

**ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF
TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW.
(LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS
ESTAN DISPONIBLE EN ESPANOL.)**

Apartment Lease
(Initial Lease)

PREAMBLE: This Lease contains the agreements between Tenant and Owner identified below concerning Tenant's rights and obligations and the rights and obligations of Owner. Tenant and Owner have other rights and obligations set forth in government laws and regulations. Tenant should read this Lease and all of its attached parts carefully. If Tenant has any questions or does not understand any words or statements in this Lease, Tenant should get clarification before signing this Lease. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it. This Lease will be considered to contain all agreements between Tenant and Owner. Any agreements made before or after this Lease was signed which are not written in this Lease will not be enforceable.

THIS LEASE is made on August 23, 2023 between

Owner: 595 BALTIC ASSET LLC. whose address is

595 BALTIC STREET, Brooklyn, New York 11217,

c/o Monarch Realty Group LLC. 244 Water Street C1, Brooklyn, New York
11201 ("Monarch" or Owner's Agent")

and

Tenant 1: Mia Xuan

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

Tenant 5: _____

Premises Leased: Apartment 5E (the "Apartment") in the building located at
595 BALTIC ST BROOKLYN, NY 11217 (the "Building").

Term: In compliance with the Rent Stabilization Code, we are offering Tenant the option to select a Lease for a term of one year or two years. Term can be 12, 24 or any number of months between 12 and 24. The number of months selected is 12. This Lease is for X Year 1 Year 2.

The Lease will be for a term:

starting on 9/8/2023,

and ending on 9/7/2024.

Rent: Base Rent is payable at the rate of \$ 2,951.54 per month (**see attached riders concerning rent**). Base Rent for the year is twelve times the amount payable monthly. Additional Rent is also payable in the amounts, and at the times stated elsewhere in this Lease.

Security: Tenant has given Owner cash Security Deposit in the amount of \$ 2,951.54 which will be held in an account in LEUMI Bank, NEW YORK, New York.

1. APARTMENT LEASED

Owner has rented to Tenant the Apartment set forth above. Except as otherwise specified in this Lease, no other goods, services, facilities or space are included in this Lease.

2. USE OF APARTMENT

The Apartment must be used only as a private residential apartment to live in and for no other reason. Only Tenant and, so long as Tenant is living in the Apartment, the spouse and children of Tenant and/or other persons as specifically permitted under the law (if any) may use the Apartment. Even if Tenant moves out, Tenant will still be responsible for the Apartment, this Lease and anyone Tenant, either directly or indirectly, permitted to use the Apartment, as permitted by applicable law. Home office use is permitted, so long as such use does not violate applicable laws, and provided that no employees or clients use the Apartment with respect to such home office use. No auctions, sales, public gatherings, group tours or exhibitions are permitted. Any business meetings conducted by Tenant at the Building shall take place in the lounge in the Building and shall be subject to all provisions of this Lease relating to guests, visitors, meetings and conferences.

3. LENGTH OF LEASE

The Term of this Lease is as set forth above. If Tenant does not do everything Tenant agrees to do in this Lease, Owner may have the right to end it early.

4. RENT

Base Rent and Additional Rent and all money obligations under this Lease are considered "Rent". Tenant must pay Owner the Base Rent set forth above, in advance, on the first day of each month as directed by Owner's Agent, Monarch Realty Group LLC. Payment is due and must be paid without notice, bill or invoice. If the Lease begins on the first day of the month, Tenant shall pay Base Rent for the first month of the Lease. If the Lease does not begin on the first day of the month, Tenant shall pay Base Rent for a full month of the Lease with a credit received by Tenant in the first full month of the Lease.

All amounts which Tenant is required to pay under this Lease are Rent. These sums other than Base Rent are Additional Rent and must be paid when Owner gives notice of the amount due.

Tenant acknowledges that the Owner may not fully scrutinize and examine each payment to see that the payment submitted is the check of the Tenant. Accordingly, in the event a third party payment is given for Rent due and is accepted by the Owner, such acceptance shall not (i) constitute a waiver of Owner's rights; nor (ii) confer any rights upon the third party; nor (iii) entitle the third party to make a claim as a Tenant; or (iv) grant the third-party any right to occupy the premises; or (v) creates a landlord-tenant relationship between the third party and Owner. **In the event a third party check is tendered for rental due and is accepted by Owner, such acceptance shall not constitute a waiver of Owner's rights nor confer any rights upon the third party nor entitle the third party to make any claim against Owner or to seek any refund from Owner or give the third party the right to occupy the Apartment as a Tenant or create an Owner-Tenant relationship between the third party and Owner.**

The Rent must be paid when due, without any deductions or offsets. In the event that any payment is dishonored by the bank, for any reason, Tenant will pay, as Additional Rent, the greater of \$50.00 and/or the actual fees, penalties and/or expenses incurred by Owner directly or indirectly caused by such dishonored payment. In the event of a returned check, Owner may demand that the replacement be by certified check, bank check or money order.

