


IT'S ABOUT TIME TO CATCH-UP ON MISSED INCREASES!
GENERATE "CATCH-UP" RENT INCREASE NOTICES WITH ALL OF THESE ELEMENTS
 Maximize Rents and Minimize Litigation with our online rent control compliance toolkit!

Logo and letterhead	ACME Property Management	ACME Property Management, LLC 123 Main Street, Suite 211, San Francisco , CA 94102 Voice: 240-361-6161, FAX: 240-361-6163 www.ACMEPropertyManagement.com
NOTICE OF CHANGE OF TERMS OF TENANCY		
Tenant address to fit in windowed envelope	Mike Jones 1234 Main Street, NW, Unit #13 San Francisco, CA 94102	
PLEASE TAKE NOTICE THAT YOUR TENANCY OF THE ABOVE-DESCRIBED PREMISES WILL CHANGE AS FOLLOWS: Effective April 01, 2014, your rent will increase. This increase is itemized as follows:		
Annual General Adjustment percentage	Current Base Rent Plus Annual Increase 1.0 %	\$1,004.46 \$10.04
Prior banked rent reference	Increase(s) From Prior Base 0.4%	\$3.72
	AGA-2007(0.4%)	
	Increase(s) From Petitions/Passthroughs 4.14-WBP Single \$15.00	\$15.00
	For the month April 2014 only, please make the following adjustments:	
	Subtract Interest Due on your security deposit \$800.00	(\$306.69)
Reference to each year's security deposit interest refund	1/1/2000-8/3/2002 5.00%/(\$103.67), 8/4/2002-2/28/2003 3.40%/(\$15.57), 3/1/2003- 2/29/2004 1.20%/(\$9.63), 3/1/2004-2/28/2005 1.20%/(\$9.60), 3/1/2005-2/28/2006 1.70%/(\$13.60), 3/1/2006-2/28/2007 3.70%/(\$29.60), 3/1/2007-2/28/2008 5.20% /(\$41.60), 3/1/2008-2/28/2009 5.20%/(\$41.60), 3/1/2009-2/28/2010 3.10%/(\$24.80), 3/1/2010-2/28/2011 0.90%/(\$7.20), 3/1/2011-2/29/2012 0.40%/(\$3.21), 3/1/2012- 2/28/2013 0.40%/(\$3.20), 3/1/2013-2/28/2014 0.40%/(\$3.20), 3/1/2014-4/1/2014 0.30%/(\$0.21)	
Reference to Rent Board Fees (charged to tenant)	Add The Annual Rent Board Fee	\$72.50
	2009-2010 \$14.50, 2010-2011 \$14.50, 2011-2012 \$14.50, 2012-2013 \$14.50, 2013- 2014 \$14.50	
	Total Due For April 01, 2014	\$799.03
	New Payment Effective May 01, 2014	\$1,033.22
Any custom text you desire	For help understanding this notice please contact the current property manager listed below in this notice. You can also contact the San Francisco Residential Rent Stabilization and Arbitration Board of the City and County of San Francisco located at 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102, (415) 252-4600 for guidance.	
Rent increase notice date	February 20, 2014 Date	 Jim Smith AGENT FOR OWNER: ACME Property Management, LLC
	Served by U.S. Mail and Posted to the Residence on February 20, 2014, from San Francisco, California.	

To schedule an online demo today, contact our Regional Manager Maria Powell - 925.575.4608, Maria@RentControlConsultants.com
 Visit www.RentControlConsultants.com for more information.