

Contact Information**Tenant Information:**Name(s): Sabrina WileyUnit Address: 1821 Enernal Ave Apt. C**Landlord Information:**Name(s): Cenda Zein Real EstateUnit Address: 1417 Everett St Alameda, CA 94501Phone: (510) 522-5888 Email: _____**Rent Increase Information**

1. What is the requested rent increase?

Current monthly rent: \$ 1591.35 (Value A)Monthly amount of rent
with the requested increase: \$ 1639.09 (Value B)

Amount of rent increase:

\$ 47.74 (Value C) 10 %

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? 6/20/19
Month/Day/Year4. What is the effective date of the rent increase? 8/1/19
Month/Day/Year5. 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

7. What was the start date of the tenancy? 4/1/16 Total years of residency 3

8. Rent Increase History

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
<u>8/1/18</u>	\$ <u>1500.00</u>	\$ <u>1591.35</u>	\$ <u>91.35</u>	<u>20</u> %
<u>8/1/19</u>	\$ <u>1591.35</u>	\$ <u>1639.09</u>	\$ <u>47.74</u>	<u>10</u> %
<u> / / </u>	\$	\$	\$	%
<u> / / </u>	\$	\$	\$	%

Property Information

9. Do you receive ~~Section 8~~ Housing Choice Voucher rental assistance?

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

☐ No ☐ Yes ☒ I don't know

11. 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

12. Number of units in building 4 Stories

13. Unit details:

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

14. 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: Driveway

15. 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)

Rent Increase Response

16. What is the maximum amount of a rent increase that you believe is reasonable for your unit?

\$ 1600 (total monthly amount)

17. Please provide a written statement (as an attachment to this form) explaining your perspective on the rent increase amount. 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, 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. All attachments I have included herewith are either the originals or true and correct copies of the originals.
3. This declaration (certification) was executed on July 8, 2019
at Alameda, California.

Sabrina Wiley
Print Name (Tenant)

[Signature]
Signature (Tenant)

To: Sabrina Wiley ("Tenant")
and any other occupant(s) in possession of the premises located at:
(Street Address) 1821 Encinal Ave (Unit/Apartment #) C
(City) Alameda (State) CA (Zip Code) 94501-4103 ("Premises").

YOUR TENANCY IN THE PREMISES IS CHANGED AS FOLLOWS: Unless otherwise provided, the change shall take effect 30 days from service of this Notice or on August 1, 2019, whichever is later.

All other terms and conditions of your tenancy shall remain unchanged.

1. Rent shall be \$ 1,639.09 per month.

(NOTE: Pursuant to California Civil Code § 827, if the change increases the rent to an amount that exceeds any rental payment charged during the last 12 months by more than 10%, then the change shall take effect 60 days from service of this Notice or on August 1, 2019, whichever is later.)

2. Security deposit shall be increased by \$ _____.

3. Other: ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

Landlord
(Owner or Agent) CZRE for Zhou

Date 6/20/19

Tenant acknowledges receipt of this notice of change in terms of tenancy.

Tenant
Sabrina Wiley

Date _____

Tenant _____ Date _____

4. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by CERDA ZEIN REAL ESTATE, on June 20, 2019 (date)
In the following manner: (if mailed, a copy was mailed at ALAMEDA (Location))

- A. ☐ **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
B. ☐ **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at the Premises.
C. ☒ **Post and mail.** A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.
D. ☐ **Mail.** This Notice was mailed to Tenant at the Premises.

(Signature of person serving Notice)

(Date)

Kimberly Cole
(Print Name)

(Keep a copy for your records.)

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NOTICE OF CHANGE IN TERMS OF TENANCY (CTT PAGE 1 OF 1)

Cerda-Zein Real Estate, 1417 Everett Street Alameda, CA 94501

Cerda-Zein

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1821 Encinal #C