If Tenant fails to make a payment of all or any part of the monthly rent for the Apartment within ten (10) days of the date it is due, Tenant shall pay a late charge equal to the lesser of fifty (\$50.00) dollars or five percent (5%) of the monthly rent. This late charge shall be payable for each monthly installment of rent for the Apartment which is not paid within ten (10) days of the date it is due. These late charges are in addition to any other remedies for non-payment of rent available to the Owner pursuant to this Lease and applicable law, including but not limited to legal fees, interest and other costs.

If this Lease is for a Rent Stabilized apartment, the rent herein shall be adjusted up or down during the Lease term, including retroactively, to conform to the Rent Guidelines. Where Owner, upon application to the State Division of Housing and Community Renewal ("authorized agency") is found to be entitled to an increase in rent or other relief, You and Owner agree: a. to be bound by such determination; b. where the authorized agency has granted an increase in rent, You shall pay such increase in the manner set forth by the authorized agency; c. except that in the event that an order is issued increasing the stabilization rent because of Owner hardship, You may, within thirty (30) days of your receipt of a copy of the order, cancel your lease on sixty (60) days written notice to Owner. During said period you may continue in occupancy at no increase in rent.

5. CHARGES WHICH ARE ADDITIONAL RENT

The following charges, together with any charges due by Tenant to Owner pursuant to the terms of the Lease, other than Base Rent, are collectible Additional Rent.

A) Late Charges: If Tenant fails to make a payment of all or any part of the monthly rent for the Apartment within ten (10) days of the date it is due, Tenant shall pay a late charge equal to the lesser of fifty (\$50.00) dollars or five percent (5%) of the monthly rent. This late charge shall be payable for each monthly installment of rent for the Apartment which is not paid within ten (10) days of the date it is due. These late charges are in addition to any other remedies for non-payment of rent available to the Owner pursuant to this Lease and applicable law, including but not limited to legal fees, interest and other costs.

B) Returned Check: If Tenant sends to Owner a payment (for Rent, Additional Rent, Security Deposit, etc.) and the payment is returned for “insufficient funds” or for any other reason, Owner shall be entitled to collect the greater of \$50.00 or the actual charge imposed by its bank as a returned check charge, as well as any applicable late fees or interest. The returned payment charge is due with the redeeming payment. Should two (2) of Tenant’s checks be returned for any reason, Owner will no longer be obligated to accept Tenant’s personal check and all future payments will be remitted in the form of a money order, bank check, or certified check.

C) Storage Charges: If Owner provides Tenant a storage area apart from the Apartment, Tenant agrees to pay a storage charge each month, due and payable with the Base Rent, pursuant to a separate storage agreement.

D) Reimbursements: If Tenant is required to reimburse Owner under the provisions of Paragraph 19, such reimbursements will be due immediately upon demand by Owner.

E) Unreturned Replacement Keys: Tenant acknowledges that he/she will receive the following keys and/or controlled access devices/passes/fobs when Tenant moves into the Apartment:

Building Door Fob(s) # 2 (if the apartment is a three bedroom apartment the Tenant will receive 3 fobs for the building door);

Apartment Door Key(s) (if the apartment is a three bedroom apartment the tenant will receive 3 keys for the apartment door);

Mail Box Key(s) # 2

Tenant understands that the above set of keys and/or controlled access devices/passes/fobs, are the only set that will be provided during the term of the Lease, without charge.

Tenant understands that he/she is responsible for returning the above items to us upon move-out and Tenant will not make duplicate keys without consulting Owner.

In the event that Tenant does not return any of the keys, controlled access device/passes/fobs, or misplace same and request replacements, the following charges will apply per item:

\$50.00 - Building Door Fobs \$25.00 - Apartment Door and Mail Box Keys

F) Lockouts: In the event that Tenant is locked out of the Apartment and request that the Owner, its employees or agents, including, but not limited to, any member of the Building staff, unlock the Apartment, Owner shall be entitled to a Lockout Fee of \$25 per occurrence.

