

APARTMENT LAW INSIDER'S**RGBO #57 RENT COMPUTATION FORM FOR RENEWAL LEASES****For renewal leases beginning any time on or after Oct. 1, 2025, through Sept. 30, 2026**

Tenant's Name _____ Apt. # _____

Building Address _____

PART A — BASE RENT**Enter rent charged for apartment on Sept. 30, 2025****1.** _____

➤ You may include a hardship increase in the line 1 amount.

➤ But do not include these items in the line 1 amount:

- ❖ Window guard charge;
- ❖ 421-a increase;
- ❖ Air-conditioner surcharge; and
- ❖ Major capital improvement rent hike.

Enter percentage rent increase allowed by RGBO #57 (see box below)**2.** _____**RGBO #55****One-year lease = 3% increase****2-year lease = 4.5% increase****Multiply line 1 by line 2 (enter \$ amount)****3.** _____**PART B — MAXIMUM RENT COMPUTATION****Add lines 1 and line 3 (enter \$ amount)****4.** _____**Enter any monthly rent increases granted on or after Oct. 1, 2025, and not retroactive to Sept. 30, 2025, or before (e.g., new equipment, major capital improvements, appliance surcharge)****5.** _____**MAXIMUM RENT:** Add lines 4 and 5 (enter \$ amount)**6.** _____

In addition to the maximum rent on line 6, you may collect any MCIs and surcharges to which you are entitled (e.g., window guard charge, 421-a increase, air-conditioner surcharge).