

**APARTMENT LAW INSIDER'S
RGO #45 RENT COMPUTATION FORM FOR RENEWAL LEASES**

For renewal leases beginning any time on or after Oct. 1, 2013, through Sept. 30, 2014

Tenant's Name _____ Apt. # _____

Building Address _____

PART A – BASE RENT

Enter rent charged for apartment on Sept. 30, 2013. _____ 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, 2013.

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, 2013; and
- Temporary retroactive major capital improvement rent increase.

Enter percentage rent increase allowed by RGO #45 (see box below) _____ line 2

RGO #45	
1-year lease	4% increase
2-year lease	7.75% increase

Multiply line 1 by line 2 (enter \$ amount) _____ line 3

PART B – MAXIMUM RENT COMPUTATION

Add lines 1 and line 3 (enter \$ amount). _____ line 4

Enter any monthly rent increases granted on or after Oct. 1, 2013, and not retroactive to Sept. 30, 2013, 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).