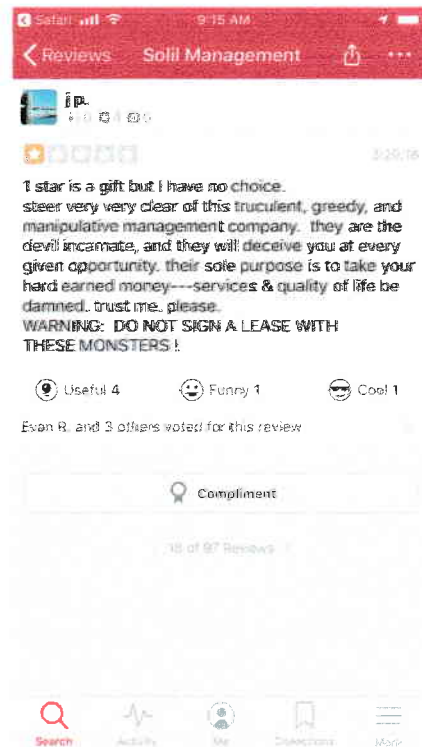
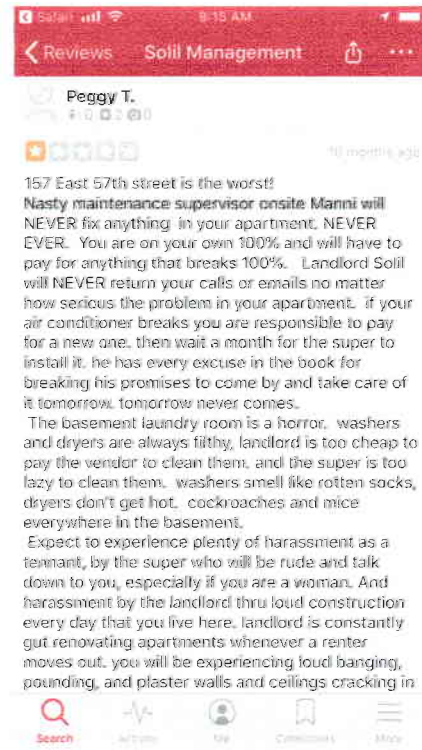
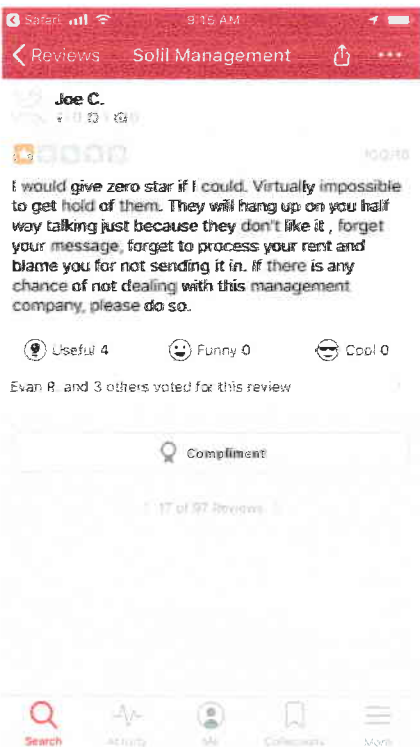
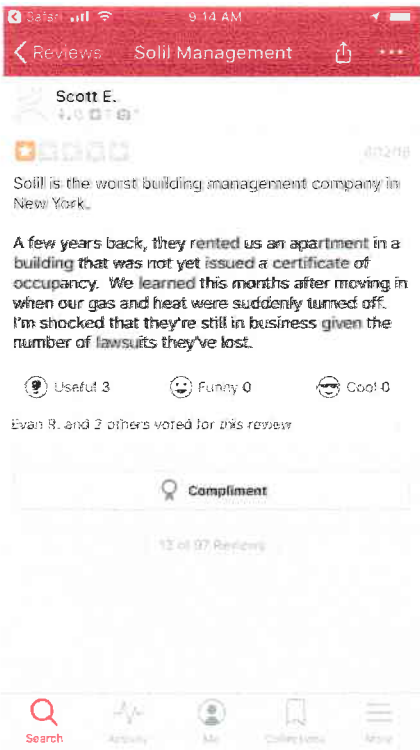
2 of 97 Reviews



D-2

D-3





Oko Y.



The worst management company I have ever had to deal with. From legal to bookkeeping none of their internal system is synced, no one is responsive and respectful. I have never experienced a service so bad. It has been a complete nightmare. In the apartment I had leased I had problems with almost everything, from bad smell to heater problems, stove issues, water flooding, bugs... too many to mention. It takes me 5-6 phone calls and repeated emails to get the simplest thing fixed or to get a response that is valid. Biggest mistake: renting from these people.

Useful 13 Funny 1 Cool 2

Evan R. and 13 others voted for this review

Compliment

18 of 97 Reviews



Search



Activity



Me



Customizations



More

Deepti D.



I read all these reviews while waiting for my application for an apartment in Murray hill to be approved. I was positive about the attitude of solil ... Then shot hit the fan!! They are the single most unprofessional company I have dealt with till date!! (I have lived in 3 countries till date). They and my useless agent from Douglas Elliman wasted a week and half of mine trying to assure me that the apartment will get approved!! I missed applying to many many genuine ones.

