

# Message Confirmation Report

Date/Time : JUN-30-2008 04:16PM MON  
 Fax Number :  
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No.	Name/Number	StartTime	Time	Mode	Page	Result
204	3052505246	06-30 03:59PM	16'11	ECM	011/011	O.K

**Premier Management & Investments, Inc.**  
 3910 WEST FLAGLER STREET  
 MIAMI, FL 33139

FACSIMILE TRANSMITTAL SHEET

<b>TO:</b> Adriana Espinoza	<b>FROM:</b> Premier Management, Inc. - Robert A. Gil
<b>COMPANY:</b> Miami Dade Housing Agency	<b>DATE:</b> 6/30/2008
<b>FAX NUMBER:</b> 305.250.5246	<b>TOTAL NO. OF PAGES INCLUDING COVER:</b> 11 (eleven)
<b>PHONE NUMBER:</b>	<b>SENDING REFERENCE NUMBER:</b>
<b>RE:</b> Rent Increase	<b>YOUR REFERENCE NUMBER:</b>

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

**NOTE/COMMENTS:**

Dear Ms. Espinoza:

Please find five completed rent increase forms for our tenants that are due for new contracts on September 1<sup>st</sup>, 2008. In addition to, if you could please provide me with a status as to my previous rental increase requests I would really appreciate it.

Should you have any questions please feel free to contact me at the information below. I would ask that you please sign this paper below and fax it back to me at 305.443.2728.

Thank You,

*Robert A. Gil*  
 Robert A. Gil  
 robert@robertagil.com  
 Off: 305.443.2525, ext. 108  
 Fax: 305.443.2728  
 Cell: 305.283.7781

Signature: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 Date: \_\_\_\_\_

MIAMI-DADE HOUSING AGENCY (MDHA)  
Private Rental Housing Division



REQUEST FOR ADJUSTMENT TO CONTRACT RENT

1. TO BE COMPLETED BY PROPERTY OWNER (PLEASE TYPE OR PRINT)

Tenant's Name Adela Borraeo Tenant's No. 0041647  
 Phone No. 305-781-5799  
 Rental unit address 4456 West Flagler Miami FL Unit # 1 (One)  
 Owner's Name Carlos Gil Vendor's No. 037610  
 Address 409 East San Marino Drive  
 City Miami Beach State FL Zip Code 33139  
 Phone No. 305-534-7740 Beeper \_\_\_\_\_  
 Cell 305-283-3919 Fax \_\_\_\_\_

I am hereby requesting a rent increase on the above rental unit based on the following justification. (In the space below indicate any improvements made to the property, added amenities, etc. Do not list maintenance items caused by regular wear & tear.)

\_\_\_\_\_

08/31/2008  
Renewal Date

\$ 810.00  
Current Rent

\$ 890.00  
Requested Rent

Carlos Gil  
Owner's Signature

06/27/08  
Date

2. TO BE COMPLETED BY TENANT

I understand that due to the above rent increase requested by the owner, my rent may be adjusted higher or lower. This is in addition to other adjustments due to changes in income and/or family composition reported at my annual recertification.

[Signature]  
Tenant's Signature

06-26-08  
Date

3. IMPORTANT NOTICE

- Owners should review the area rental market prior to requesting an adjustment to the contract rent. The rent reasonableness analysis to be conducted by MDHA may yield results equal, higher, or lower than the current contract rent. Rent increases approvals will be limited to the lower of eight percent (8%) increase in funding received from USHUD.
- Request for adjustment to contract rent must be requested at least 60 days before the anniversary of the lease for the new rent to be effective on the anniversary date. A late request will be processed, but will be effective on the first of the month 60 days subsequent to the request date, and will not be applied retroactively. (Owners of multi-unit rental projects must attach a rent roll with this request). We encourage owners to submit the request 120 days before the anniversary of the lease.

TO BE COMPLETED BY MDHA STAFF			
Requestor _____	Team _____	Date _____	
Payment Standard _____	<input type="checkbox"/> Property Description	<input type="checkbox"/> Prior Survey	
Utility Allowance _____	<input type="checkbox"/> PTXA	<input type="checkbox"/> Rent Roll	
<input type="checkbox"/> Owners Comparables	<input type="checkbox"/> Recent HQS Results	<input type="checkbox"/> Other	
Comments _____			
Rent authorized \$ _____		Date _____	
			Survey Staff Signature _____

**MIAMI-DADE HOUSING AGENCY (DHA)**  
Private Rental Housing Division



**SUBJECT PROPERTY DESCRIPTION**

Unit Address 4456 West Flagler Street Apt. 1 (One) Year built 1962  
 City Miami Zip Code \_\_\_\_\_ Tax Folio 01-4105-028-0140  
 No. Bedrooms 1 No. of Bathrooms: Full  1/2   
 Owner/Manager Carlos Gil Requested Rent \$ 890.00  
 Phone 305-534-7740 Beeper \_\_\_\_\_ Cell 305-283-7781 Fax Number 305-443-2728  
 305-283-3919

**CHECK ALL THAT APPLY**

**Location**

- Residential
- Mixed commercial/residential
- Industrial
- Rural area

**Accessibility to Services**

- Stores
- Schools
- Medical facilities

What is the closest transportation? Bus How many blocks away? On the property  
 What is the nearest cross street to the unit? Flagler Street

**Building Type**

- High-rise (9 + stories)
- Mid-rise (5 - 8 stories)
- Garden (1 - 4 stories)

Check here if Condo

- 
- 
- 

- Townhouse
- Duplex/triplex/fourplex
- Single family/detached house

Check here if Condo

- 
- 

**Amenities**

- A/C, stove, refrigerator
- Carpet
- Other high-quality floor covering (parquet, hardwood, etc.)
- High-quality wall covering (paneling, wallpaper, etc.)
- Ceramic tile
- Drapes/miniblinds/shades
- Private patio/deck/balcony/porch
- Dishwasher
- Range vent hood
- Garbage disposal

- Eating counter/breakfast nook
- Pantry or abundant shelving & cabinets
- Microwave (in addition to range)
- Double sink
- High-quality cabinet (age \_\_\_\_\_)
- Modern appliances
- Washer/dryer
- Double oven
- Self-cleaning oven
- Separate tub/shower
- Other (specify) \_\_\_\_\_

**Building Facilities**

- Security system
- Cable TV hookup
- Laundry facilities
- Covered garage
- Off-street parking
- Swimming pool and/or Jacuzzi

- Clubhouse
- Exercise facility
- Playground
- Lakefront yard
- Tennis court
- Storage outside unit
- Other (specify) \_\_\_\_\_

**Management and Maintenance Services**

- Management
- Desk service
- Maintenance staff

- Ongoing exterior maintenance
- Ongoing interior maintenance
- Janitorial services
- Security guard

**OTHER INFORMATION**

Is the unit wheelchair accessible? Yes Is the unit designed or adapted with other specific features to make it accessible to disabled persons? Yes Are there differences in the rent charged for units of the same bedroom and bathroom size, depending upon, for example, unit location (balcony vs. patio, inside unit vs. outside unit)?

Is there a Condo/Homeowner Association No. If yes, owner must provide Association approval prior to client move in.

**QUALITY**

- A. Newly constructed or completely renovated
- B. Well maintained and/or partially renovated
- C. Adequate, but some repairs may be needed soon

To the best of my knowledge the information above is correct.

Carlos Gil 06/27/08  
 Owner/Manager Date

\_\_\_\_\_  
 Requestor Date