Contact Information		
Tenant Information:		
Name(s):		
Unit Address: 1845 Poggi St Apt D317 Alameda CA 94501		
Phone: Email:		
Person with ownership interest who will attend the RRAC meeting*:		
Name(s): Shahzad Rauf;		
Unit Address: 1825 Poggi St Alameda CA 94501		
Phone: (S10)S22 6364 Email: <u>Vuegramedangeapinnacletiving.com</u>		
*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? Incorrect base rent; corrected amount is \$1,225.00GE		
Current monthly rent: S Value A) Amount of rent increase: \$\frac{128}{128} \text{(Value C)} \frac{9.9}{\text{9}}\text{8}		
Monthly amount of rent \$ 128 (Value C) 4.9 %		
Monthly amount of rent with the requested increase: \$_1415 (Value B)		
amount is \$190.00 (15.5%)GE		
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? A / 10 / 19 Month/ Day/ Year		
4. What is the effective date of the rent increase?//		
5. How was the rent increase notice served? In-Person Post & Mail Other (please specify)		

	- CONTRACTOR AND	Rent History			
6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month					
agreement?	,		,		
	Lease M	onth-to-month			
7. What is the sta	rt date of tenancy?		Total years of re	esidency	
		Month/ Day/ Yea	nr		
8. Rent Increase I	History	*			
Rent Increase	Rent Increased	Rent Increased	Increase Amount	Increase	
Effective Date	From	To	(Value F)	Percentage	
A . L	(Value D)	(Value E)	Value E -Value D \$ 62.00	Value F ÷Value D %	
7/1/11	\$ 1225.00	\$ 1287.00			
7/1/15	\$ 1,150.00	\$ 1225.00	\$ 75.00		
//	\$	\$	\$	%	
/	\$	\$	\$	%	
9. Have you ever filed a request for RRAC review of a rent increase above 5% for this property? No V Yes					
		Property Informa	ation		
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?					
V	No L Yes	6			
12. Is the unit any	one of the following	ıg: a) a single-famil	y home (built anytime	e), b) a condominium	
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 Bathrooms					
Current number of occupants: Age 0-17 Age 18-61 Age 62+					
45 Diagna shook	any housing convic	ses offered at the U	nit /	/	
Gas_✓	_WaterElectric	city Garbage_	nit Recycling F	et rent	
Off street parking V Garage parking V Elevator Building security V					
Pool Furnished Other: 94M and Playroom					
		•			
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)					
V 110					

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:
 The information in this form is true and correct to the best of my knowledge and belief. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals. The request for a rent increase is in compliance with City of Alameda regulations. This declaration (certification) was executed on A 10 19 at Alameda
4. This declaration (certification) was executed on 4 10 19 at Flam town Place Print Name 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.



April 10, 2019

Alamin Abdelkadir 1845 Poggi St Apt # D317 Alameda, CA 94501

Dear Alamin 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.

New rental rate will be effective 7/01/2019	\$1415.00

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. Please review the attached RP 03 Form.

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 Vuealameda@pinnacleliving.com or call (510) 522 – 6364.

Best regards,

Shahzad Raufi Property Manager



April 2, 2019

Re: Rent Adjustment

Dear Jabul,

After careful revision of your past renewal offer letter. It was brought to our attention that renewal letter sent in 2017 was not in compliance with Alameda housing ordnance. Going forward your rent will be \$1225.00.

We apologize for the inconvenience If you have any questions or concerns, please feel free to contact the leasing office at 510-522-6364 or email us at Vuealameda@pinnacleliving.com.

Sincerely, Shahzad Raufi