6. SECURITY DEPOSIT

On signing this Lease, Tenant has given to Owner the Security set forth on page one of this Lease, which Owner will deposit in the financial institution indicated or any other financial institution which Owner may designate. The bank account will earn interest. If Tenant carries out all agreements in this Lease, at the end of each calendar year, 1% of the amount of the deposit for administrative costs shall be paid to Owner and all other interest earned on the Security shall be paid to Tenant.

The Security Deposit shall apply to all of Tenant’s use and occupancy of the Apartment and the Building, beginning with Tenant’s “move in.” If Tenant carries out all agreements in this Lease and vacates the Apartment and returns it to Owner in the same condition it was in when Tenant first occupied it, except for ordinary wear and tear or damage caused by fire or other casualty not caused by act or neglect of Tenant or any other occupant of the Apartment or any of their employees, guests or invitees, Owner will return to Tenant the full amount of the Security deposit and interest within 14 days after this Lease ends. If Tenant does not carry out all agreements in this Lease, Owner may keep all or part of the Security which has not yet been paid which is necessary to pay Owner for any losses incurred, including

missed payments as permitted by applicable law. Tenant is not entitled to direct Owner to use the Security for Rent.

If Tenant does not pay Rent on time, or otherwise defaults in the observance of any of the terms or conditions of this Lease, then Owner at Owner's sole option may use the Security to pay for any damages suffered, or costs incurred, as a result. In the event that Owner does use or apply the Security, Owner may give Tenant notice thereof, and within five days of Owner's giving of such notice, Tenant will replenish the amount used or applied, which sum will be due as Additional Rent.

If Owner sells or leases the Building, Owner will turn over any prepaid rent and the Security, with interest, to the person buying or leasing the Building. Owner will then notify Tenant of the name and address of the person or company to whom the deposit has been turned over. In such case, Owner will have no further responsibility to Tenant for any prepaid rent or the Security. The new owner or lessee will become responsible to Tenant for any prepaid rent and the Security.

7. FAILURE TO GIVE POSSESSION

A situation could arise which might prevent Owner from allowing Tenant to move into the Apartment on the beginning date set in this Lease. If this happens, for reasons beyond Owner's reasonable control, Owner will not be responsible for Tenant's damages or expenses, and this Lease will remain in effect. However, in such case, this Lease will start on the date when Tenant can move in, and the ending date will be changed to a date reflecting the full term. Tenant will not have to pay rent until the move-in date Owner or its agent, gives Tenant by written notice, or the date Tenant moves in, whichever is earlier. If Owner or its agent does not give Tenant notice that the move-in date is within 30 days after the beginning date of the term of this Lease, Tenant may tell Owner in writing, that Owner has 15 additional days to let Tenant move in, or else the Lease will end. If Owner does not allow Tenant to move in within those additional 15 days, then the Lease is ended. Any money paid by Tenant on account of this Lease will then be refunded promptly by Owner.

8. CAPTIONS AND DEFINITIONS

In any dispute under this Lease, in the event of a conflict between the text and a caption, the text controls. Words and phrases in the singular will be deemed to include the plural and vice versa, and all terms will be deemed to be gender neutral.

9. CARE OF THE APARTMENT; END OF LEASE; MOVING OUT

a. Tenant will take good care of the Apartment, including all fixtures, finishes and equipment, will not permit any damage to it, and at Tenant's cost and expense will make any repairs or replacements necessitated by the act or neglect of any occupant of the Apartment. Tenant will move out on or before the ending date of this Lease and leave the Apartment clean, in good order and in the same condition as it was when Tenant first occupied it, except for ordinary wear and tear and damage caused by fire or other casualty not caused by act or neglect of Tenant or any other occupant of the Apartment.

b. When this Lease ends, Tenant must remove all of Tenant's movable property. Tenant must also remove, at Tenant's expense, any and all wall and floor coverings, furnishings, decorations, bookcases, cabinets, mirrors, painted murals or any other installation or attachment which Tenant or any other occupant may have installed in the Apartment, even if it was done with Owner's consent, unless Owner directs Tenant not to remove the same, in writing. Tenant must restore and repair to its original condition those portions of the Apartment affected by those installations and removals including the removal of carpeting or other flooring installed by Tenant and all nails, tacks or stripping by which the same was attached. Tenant will have the floor and entire adjacent area repaired so that the affected areas and all contiguous areas are uniform in color and finish. Tenant will not be considered to have moved out until all persons and all of Tenant's furniture and other property is also out of the Apartment. If property (other than Owner's property or Owner's Agent's property) remains in the Apartment after the Lease

bb. *Window Guards:* IT IS A VIOLATION OF LAW TO REFUSE, INTERFERE WITH INSTALLATION, OR REMOVE WINDOW GUARDS WHERE REQUIRED. (SEE ATTACHED WINDOW GUARD RIDER.)

