

Contact Information

Tenant Information:

Name(s): Apolonio R. Ramos, Patricia RamosUnit Address: 434 Central Avenue, #111, Alameda, CA 94501

Phone: _____ Email: _____

Landlord Information:

Name(s): 434 Central Avenue Apartments, LPUnit Address: Kadami Enterprises
620 E. Washington Street, Suite 100, Petaluma CA 94952Phone: (707) 766-7777 (Kadami) Email: george@kadamienterprises.com
(510) 865-1231 (Surfside)

Rent Increase Information

1. What is the requested rent increase?

Amount of rent increase:

Current monthly rent: \$ 2099.00 (Value A)\$ 104.00 (Value C) 4.95 %

Monthly amount of rent

with the requested increase: \$ 2203.00 (Value B)

Value B - Value A Value C ÷ Value A

2. Are there different rent increase rates for month-to-month vs. one-year lease options?



No



Yes, Month-to-month

One-year lease

Rent increase offer: \$ _____ Rent increase offer: \$ _____

3. What date was the notice served on the tenant? 11 / 30 / 18

Month/ Day/ Year

4. What is the effective date of the rent increase? 1 / 1 / 19

Month/ Day/ Year

5. How was the rent increase notice served? In-Person _____ Post & Mail X

Other (please specify) _____

Rent History

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement?

☐ Lease ☒ Month-to-month

7. What is the start date of tenancy? 6 / 15 / 17 Total years of residency approximately 19 months
Month/ Day/ Year

8. Rent Increase History N/A

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E - Value D	Increase Percentage Value F ÷ Value D
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%
___/___/___	\$	\$	\$	%

9. Have you ever filed a request for RRAC review of a rent increase above 5% for this property?

☒ No ☐ Yes

Property Information

10. Does the landlord participate in the Section 8 Housing Choice Voucher program for this unit?

11. In the past 12 months, has the building changed ownership?

☒ No ☐ Yes

12. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?

☒ No ☐ Yes

13. Number of units in building 53 Stories 3

14. Unit Details:

- Number of bedrooms 1 Bathrooms 1
- Current number of occupants: Age 0-17 Age 18-61 Age 62+

15. Please check any housing services offered at the unit

- Gas ☒ Water ☒ Electricity ☒ Garbage ☒ Recycling ☐ Pet rent ☐
- Off street parking ☒ Garage parking ☒ Elevator ☒ Building security ☒
- Pool ☒ Furnished ☐ Other: loaded entrance, fire suppression system

16. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?

☒ No ☐ Yes, (please specify)

Reason(s) for the Rent Increase Request

17. Please provide a written statement (as an attachment to this form) explaining the reason(s) you are requesting a rent increase above 5%. You are highly encouraged to submit supportive documentation to substantiate your statements.

Factors considered by the RRAC may include, but are not limited to:

- The frequency, amount and the presence or absence of prior rent increases
- The landlord's costs of operation
- Any change in housing services (as defined in section 6-58.15.M, AMG) since the last rent increase
- The financial impact on the tenant
- The landlord's interest in earning a just and reasonable rate of return

For more information on the review process, visit www.alamedarentprogram.org/about-rrac.

Mediation Request

18. Would you like to schedule private mediation for this rent increase?
(This service is provided free of charge.)

☒ No ☐ Yes

Declaration

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information on this form is true and correct to the best of my knowledge and belief.
2. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.
3. The request for a rent increase is in compliance with City of Alameda regulations.
4. This declaration (certification) was executed on January 10, 2019 at Alameda, CA.

Date

Place

Veronica Rodriguez
Print Name

[Signature]
Signature

Signatory must be someone with authority to bind the owner under penalty of perjury.

Landlord 434 Central Avenue Apartments, LP submits the following statement and documents in response to the tenant's request for a review of the recent notice of rent increase.

This is the first increase for these tenants in the 18 months they have lived at the premises. There was no rent increase for these tenants in 2018.

The landlord has paid out-of-pocket for multiple improvements to this complex over the past year. Certain improvements were done in order to refinance the property, such as installing new ADA-compliant parking spaces and replacing the fuses in the electrical boxes. There are improvements being done to some of the units onsite as well, including flooring replacement (both carpeting and linoleum), repair and replacement of appliances, painting, and plumbing repairs. The complex has security services (cameras, equipment, staff). The ongoing operational costs include the mortgage, taxes, property insurance, worker's compensation insurance, marketing, and onsite management services.

The landlord has the right to increase the rent up to 5%, which it has done here with a 4.95% increase.