

Message Confirmation Report

Date/Time : OCT-23-2008 05:06PM THU
Fax Number :
Fax Name :
Model Name : 1815dn

No.	Name/Number	StartTime	Time	Mode	Page	Result
915	3056361936	10-23 05:04PM	01'38	ECM	005/005	O.K

Premier Management & Investments, Inc.

3910 WEST FLAGLER STREET
MIAMI, FL 33139

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Adriana Espinoza / Mangrove Hall	Premier Management, Inc. - Robert A. Gil
COMPANY:	DATE:
Miami Beach Housing Authority	10/23/2008
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
305.250.5246/305.636.1936	05 (five)
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
305.532.6401	
RE:	YOUR REFERENCE NUMBER:
January Rent Increase	

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS

To whom it may concern:

Please find two completed rent increase forms for our tenants that are due for new lease contracts on January 1, 2009. In addition to, I will be sending a copy of the fax via mail to the customer service center at 5200 NW 22nd Avenue. Should you have any questions please feel free to contact me at the information below.

Thank You,

Robert A. Gil

Robert A. Gil
robert@premierpl.com
Off: 305.443.2535, ext. 108
Fax: 305.443.2728
Cell: 305.283.7781

Signature: _____

Received by: _____

Date: _____

PREMIER MANAGEMENT & INVESTMENTS, INC.
3910 WEST FLAGLER STREET
MIAMI, FL 33134

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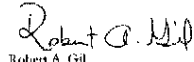
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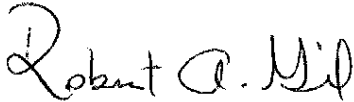
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PREMIER MANAGEMENT & INVESTMENT, INC.

3910 WEST FLAGLER STREET

MIAMI, FL 33134

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 Lazaro Menocal Tenant's No. 0035368
 Phone No. 305-642-9316
 Rental unit address 3925 West Flagler St. Miami, FL 33134 Unit # 2 (Two)
 Owner's Name Carlos Gil Vendor's No. 005612
 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.)

12/31/2008

Renewal Date

\$ 810.00

Current Rent

\$ 900.00

Requested Rent

Carlos Gil Jr.

Owner's Signature

12/29/2008

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.

Lazaro Menocal

Tenant's Signature

12/17/08

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 _____	☐ Property Description	☐ Prior Survey
Utility Allowance _____	☐ PTXA	☐ Rent Roll
☐ Owners Comparables	☐ Recent HQS Results	☐ Other
Comments _____		
Rent authorized \$ _____	Date _____	Survey Staff Signature _____

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



SUBJECT PROPERTY DESCRIPTION

Unit Address 3925 West Flagler St. Apt. 2 (Two) Year built 1947
City Miami Zip Code 33134 Tax Folio 01-4105-011-1190
No. Bedrooms 1 No. of Bathrooms: Full ☒ 1/2 ☐
Owner/Manager Carlos Gil Requested Rent \$ \$900.00
Phone 305-534-7740 Beeper _____ Cell 305-283-3919 Fax Number 305-443-2728

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

- ☐
☐
☐

Check here if Condo

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

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 M. Gil, Jr. 10/23/08
Owner/Manager Date

Requestor Date