

Message Confirmation Report

Date/Time : MAY-30-2008 03:56PM FRI
Fax Number :
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No.	Name/Number	StartTime	Time	Mode	Page	Result
975	3052505246	05-30 03:54PM	01' 40	ECM	005/005	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 Authority	5/30/2008
FAX NUMBER	TOTAL NO. OF PAGES INCLUDING COVER
305.250.5246	3 (Three)
PHONE NUMBER	SENDING REFERENCE NUMBER
RE	YOUR REFERENCE NUMBER
Rent Increases for Month of August	

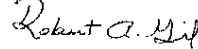
URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS

Dear Ms. Espinoza:

Please find two completed rent increase forms for our tenants that are due for new contracts on August 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 feel free to contact me.

Thank You,



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

PREMIER MANAGEMENT & INVESTMENT, INC.
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PREMIER MANAGEMENT & INVESTMENT, INC.

3910 WEST FLAGLER STREET

MIAMI, FL 33134

MIAMI-DADE HOUSING AGENCY (M. HA)
Private Rental Housing Division



REQUEST FOR ADJUSTMENT TO CONTRACT RENT

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

Tenant's Name Zenaida Hourruitiner Tenant's No. 0025885
 Phone No. 305-262-6007
 Rental unit address 4456 West Flagler, Miami FL Unit # 5 (Five)
 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 / 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.)

8/1/2008 \$ 810.00 \$ 875.00
 Renewal Date Current Rent Requested Rent
Carlos Gil _____
 Owner's Signature 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.

Zenaida Gil _____
 Tenant's Signature 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 _____	No _____	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 (JHA)
Private Rental Housing Division



SUBJECT PROPERTY DESCRIPTION

Unit Address 4456 West Flagler Street Apt. 5 (Five) 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 \$ 875.00
 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

-
-
-

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.

Owner/Manager _____ Date _____ Requestor _____ Date _____