

**APARTMENT LAW INSIDER'S  
 RGBO #44 RENT COMPUTATION FORM FOR RENEWAL LEASES**

**For renewal leases beginning any time on or after Oct. 1, 2012, through Sept. 30, 2013**

Tenant's Name \_\_\_\_\_ Apt. # \_\_\_\_\_

Building Address \_\_\_\_\_

**PART A – BASE RENT**

Enter rent charged for apartment on Sept. 30, 2012. . . . . \_\_\_\_\_ line 1

You may include these items in the line 1 amount:

- Hardship increase; and
- Major capital improvement rent hike effective on or before Sept. 30, 2012.

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

- Window guard charge;
- 421-a increase;
- Air-conditioner surcharge;
- Major capital improvement rent hike effective on or after Oct. 1, 2012; and
- Temporary retroactive major capital improvement rent increase.

Enter percentage rent increase allowed by RGBO #44 (*see box below*) . . . . . \_\_\_\_\_ line 2

<b>RGBO #44</b>	
1-year lease	2% increase
2-year lease	4% increase

Multiply line 1 by line 2 (*enter \$ amount*) . . . . . \_\_\_\_\_ line 3a

If line 3a is less than \$20 for a one-year lease or less than \$40 for a two-year lease, enter the greater amount of \$20 or \$40 here . . . . . \_\_\_\_\_ line 3b

**PART B – MAXIMUM RENT COMPUTATION**

Add line 1 and line 3a or 3b, if applicable (*enter \$ amount*). . . . . \_\_\_\_\_ line 4

Enter any monthly rent increases granted on or after Oct. 1, 2012, and not retroactive to Sept. 30, 2012, or before (*e.g., new equipment, major capital improvements, appliance surcharge*) . . . . . \_\_\_\_\_ line 5

Add lines 4 and 5 (*enter \$ amount*). . . . . **MAXIMUM RENT** \_\_\_\_\_ line 6

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