

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

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

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

ADDITIONAL COMMENTS:

Dear Ms. Espinoza:

Please find five completed rent increase forms for our tenants that are due for new contracts on September 1st, 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
 rgil@roberragil.com
 Off: 305.443.2525, ext 108
 Fax: 305.443.2728
 Cell: 305.283.7781

Signature: _____

Received by: _____

Date: _____

PREMIER MANAGEMENT & INVESTMENT, INC.
 3910 WEST FLAGLER STREET
 MIAMI, FL 33139

Premier Management & Investments, Inc.

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MIAMI, FL 33139

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NOTES/COMMENTS:

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robert@robertagil.com
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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 Noraida Estrada Tenant's No. 0027362
Phone No. 786-388-9479
Rental unit address 330 SW 57 Avenue, Miami FL 33144 Unit # 6 (Six)
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 305-283-7781 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

\$ 875.00

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.

Noraida Estrada
Tenant's Signature

06/27/08
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 _____

Revised 06/14/06

MIAMI-DADE HOUSING AGENCY (JHA)

Private Rental Housing Division



SUBJECT PROPERTY DESCRIPTION

Unit Address 330 SW 57 Avenue Apt. 6 (Six) Year built 1969
 City Miami Zip Code 33144 Tax Folio 01-4001-017-0310
 No. Bedrooms 1 No. of Bathrooms: Full ☒ 1/2 ☐
 Owner/Manager Carlos Gil Requested Rent \$ \$875.00
 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? 57th Avenue

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 09/27/08
 Owner/Manager Date

Requestor _____ Date _____