When an expat moves to your city how do u expect him to show the perfect credit score???? Me and my husband earn well enough to rent the place and we have worked with some of the biggest banks in the world....but they acted soo crazy about credit scores!! ...

Soo much drama!!! first came back saying I have to pay 2 months rent and 2 months advance.. I agreed and they blackout and again revised the numbers to 1 yr rent in advance and 1 month deposit... It's all a joke to me .. I guess they cannot think of the reverse math ...Why would I trust you with my money and pay a years rent upfront???



Search



Activity



Me



Customizations



More

D-5

Cari H.



The worst experience i could have ever imagined. I paid top\$ for a penthouse at 200 w 58th. Had nothing but troubles...no water at all so construction to fix that which lasted a month and it was major construction...they would not put me in a hotel or give me any compensation. Then i had a ruptured pipe resulting in another month of major construction. Same thing. Nothing for my troubles! Stay away from these money hungry wealthy landlords. One of the biggest in NYC. Google them!

Useful 4 Funny 0 Cool 0

Evan R. and 3 others voted for this review

Compliment

20 of 97 Reviews



Search



Activity



Me



Customizations



More

seungah L.



This is the worst nightmare of renters in NYC. The management was notified of mice infestation in July and the unit was found of health code violations for mice infestation. But I still see mice droppings.

What infuriates is that they keep telling me that they would fix but don't. I tell them where holes are but they don't close out. I, the renter who is paying \$2,500 a month for the 5th floor walk-up, spent my own time to clean, close the holes out and put traps in. This sucks energy and money out of you.

In addition, the exterminator casually leaves poison powder out in open air. And the management sends the exterminator without the renter's consent, even after I told them about the negligent poison treatment and not to send the exterminator.

The management also gives your personal contact information out to vendors without your permission. This company operates as if it is above the law.

Even after you go through the immense amount of frustration and paperwork in the application process, dealing with this real estate giant npts



Search



Activity



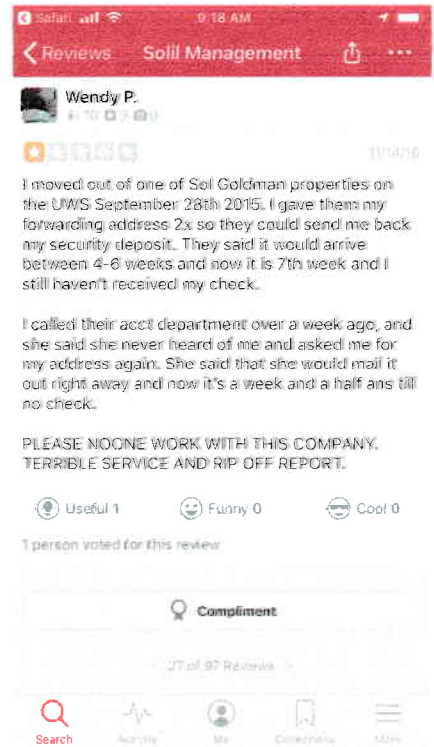
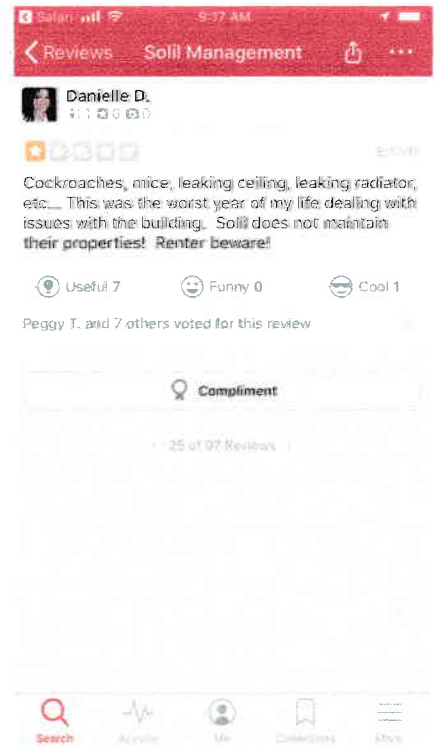
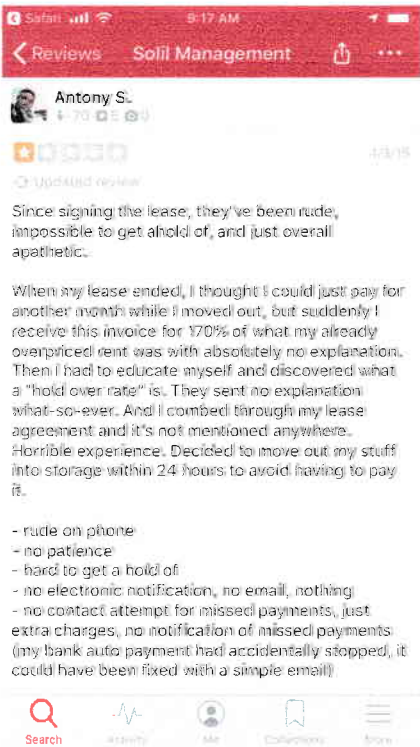
Me



Customizations



More



D-6

D-7

Safari 9:19 AM

< Reviews Soli Management

Jordan H.
4/5/17

These reviews couldn't be more accurate. I have lived in one of Soli's buildings for 4 years. We were excited because the rent was the average for the neighborhood but we didn't have to pay a brokers fee. Soon after moving in, we began to despise Soli. They are the scum of the earth. I was told by **many friends who have lived with Soli or are in the real estate industry to not pay your last months rent bc you are never getting a security deposit back...** and in the small chance that you do get it back, it will be after a year of pestering them asking when you are going to get it back. I wouldn't wish my worst enemies to have to deal with them. They make me want to get telemarketer phone calls everyday for the rest of my life as opposed to having to deal with them.

