

Contact Information

Tenant Information:

Name(s): Tina Dabney, Jose Romero
 Unit Address: 1843 Poggi St. #301 Alameda, CA 94501
 Phone: _____ Email: _____

Person with ownership interest who will attend the RRAC meeting*:

Name(s): Shahzad Raufi
 Unit Address: 1825 Poggi St Alameda CA 94501
 Phone: (510) 522-6364 Email: vuealamedaMGR@pinnacleliving.co

*If the rental unit is owned by an entity, a person from that entity who has the lawful authority to bind the entity under penalty of perjury must appear at the hearing.

Rent Increase Information

1. What is the requested rent increase?

Current monthly rent: \$1515.90 (Value A)

Monthly amount of rent
with the requested increase: \$1667.00 (Value B)

Amount of rent increase:

\$151.10 (Value C) 9.96 %

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

Rent increase offer: \$ _____

One-year lease

Rent increase offer: \$ _____

3. What date was the notice served on the tenant?

6/15/2018
Month/Day/Year

4. What is the effective date of the rent increase?

9/1/2018
Month/Day/Year

5. How was the rent increase notice served? In-Person _____

Post & Mail ☒

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

(original lease lost)

7. What is the start date of tenancy? / / Total years of residency
Month/Day/Year

8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) <i>Value E - Value D</i>	Increase Percentage <i>Value F ÷ Value D</i>
<u>9/1/15</u>	\$1225	\$1375	\$150	12.2 %
<u>9/1/16</u>	\$1375	\$1443.75	\$68.75	5.0 %
<u>9/1/17</u>	\$1443.75	\$1515.90	\$72.15	4.9 %
<u> / / </u>	\$	\$	\$	%

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 186 Stories 3

14. Unit Details:

- Number of bedrooms 2 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: Gym

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 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. The landlord has the burden of proof to demonstrate the need for a rent increase in excess of 5%.

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, AMC) 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 in 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 6/16/18 at Alameda CA.
Date Place

Shahrad Zaferi
Print Name

[Signature]
Signature

Signatory must be the owner. If the property is owed by an entity, the signatory must be someone with authority to bind the entity under penalty of perjury.



alameda
apartments

June 15, 2018

Tina Dabney
1843 Poggi St Apt #C301
Alameda, CA 94087

Dear Tina and all others in possession,

I would like to take this opportunity to thank you for choosing **Vue Alameda** as your home. We value your continued residency and are pleased that you are a member of our community. I would like to extend a special offer for you to renew your lease. Please note the terms of the lease renewal are subject to availability.

Current Rent	\$1,516.00
New rental rate will be Affective 09/01/2018	\$1,667.00

I know you live a busy lifestyle and your time is very valuable, so we have improved the renewal process. Simply call me or email our leasing office and I will email you the renewal agreement for electronic signature. **We are only offering 12-month Lease. None at Month to Month.**

Please contact us if you have or intend to change occupants in your home. Additionally, all pets must be registered with the office. Your lease agreement will need to be modified to include any occupant changes. If you decide you would like to move, you will need to provide us with a 30-day written notice to vacate. Also, under California law, you are entitled to an initial move out inspection that can be scheduled at the time your notice is given. Please refer to attached RP3 papers for more information.

If you have any questions concerning your lease options, please feel free to contact me directly at VuealamedaMGR@pinnacleliving.com or call (510) 522 – 6364.

Best regards,

Shahzad Raufi
Property Manager