cc. *Signs:* No sign, notice or advertisement will be inscribed or exposed on or at any window or any part of the Building, except such as will have been first approved in writing by Owner or Owner's Agent.

dd. *Clothes Washers and Clothes Dryers:* Notwithstanding anything to the contrary contained in this Lease, Tenant shall not install any clothes washing machine or clothes dryer machine in the Apartment. The only clothes washing machine and dryer allowed in the Apartment are those installed by Owner.

ee. *Storage:* To the extent storage facilities are available, during the term of this Lease, Tenant may be permitted to utilize such storage space during the term of this Lease. Neither Owner nor Owner's Agent makes any representation that storage space will be available, and, if available, that it will be available to all tenants. If storage space is available, Tenant's use of any storage space will be pursuant to a separate License Agreement and Owner reserves the right to charge additional fee and the payment thereof shall be deemed to be Additional Rent. Tenant shall be responsible for providing a lock for the storage space. Owner shall bear no liability and shall be held harmless by Tenant regarding any property placed by Tenant in the storage space. It is expressly understood that Tenant shall bear the full risk in voluntarily electing to place any personal property in the storage space. It is agreed and understood that any personal property not removed by Tenant from or on the storage space (including the lock) within three (3) days after Tenant has vacated the Apartment, shall be deemed abandoned by Tenant, such that such personal property (and the lock) may be removed and disposed of by the Owner or Owner's Agent without liability.

Owner or Owner's Agent shall have the right to eliminate the storage space assigned to Tenant, reduce the size of the storage space, relocate the storage space and limit and/or prohibit access to the storage space in connection with repairs and/or maintenance to the storage space, any other storage space or to the adjoining area(s) of the Building. If Tenant defaults in connection with any obligation with respect to the storage space, including, but not limited to, a default under any separate agreement signed by Tenant in connection with the storage space, then said default shall be deemed to be a default under this Lease and said default shall give Owner the right to terminate this Lease and the right to exercise any and all remedies available to Owner, under this Lease, at law, or in equity, in connection with any default under this Lease. If Owner or Owner's Agent eliminates the storage space, then Owner or Owner's Agent shall have the right to terminate Tenant's right to use the storage space by giving Tenant written notice thereof. If Tenant's right to use the storage space is terminated or if the amount of storage space is reduced, relocated or eliminated or if Tenant's access to the storage space is limited and/or prohibited to facilitate any repairs and/or maintenance, then neither Owner nor Owner's Agent shall have any liability to Tenant and Tenant shall not be entitled to any compensation or diminution of abatement of rent, and said termination, diminution, relocation, limitation, prohibition or elimination shall not be deemed to constitute a constructive, actual, or partial eviction. Notwithstanding anything to the contrary contained in this Lease, Tenant shall not have any right to use any storage space following termination of this Lease and/or vacating the Apartment.

ff. *Bicycle Storage:* To the extent such facilities are available, during the term of this Lease, Tenant may be permitted to utilize such bicycle storage during the term of this Lease. Neither Owner nor Owner's Agent makes any representation that such bicycle storage will be available, and, if available, that it will be available to all Tenants. If such bicycle storage is available, Tenant's use of any bicycle storage space will be pursuant to a separate License Agreement at an additional fee and the payment thereof shall be deemed to be additional rent. Neither Owner nor Owner's Agent shall bear any liability and shall be held harmless by Tenant regarding any property placed by Tenant in such bicycle storage. It is expressly

understood that Tenant shall bear the full risk in voluntarily electing to place any personal property in such facility. It is agreed and understood that any personal property not removed by Tenant from or on the bicycle storage within three (3) days after Tenant has vacated the Apartment, shall be deemed abandoned by Tenant, such that such personal property may be removed and disposed of by Owner or Owner's Agent without liability.