I'm not going to repeat everyone else's stories so I will only tell this one. Our rent was raised \$100 a month every year without reason. When we spoke to some of the neighbors, we found out that before they moved in their apartments were renovated (ours was not) and they were paying less than us for the same apartment. Also, they successfully **negotiated to keep their rent the same when Soli did raise theirs (only occasion I've heard of where**

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Safari 9:19 AM

< Reviews Soli Management

Hanna M.
4/5/17

Absolutely the worst possible customer service! I have been a tenant for one year and dealing with these people has been the worst experience. They are extremely unresponsive, rude, unreasonable, and frankly incompetent.

Useful 18 Funny 0 Cool 0

Rachel R. and 16 others voted for this review

Compliment

29 of 97 Reviews

Search Activity Me Collections More

Safari 9:19 AM

< Reviews Soli Management

Charles D.
4/2/17

Save yourself a lot of anger, time and pain and do not ever rent a property from soli!

Useful 2 Funny 0 Cool 0

SD W. and 6 others voted for this review

Compliment

30 of 97 Reviews

Search Activity Me Collections More

Safari 9:20 AM

< Reviews Soli Management

Luke C.
4/2/17

echoing everything you've read in these reviews and more. Greedy, borderline criminal business practices. Rent elsewhere

Useful 4 Funny 0 Cool 0

Evan R. and 9 others voted for this review

Compliment

31 of 97 Reviews

Search Activity Me Collections More

Roger D.



2/19/15

Welcome to New York.

Behind the amazing nightlife, food, and culture of the city lies the logistics of a swamphole.

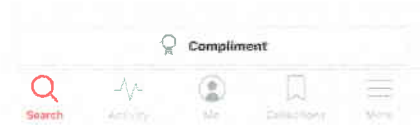
Solil management is the spawn of satan. Paperwork takes years to complete. No one gives a shit about you despite you paying for an overpriced apartment. They cause unnecessary problems.

The best part of it all is that no one can do anything about it since they own a ton of real estate in the city.

All these negative reviews about them are not a joke. But it won't matter for most people reading this since most people who are will have to rent from them.

Useful 24 Funny 4 Cool 1

25 people voted for this review



Jon A.



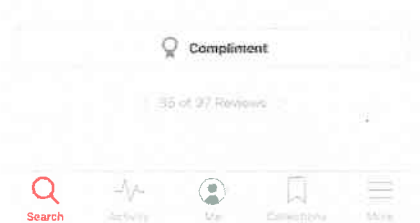
8/16/15

If you decide to rent here, or attempt to rent here, you can only blame yourself. Everything you read is true. Satan's wife's douche does in fact funnel into Solil's office in midtown. There are actual scum-sucking rats that answer the phone. I was sure it was just a figure of speech, I was wrong.

My girlfriend had an awful experience with them before finally signing her lease. From day 1 trying to get approved all the way to move in day was a complete nightmare. Ma vaffanculo!! From the bottom of my heart, fuck this place and everything it stands for.

Useful 5 Funny 2 Cool 0

Rachel R. and 22 others voted for this review



D-8

Mike G.

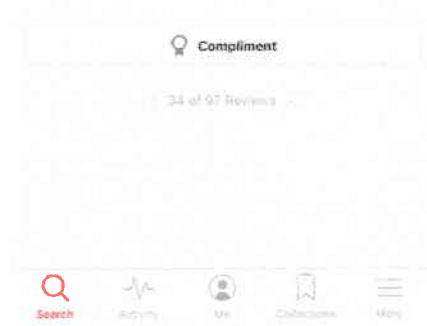


5/25/16

If I was able to give zero starts or negative starts I would. This is the absolute worst management company to deal with. If you can avoid living in one of their apartments I would highly suggest it. Trying to get any information from them is almost impossible. If you need anything from them, good luck getting it. You have to jump through hoops just to get some kind of response.

Useful 12 Funny 0 Cool 0

12 people voted for this review



Kristen P.

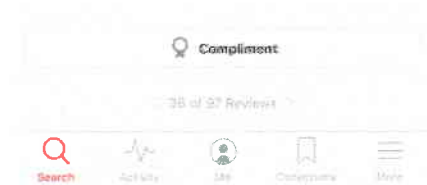


1/29/15

They are the LEAST ORGANIZED group of idiots that exist in NYC. After an application was submitted **29 days ago** they tell me that someone **else in the building is moving** into that unit. They lie - they do not follow up - **their owner is apparently a lazy owner** who shows up when she feels like it - and their receptionist is the most angry person you've ever heard in your life. I wish I read these reviews before I applied. What a waste of a month for a seemingly good deal. Oh and 29 days later and my check isn't even cashed yet. They're ridiculously unorganized and shouldn't be allowed to operate like this. I hope 311 or someone from the city gets involved the way they screw people around.

