

Contact Information

Tenant Information:

Name(s): Jabul JabulUnit Address: 1845 Poggi St Apt D317 Alameda CA 94501

Phone: _____ Email: _____

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

Name(s): Shahzad RaufiUnit Address: 1825 Poggi St Alameda CA 94501Phone: (510) 522 6364 Email: vuealamedamg@a.pinnacleliving.com

*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 \$1,225.00. -GE

Current monthly rent: \$ 1287 (Value A)Monthly amount of rent with the requested increase: \$ 1415 (Value B)

Amount of rent increase:

\$ 128 (Value C) 9.9 %

Value B - Value A Value C ÷ Value A

Incorrect increase amount; corrected 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? 4 / 10 / 19
Month/ Day/ Year

4. What is the effective date of the rent increase? 7 / 1 / 19
Month/ Day/ Year

5. How was the rent increase notice served? In-Person _____ Post & Mail ☒
Other (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 4/10/19 at Alameda.
Date Place

Carneala Udom

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.



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apartments

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
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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



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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 ordinance. 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