Owner or Owner's Agent shall have the right to eliminate bicycle storage space assigned to Tenant, reduce the size of bicycle storage space, relocate bicycle storage space and limit and/or prohibit access to bicycle storage space in connection with repairs and/or maintenance to bicycle storage space, any other bicycle storage space or to the adjoining area(s) of the Building. If Tenant defaults in connection with any obligation of Tenant with respect to the bicycle storage, including, but not limited to, a default under any separate agreement signed by Tenant in connection with the bicycle storage space, then said default shall be deemed to be a default under this Lease and said default shall give Owner the right to terminate this Lease and the right to exercise any and all remedies available to Owner, under this Lease, at law, or in equity, in connection with any default under this Lease. If Owner or Owner's Agent eliminates the bicycle storage space, then Owner shall have the right to terminate Tenant's right to use the bicycle storage space by giving written notice thereof to Tenant. If Tenant's right to use the bicycle storage space is terminated or if the bicycle storage space is reduced, relocated or eliminated or if Tenant's access to the bicycle storage space is limited and/or prohibited to facilitate any repairs and/or maintenance, then neither Owner nor Owner's Agent shall have any liability to Tenant and Tenant shall not be entitled to any compensation or diminution of abatement of rent, and said termination, diminution, relocation, limitation, prohibition or elimination shall not be deemed to constitute a constructive, actual, or partial eviction. Notwithstanding anything to the contrary contained in this Lease, Tenant shall not have any right to use any bicycle storage space following the termination of this Lease and/or Tenant vacating the Apartment.

gg. *Preventing Moisture and Mildew:* Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control in the Apartment and take other measures to retard and prevent mold and mildew from accumulating in the Apartment. Tenant shall: (i) maintain the Apartment in clean condition, dust the Apartment on a regular basis and remove any visible moisture accumulation in or on the leased premises, including on windows, walls, floors, ceilings, bathroom fixtures, and other surfaces; mop up spills and thoroughly dry affected area as soon as possible after occurrence; and (ii) not block or cover any of the heating, ventilation or air-conditioning ducts in the Apartment and keep climate and moisture in the Apartment at reasonable levels. Tenant shall promptly notify Owner's Agent in writing of the presence of the following conditions: (i) any evidence of a water leak or excessive moisture or standing water inside the Apartment or in any Common Area or the garage at the Building; (ii) any evidence of mold or mildew-like growth in the Apartment that persists after tenant has tried several times to remove it with a common household cleaner containing disinfectants and/or bleach, (iii) any failure or malfunction in the heating, ventilation and air conditioning systems or the laundry equipment, if any, in the Apartment; and, (iv) any inoperable doors or windows. If Tenant fails to comply with the provisions of this Article, then, in addition to Tenant's obligation to indemnify Owner in accordance with the terms of this Lease for all damage, loss, cost and expense, suffered or incurred by Owner in connection with said failure to comply, Tenant shall also be responsible for all damage or loss to and all costs and/or expenses suffered or incurred by Tenant, Your personal property and other occupants of the Building and their respective personal property.

hh. *Window Cleaning:* Tenant shall not clean or arrange for the cleaning of (other than as described in this paragraph) the outside of any windows in the Apartment. All such window cleaning shall be arranged through Owner or Owner's Agent. Tenant shall notify Owner or Owner's Agent in accordance with the notice provisions of this Lease, or otherwise as Owner or Owner's Agent may direct, if Tenant desires to have its windows cleaned. Tenant shall pay, as Additional Rent hereunder, any charges for window cleaning assessed by Owner or any outside service if

requested by Owner's agent. ii. Service Elevators: Freight elevator service may be provided by Owner in its sole discretion. Owner may impose any rules and/or fees with respect to any freight or service elevator as it may determine necessary or appropriate in its sole discretion.

* * * *

The parties, understanding their agreements and obligations under this Lease, have signed this Lease and agree to be bound by the provisions hereof.

OWNER: 595 BALTIC ASSET LLC
BY MONARCH REALTY GROUP LLC., AS AGENT,

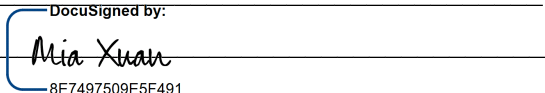
By: _____

Name: 595 BALTIC ASSET LLC

Title: Managing Partners

Mia Xuan

TENANT: _____

Signature:  _____
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State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Gertz Plaza
92-31 Union Hall Street
Jamaica, New York 11433
Web Site: www.hcr.ny.gov
Revision Date: March 2023

New York City LEASE Rider For Rent Stabilized Tenants

**FAILURE BY AN OWNER TO ATTACH A COPY OF THIS RIDER TO THE TENANT'S
LEASE WITHOUT CAUSE MAY RESULT IN A FINE OR OTHER SANCTIONS**

NOTICE

This Rider, with this Notice, must be attached to all vacancy and renewal leases for rent stabilized apartments. This Rider was prepared pursuant to Section 26-511(d) of the New York City Rent Stabilization Law.