Useful 15 Funny 2 Cool 0

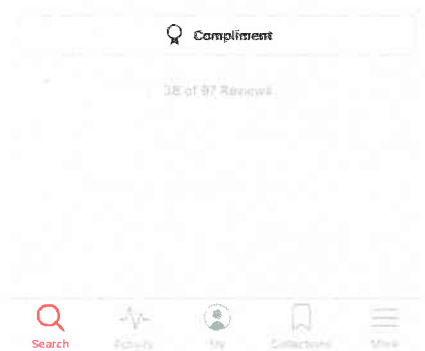
16 people voted for this review



International H.
 Would give zero stars if possible. Absolutely the worst management company I have ever dealt with in New York. Total slumlord useless company. Leaking radiators, flooding washing machine, nobody will reply. The super is useless. Go anywhere else.

Useful 1 Funny 0 Cool 0

6 people voted for this review



Jessica P.
 This company is the absolute WORST to deal with. Every single phone conversation I have had with the management office consists of at least two department transfers, one disconnection, and an undoubtedly rude person on the other end. In person conversations are just as bad. The people in this office just go into conversation with a nasty attitude, as if I'm annoying them by asking a few simple questions. As somebody above said, it is unbelievable that any of these people were hired or have kept a job. I imagine them to be like the Goblins that guard Gringotts Bank (for all my fellow Harry Potter nerds out there). Like relax people, I'm not trying to steal your mountain of gold... I just want to confirm my rent check was received.

I have never given a negative review of anything- I am very easy to please. But I also have very little patience for unnecessary rudeness, and these people are just awful and honestly... straight up mean.

Unfortunately (and fortunately!), I love my apartment- and therefore cannot get around dealing with these gremlins. I can only advise everyone else to minimize their interactions with them as much as



D-9

Whitney W.
 This is the worst management company I have ever dealt with. The elevators are broken every day and the daytime doorman has never opened the door for me. I pay a ridiculous amount of money to live in a secure building with a doorman and elevator yet I don't get anything for my money! Ready to leave this place once my lease ends. Most of the people are rent controlled so you are signing a lease knowing you are subsidizing their rent and the increases are at minimum \$100 a month on a small studio apartment.

They don't care about who lives in the building but only the rent roll. As someone who works in real estate it is interesting to see that they don't care about the quality of the people that live in the building nor does the staff pay much attention to any problems that you address with them. They are waiting for the old people to kick the can.

Do not live in one of their buildings.

Useful 23 Funny 3 Cool 1

23 people voted for this review



Matthew S.
 About as abusive as you can get without technically breaking the law. They have pretty tight clauses in their contracts that stop you from ever wanting to challenge them or take them to court, but they make your life miserable in every possible way.

Stay away unless you literally can't afford anything else. They also raise the rent a fairly large amount each month and do not negotiate. I agree with all of the other negative things posted here. Absolutely abusive. Stay away!!!!

ALSO GOES BY OTHER NAMES:

Lighthouse Properties LLC
 Sol Goldman Investments

Those also have terrible reviews on BBB and other websites if you search them. They purposefully make it very difficult for you to find out anything about the company so the more you post on Yelp, the better it will be for other people to find out the truth about these people.

Useful 30 Funny 2 Cool 0





Eric R.



8/11/16

Just to reiterate all of the posts previous to mine, this is by far the WORST experience I've ever had working with ANYONE on a professional level. It is beyond words how the old woman at the front desk has had her job for this long. I've never met someone so outwardly abusive and rude in my life. **If I ever had to beat an old woman up I would certainly choose her.** And don't get me wrong, if you're able to get past this horrible woman after **hours of arguing you will be passed to a slightly younger but equally as crotchety staff member.**

Much like any building management company in NY the demand is so high for these apartments that if you don't want to take it someone else behind you will certainly grab it. This mentality has shaped and shifted building managers across the city turning it from a "service" industry into an industry where professional courtesy and business etiquette go out the window.

I would like to tell you to look else where but I have a feeling it's just as bad. If you do however decide to go with them I suggest you come in fired up and guns blazing. If you go into that building with a smile on your face or with a positive attitude they



Paris B.



7/6/16

I have been living in one of Solil Managements' buildings for almost 20 years. Each year it gets worse and worse. Recently there was a flood caused by a neighbor on the 8th floor of my building in the A line. This happened on May 29th. It is now July 5th and I am having an awful time having the repairs set up. My ceiling in my bathroom has fell 2 times already. The wood floors are buckling up and seems that they have not a care in the world. I have been back and forth with them for the past 6 weeks to have the repairs scheduled. Is all I am getting is a run around. Funny thing I have to pay the rent during this disaster I was told if I put it in escrow I would be charged a late fee. The noise in the building has been horrible. I work from home and the drilling is constant where I can't even hear anyone on the phone. I actually hurt myself cleaning up from the flood. I had surgery in May and needed to be resting until August. Well that does not happen here. I had to fly out of her 2 weeks ago due to the noise, dust and must and mold in my apartment. I am going to be giving them the bill for this but I am sure they won't pay for it. I just want a buy out. No one should have to live in these conditions. I bet **the owner would not live the way she has her**



Tatiana S.

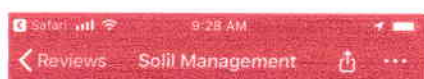


8/28/16

Whether for location, building, apartment or a price, NEVER rent apartments from Solil Management. If you find out there is an issue, Solil will most certainly not help.

