

211223



alameda
apartments



December 27, 2018

Stanley Mutheki
1843 Poggi St Apt # 310
Alameda, CA 94087

Dear Stanley 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	\$1,916.00
New rental rate will be Affective 3/1/2019	\$2,107.00

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.

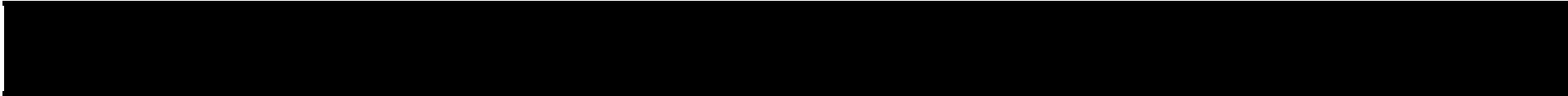
Please contact us if you have or intend to change occupants in your home. Additionally, all pets must be registered with the office. Your lease agreement will need to be modified to include any occupant changes. **If you decide you would like to move, you will need to provide us with a 30-day written 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.

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,

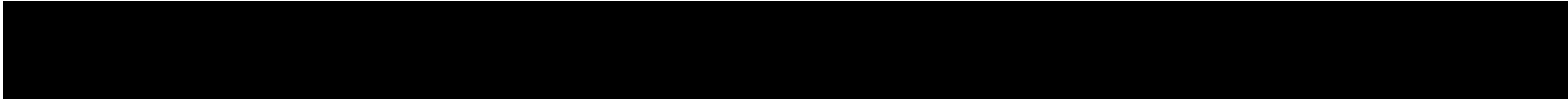
Shahzad Raufi
Property Manager

Contact Information				
Tenant's street address	Tenant name(s)	Tenant phone	Tenant email	Current rent
1843 Poggi St C310 Alameda Ca 94501	Stanley Mutheki			\$ 1,916.00



Rent Increase Information

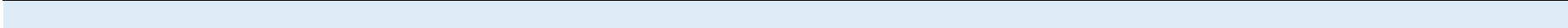
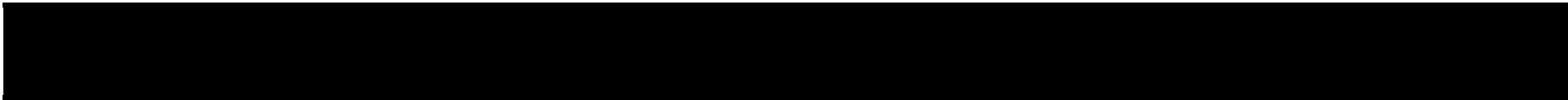
Requested increased rent	\$ amount of rent increase	% of rent increase	Effective date of requested rent increase	Date rent increase notice was served on tenant	How was the notice served? (In-person, Post and Mail, etc.)
\$ 2,107.00	\$ 191.00	9.97%	3/1/2019	12/27/2018	Person, Post, and mail



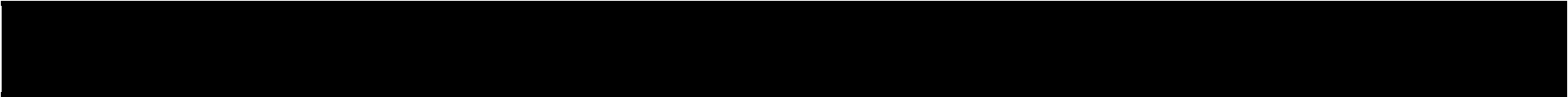
1		
What utilities and fees were included in rent before the rent increase?	Are there any utilities or fees that were included in the rent before the rent increase, but are now being charged separately from the rent amount? If yes, please list utilities or fees charged separately.	Is the current tenancy under a lease or month to month?
water, trash, & electricity	None	lease

BULK SUBMISSION FOR REQUESTING RENT INCREASES IN EXCESS OF 5%

Unit Information						
Does the landlord participate in the Section 8 Housing Choice Voucher program for this unit?	Number of bedrooms	Number of bathrooms	Number of tenants Ages 0-17	Number of tenants Ages 18-61	Number of tenants Age 62+	difference between Current rent and previous total rent
No	2	1				\$ 91.00

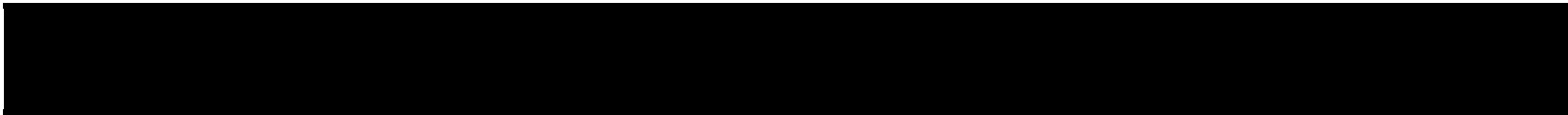


%between Current rent and previous total rent	Previous increase Effective date	Previous increase Total increased rent	Previous increase Base rent amount	Previous increase Difference between total and base amount	Previous increase %	difference between Current rent and Second previous total rent
5%	8/1/2016	\$ 1,825.00	\$ 1,795.00	\$ 30.00	2%	



Rent Increase History

<div>% between Current rent and Second previous total rent</div>	<div>Second previous increase Effecitve date</div>	<div>Second previous increase Total increased rent</div>	<div>Second Previous increase Base rent amount</div>	<div>Second Previous increase Difference between total and base amount</div>	<div>Second previous increase %</div>	<div>Third previous increase Effecitve date</div>
				\$ -		



Third previous increase Total increased rent	Second Previous increase Base rent amount	Second Previous increase Difference between total and base amount	Third previous increase %	Start date of tenancy
		\$ -		7/21/2015