This Rider must be in a print size larger than the print size of the lease to which the Rider is attached. The following language must appear in bold print upon the face of each lease: **"ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW."**

This Rider has been updated to reflect the changes made by the Housing Stability and Tenant Protection Act of 2019.

Section 1 (If this is a renewal lease, do not complete Section 1, go to Section 2)

If Box A is checked, the owner **MUST** show how the rental amount provided for in such vacancy lease has been computed above the previous legal regulated rent by completing the following chart. In addition, the owner **MUST** complete the Notice To Tenant Disclosure of Bedbug Infestation History, as required by the NYC Housing Maintenance Code Section 27-2018.1, which is required to be served on the tenant with this Lease Rider.

ANY INCREASE ABOVE THE PREVIOUS LEGAL REGULATED RENT MUST BE IN ACCORDANCE WITH ADJUSTMENTS PERMITTED BY THE RENT LAWS and RENT STABILIZATION CODE.

VACANCY LEASE RENT CALCULATION

Status of Apartment and Last Tenant (Owner to Check and Complete Appropriate Box - (A), (B), (C), or (D). Choose only one.)

☐ (A) This apartment was rent stabilized when the last tenant moved out.

Address: 595 BALTIC STREET, BROOKLYN NY, 11217 Apt.# 5E

1. Previous Legal Regulated Rent \$2,858.63
2. Guideline increase based on (1 year) or (2 year) lease. Circle one. (3.25 %) \$ 92.91
(**Note:** a guideline increase, if authorized by the Rent Guidelines Board, can only be taken once per guideline year)
3. Individual Apartment Improvements (IAI)

In order to collect rent increase for the IAI, you **MUST** complete the itemized list below and enter the increase in **Line 3-G** (below).

☐ **Tenant Request for Documentation**

Check the box if you want to request at this time, from the owner, copies of documentation (e.g., bills, invoices, cancelled checks, etc.) that clarify and support the individual apartment improvement(s) cost detailed in this rider. If you do not request it now, you have the lawful right to request it within 60 days of the execution of the lease, by certified mail and the owner must then provide the documentation within 30 days either by certified mail or by personal delivery with a signed acknowledgement receipt by tenant. (Refer to Rider Section 3, Provision 4 - Other Rent Increases, Individual Apartment Improvements.)

Individual Apartment Improvements (IAI)

NOTE: Before completing this section, refer to the IAI limitations described in Section 3 - Provision 4 of this document.

Items**3-A. Bathroom Renovation (check all applicable items)**

☐ Complete Renovation (if this box is checked you are not required to check individual items)

OR

Individual Items (check all applicable items)

- ☐ Sink
☐ Shower Body
☐ Toilet
☐ Tub
☐ Plumbing
☐ Cabinets
☐ Vanity
☐ Floors and/or Wall Tiles
☐ Other (describe) _____

Total Costs for Parts and Labor **3-A.** \$0.00

3-B. Kitchen Renovation (check all applicable items)

☐ Complete Renovation (if this box is checked you are not required to check individual items)

OR

Individual Items (check all applicable items)

- ☐ Sink
☐ Stove
☐ Refrigerator
☐ Dishwasher
☐ Cabinets
☐ Plumbing
☐ Floors and/or Wall Tiles
☐ Countertops
☐ Other (describe) _____

Total Costs for Parts and Labor **3-B.** \$0.00

3-C. Other (check all applicable items)

- ☐ Doors
☐ Windows
☐ Radiators
☐ Light Fixtures
☐ Electrical Work
☐ Sheetrock
☐ Other (describe) _____

Total Costs for Parts and Labor **3-C.** \$0.00

3-D. Subtotal Costs for Parts and Labor (sum of 3-A, 3-B and 3-C) **3-D.** \$0.00

3-E. Total Costs for Parts and Labor for Prior IAIs Collected on or after 6/14/19 (excluding 3-D) **3-E.** \$0.00

3-F. Calculating the allowable IAI increase for this installation: \$15,000 – 3-E **3-F.** \$0.00

3-G. Total IAI Rent Increase (1/168th or 1/180th of Line 3-D or Line 3-F, WHICHEVER IS LESS) **3-G.** \$0.00

Note: 1/168th if the building has 35 or fewer units. 1/180th if the building is over 35 units.