First of all, I want to point out one person who is outright incompetent and rude at Solil. His name is Albert Lieu and he is Solil's leasing manager. For the last year I've been having massive cockroach issues. They were literally flooding my apartment in August and September of 2015. An exterminator came, sprayed chemicals that not only made the cockroach issue worse (because insects started to abandon more toxic areas and started attacking places less toxic like my apartment), but it was a source of a very severe allergy on my legs. My legs were affected so much, I couldn't get rid of the allergy for about a year and when I did it was with a very strong steroid shot.

We were promised that roaches would go away and they did sometime around winter. And we renewed the lease. Little did we know that they would come back with a double quantity again in summer, but this time also along with mice. Now cockroaches are everywhere - in my bed, in my food, I drink



Greg O.



12/30/16

Highly dishonest management company, they accept lots applications and take the credit check fee of \$75. I used to run credit reports for real estate they cost the company \$25 max. After that they tell you someone else got the apartment, that it is going to be renovated and is not yet available to rent, or the jack up the rent in a bidding war. I tried to rent two apartments in from there building on 178 East 38th Street and this happened both times. I will be filing a case against them in small claims court if they do not give me back my credit check as well as a complaint with the city. Avoid at all costs, if they are this bad getting into the building (the sale) imagine how bad they are once you are trapped in a lease!

One more example of how they lie: I call them up and ask for my credit check fee and application back and the leasing manager (Pilar) tells me that I am calling a call center. I know she is lying and ask for her name which was a fight to get out of her. Once she tells me her name I tell her that I meet her when submitting an application to an apartment that was never available.

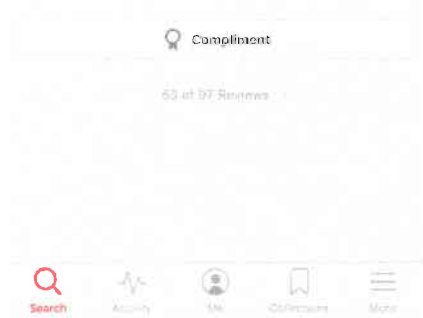


Sandy R.
 12/8/16

The most unprofessional management company in NYC. Soli is completely unresponsive and incapable. Make sure you get every agreement written in paper because they will not live up to their word. I would not choose this management company again even if it was the last one in New York. The employees and managers at Soli should be ashamed at the low quality of their work.

Useful 2 Funny 0 Cool 0

Peggy T. and 1 other voted for this review



Karen M.
 5/16/16

I have to add my experience, just in case someone thinks they will be getting a bargain by renting from Soli/Sol Goldman. It won't be worth it. Many years ago, I rented a studio apartment at 133 E. 45th Street, 4-R. Naturally, since it was "centrally located," I paid half my student income for rent. There was no kitchen--it had a hot plate, and a half-sized (ancient) refrigerator. There was no lock on the apartment door. There was no fire escape. Every holiday or long weekend, the heat and hot water went off, and after many phone calls and reports to the heat complaint line, was eventually restored...several days after the holiday. There was no super. The super worked in a building on 46th Street and avoided our building as extra, uncompensated work. The door to the building was broken off the hinges, a huge safety problem that took weeks to repair. There were mice, and several prostitutes who operated out of the 2nd floor rear apartment. (Was told this by the guys who worked in the barbershop on the second floor. Apparently, they paid the rent on time, so they were no issue to the management company.)

The joke is, the same apartment is currently listed as available online. There is now a second sink in

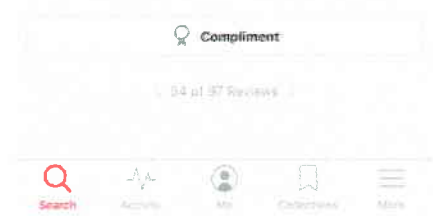


Ryan H.
 8/12/14

Soli Management and Sol Goldman Investments is by far the worst management company I have ever had to deal with. It was unbelievable to me the way the super in my building (145 E 16th Street, Apt 7B) was able to cheat people out of money on every possible occasion, and he did so with management knowing about it! They did not seem to care at all about all of the things that were going on that I blatantly told them about. I hope every tenant that has ever lived in their buildings gives them awful reviews and they can't fill their buildings. If you have a choice NEVER choose to rent in a building managed by Soli.

