TO CALCULATE THE NEW GUIDELINE INCREASE:

Where the Owner provides heat, for a one-year lease add 4.5% or $45, whichever is greater; for a two-year renewal add 8.5% or $85 which ever is greater.

VACANCY IN THE LAST 6 YEARS – LEGAL REGULATED RENT:

	Legal Regulated Rent on Sept. 30, 2008		One-Year Renewal		New Rent
Example:	$950	+	($950 X .045) = $42.75	=	$992.75
			Two-Year Renewal		
	$950	+	($950 X .085) = $80.75	=	$1,030.75

NO VACANCY IN THE LAST 6 YEARS– LEGAL REGULATED RENT:

	Legal Regulated Rent on Sept. 30, 2008		One-Year Renewal		New Rent
Example:	$950	+	$45*	=	$995
			Two-Year Renewal		
	$950	+	$85*	=	$1,035

*Minimum Rent Increases

Where the Tenant pays for heat, for a one-year lease add 4.0% or $40, whichever is greater; for a two-year renewal add 8.0% or $80 which ever is greater.

VACANCY IN THE LAST 6 YEARS:

	Legal Regulated Rent on Sept. 30, 2008		One-Year Renewal		New Rent
Example:	$950	+	($950 X .04) = $38	=	$988
			Two-Year Renewal		
	$950	+	($950X .08) = $76	=	$1,026

NO VACANCY IN THE LAST 6 YEARS:

	Legal Regulated Rent on Sept. 30, 2008		One-Year Renewal		New Rent
Example:	$950	+	$40*	=	$990
			Two-Year Renewal		
	$950	+	$80*	=	$1,030

*Minimum Rent Increases

RSA Wants to Keep You Informed This Summer

Complete this simple form to receive e-mails during the summer months about late-breaking news and updates on RSA services:

RSA Agent Number : _____

Company : _____

Name: _____

E-Mail: _____

Return To: Rent Stabilization Association
123 William Street; 14th Floor
New York, NY 10038

-or-

FAX To: 212-732-7519
or email via the RSA website.