Useful 17 Funny 4 Cool 4

Erica D. and 19 others voted for this review



Alayna L.
 5/12/16

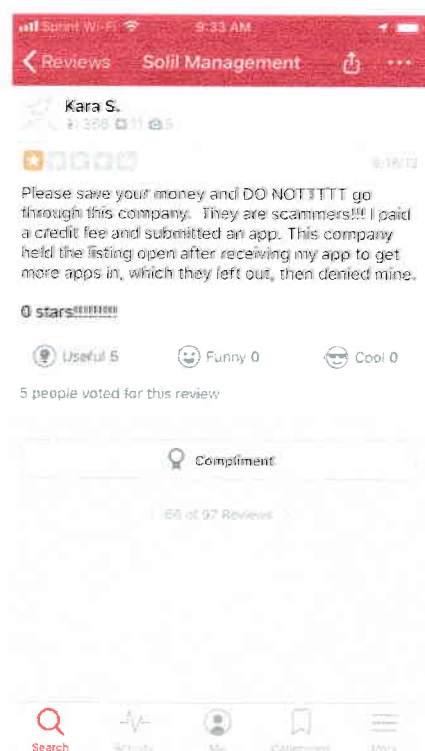
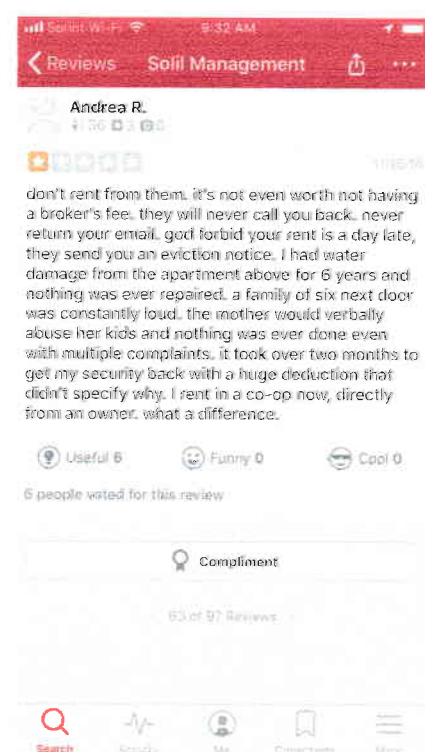
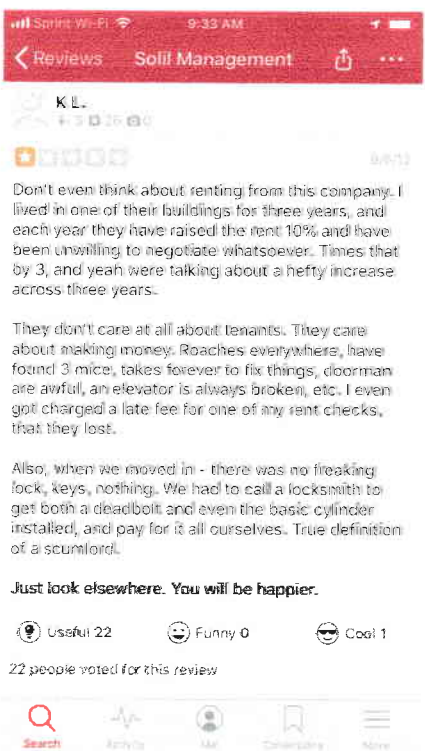
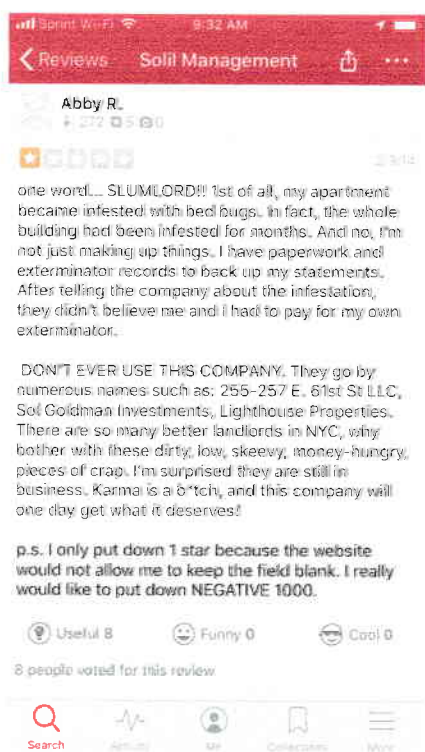
This business has lied to me many times. They threatened to raise my rent 7.9% which is not the legal limit if still living in residence. When I tried to get out of the lease they refused to receive the documents I had hand delivered, emailed, faxed, etc. until I threatened to involve my attorney. They have sent numerous bills, one at over 6k and one for over 2k stating I owe them money only to tell me later that they never actually opened my file. Again, they "found" my info when I threatened using my attorney. They never emailed me or wrote a letter about people trying to see my unit and I had multiple people let in by their super without my notice. This is a violation of my safety and privacy. They will now not release my deposit stating I was supposed to have written them a formal notice which was never stated in any letter or email from them. This is the worst company I have ever dealt with and they try to steal money who cannot afford an attorney.

Useful 13 Funny 0 Cool 0

13 people voted for this review



D-4





Chris L.
7/26/14

dealing with Solid was truly the worst experience I've ever had with any company in my entire life. I wish I was able to post a review with zero stars, but Yelp doesn't allow. From the beginning, we were lied to about the rent; it somehow increased \$300/month from the time we submitted our paperwork to the lease signing. They tell you in absolute piece meal as to the required documentation and give you impossible deadlines "or the apartment will be sold to someone else;" Literally telling us at 1pm that we need to submit notarized guarantor forms by 430pm (they like to leave early!) while our guarantors have jobs and were in 2 different states. Also, we had to provide SCREENSHOTS OF OUR BANK ACCOUNTS?!? Then, dealing with a devilish and rude lady named Pilar, we were pulling our hair out every day. We were told that things would have gone smoother if we were "experienced renters" while I had already lived in 4 apartments throughout 3 boroughs prior to this disaster. All parties involved on our end were honestly appalled by how disorganized this shitshow of a company was. Finally, Solid really needs to have someone else answering the phones because the "lady" that currently does may be the rudest and most incompetent person I've spoken to. PLEASE



Gaby C.
8/14/14

I read all the reviews on Yelp when I decided to put a lease on a west village studio owned by Solid. I ignored the reviews thinking somehow my situation would be different. IT WASN'T. After waiting almost 2 weeks to hear my application was accepted, I sat in the Solid office and signed three copies of my lease. I gave them my checks and Shelly Weinberg (in the office) shook my hand and told me everything was settled.

This week when I called to confirm a move-in time with the super, the super told me my name wasn't the name she was given from the landlord. I told her it was definitely a mistake. 2 hours later, I received a voicemail from Shelly saying "there is some kind of mistake...your leasing papers did not go through...the apartment was rented to someone else."

WHAT? After a back and forth with my broker, I find out that someone who had originally been approved for the apartment and backed out decided that they wanted the apartment AFTER I had signed the lease! So they gave that apartment to that person. Not only is that probably a lie and I assume they got a higher offer than mine (which was full asking) but

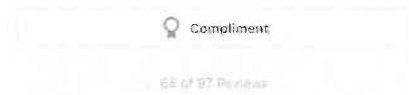


Carol Z.
7/26/14

This is the worst company in the history of the world. Submitted an application, took the apartment off the market, and then the management gave the apartment to a family friend essentially stealing our \$400 application fee. NEVER rent from them. Don't even know how they are still in business.

Useful 11 Funny 2 Cool 1

11 people voted for this review



Jeff L.
5/19/14

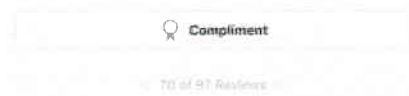
DO NOT do business with this company. My GF looked at an apartment they advertised. She paid a credit fee and submitted an app. This company held the listing open AFTER receiving her app to accumulate more apps, then denied hers.

When she asked for proof that her credit had actually been run, they declined to provide anything stating "not our policy."

Very shady business practices here, stay AWAY!

Useful 38 Funny 5 Cool 2

43 people voted for this review



D-13



Lynn N.
+1 10 0 0 0



11/27/11

During the year that I lived in an apartment managed by this inept company we failed to receive monthly invoices prior to the first of each month, the complex was found to be in violation of the fire code, no formal communication provided around renewal or vacancies, and over six unreceived notices through fax, phone, email, email again, and manned fax of new address. The phone either goes to busy tone or when intercepted is abruptly greeted by a harsh voice on the other end of the line who I am certain is the spawn of a twat mother and fool father (and those are kind words). My suggestion is should you not renew your lease, save yourself the high blood pressure and not pay rent the last month so you can ensure your deposit money was in essence returned in full. I have called in at least twice a week prior to moving in, twice a week now having moved out, and perhaps once a month during my year lease so I believe I have an accurate assessment when I say that the people that work here make the workers at the dmV and usps look good. O yea and they're the same company that manages hell. Go figure.

One star only because yelp requires a rating. But I give it a negative five stars. Yep. Negative five stars.



Beatrice G.
+1 0 0 0 0



5/15/13

if i could give this company less than 1 star...i would....i would give it -3,098,929,923 stars actually. The people who work here are so incredibly rude that thinking about them while writing this review is actually giving me anxiety. I'm really not sure who watches over hell while this company pretends to be open during the workday. And when I say, pretend, I mean, pretend. You can call all day long and no one will answer the phone. I memorized every single phone number for this company within 48 hours of living there. Stay away people, stay away.

Useful 9 Funny 1 Cool 0

9 people voted for this review



Zach G.
+1 0 0 0 0



7/12/13



Jessica M.
+1 0 0 0 0



8/10/13

DO NOT WORK WITH THIS COMPANY

You WILL get scammed. Read this before thinking about working with them.

Here's how it goes:

They have tons of buildings in great locations all over Manhattan (at least). They advertise an apartment that is available for what seems like a fantastic price. All of their listings are always below market. You think you've finally found it: the perfect apartment that you've been looking for, for the price you want. You jump on it. You pay hundreds of dollars in application fees. They accept your application, and you wait, and wait. AND WAIT. Because they've been accepting applications for this apartment for weeks. Maybe even months. There's no guarantee that that apartment was even AVAILABLE when you applied for it. They collect hundreds and hundreds of applications (and the \$100 per person along with each application) and never intend to look at them. Finally, someone puts in an application with a proposed monthly rent that's much higher than that very fair price you were originally attracted to. It was listed as \$3000? Put in \$3600. Listed at \$5500? Put in \$5900.



Zach G.
+1 0 0 0 0

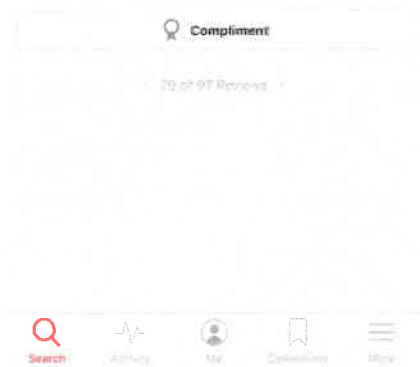


7/12/13

COMPLETE SCAM!! All they want to do is collect you 75\$ credit check, times the 50 application they get per apt. And you will get denied 100% of the time even though you are more then well qualified. Do not waste your 75\$.

Useful 6 Funny 0 Cool 0

6 people voted for this review



Zach G.
+1 0 0 0 0

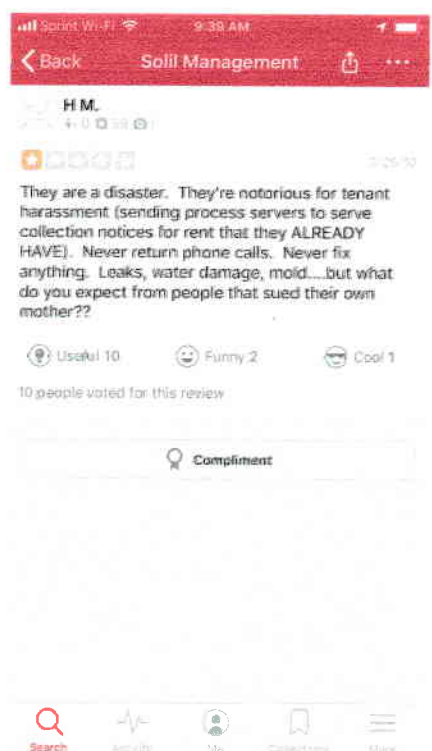
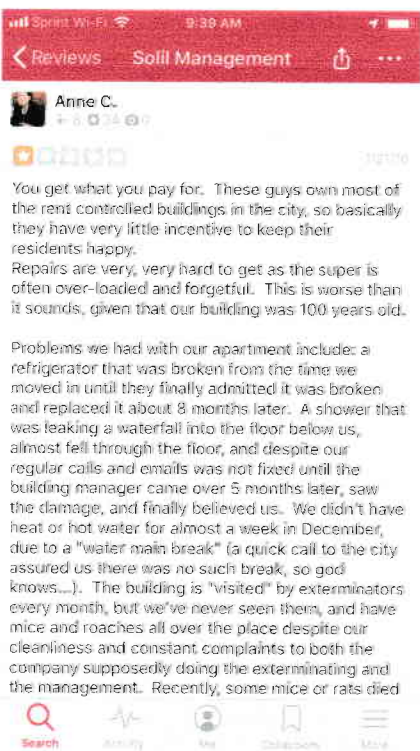
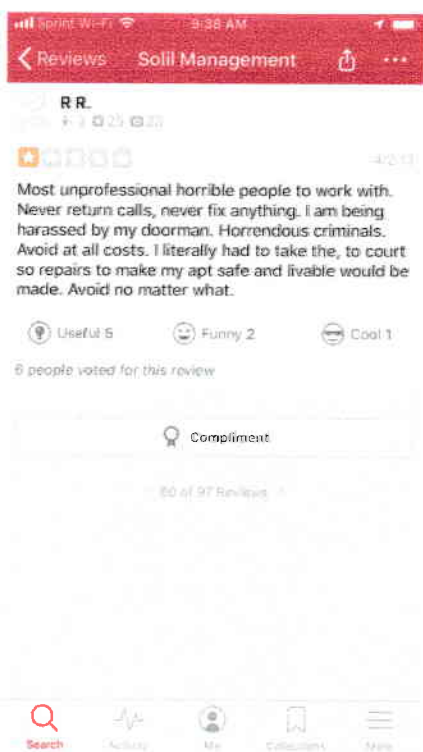


7/12/13

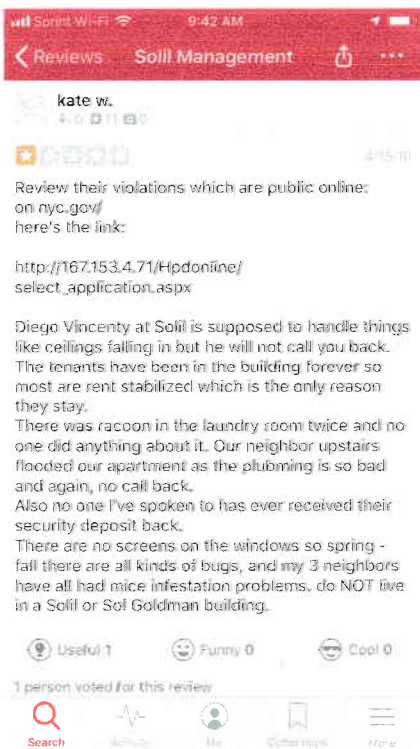
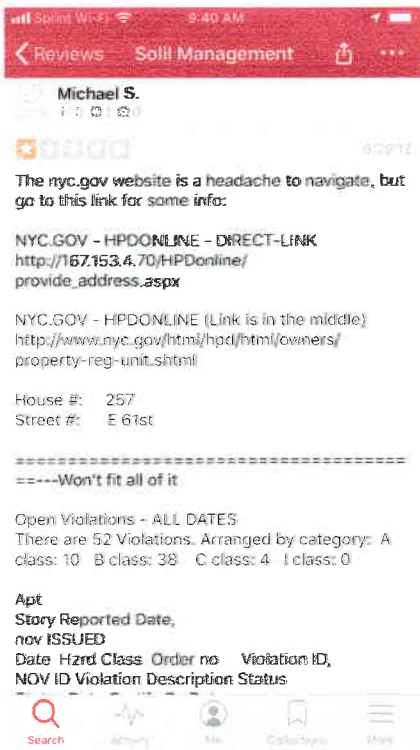
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Useful 6 Funny 0 Cool 0

6 people voted for this review



D-15



D-16