

RENEWAL LEASE FORM

Read INSTRUCTIONS TO OWNER and TO TENANT on reverse side before filling out signing this form.

THIS IS A NOTICE FOR RENEWAL OF LEASE AND RENEWAL LEASE FORM PROMULGATED PURSUANT TO SECTION 2523.5(a) OF THE NEW YORK CITY RENT STABILIZATION CODE. ALL COPIES OF THIS FORM MUST BE SIGNED BELOW AND RETURNED TO YOUR LANDLORD WITHIN 60 DAYS.

Date: 01/17/2001

Tenant's Name and Address:
Samuel Bloom
222 Front Street
Brooklyn, NY 11212

Owner's/Agent Name & Address
Colonial Towers
222 Front Street
Brooklyn, NY 11212

1. The owner hereby notifies you that your lease will expire on: 05/31/2000
Month Day Year

PART A – OFFER TO TENANT TO REVIEW

2. You may renew this lease, for one year or two years, at your option, as follows:

Col. a Renewal Term	Col. b Legal rent on Sept. 30 preceding commencement date of this Renewal Lease	Col. C Authorized applicable Guideline increase (If unknown, check box <input type="checkbox"/> and see below)*	Col. D Applicable guideline supplement, if any	Col. e Lawful rent increase adj., if any, effective after Sept. 30 th indicated in Col. b	Col. f Separate charge, if any (Specify under item 4 below)	Col. g New rent (If lower rent is to be charged check box <input type="checkbox"/> and see 5 below)**
<input type="checkbox"/> 1 Year	\$ 1,111.00	(4.00%) \$44.44	\$	\$0.00	\$9.00	\$1,164.44
<input type="checkbox"/> 2 Year	SAME AS ABOVE	(6.00%) \$66.66	\$	\$0.00	\$9.00	\$1,186.66

* If applicable guideline rate is unknown at time offer is made, check box in column c and enter current guideline which will be subject to adjustment when new rates are ordered.

** The rent provided for in this renewal lease may be increased or decreased pursuant to an order of the Division of Housing and Community Renewal (DHCR) or Rent Guidelines Board (RGB)

3. Security Deposit:

Current Deposit: \$ 1,111.00 Additional Deposit Required – 1 year lease: \$ **53.44** - 2 year lease: \$ **75.66**

4. Specify separate charges if applicable:

Air Conditioner – Electricity Charge: \$ 2.00/mo. – Unit Charge: \$ 3.00/mo.
 421 a (2.2%): \$ 4.00/mo. Other (Describe): _____ \$ 0.00/mo.

5. Lower rent to be charged, if any. \$ _____ Agreement attached: yes no

6. This renewal lease shall commence on 06/01/2000, which shall not be less than 120 days nor more than 150 days from the date of mailing or personal delivery of this Renewal Lease Form. This renewal lease shall terminate on 05/31/2001 1 year lease or 05/31/2002 2 year lease.

7. This renewal lease is based on the same terms and conditions as your expiring lease, except that _____ lawful provisions attached and _____ written agreements between owner and tenant attached have been added. (Indicate in the blank spaces as applicable, the number of additional provisions or written agreements attached).

This form becomes a binding lease renewal when signed by the owner below and returned to the tenant. A rider setting forth the rights and obligations of tenants and landlords under the Rent Stabilization Law must be attached to this lease when signed by the owner and returned to the tenant (Los derechos y responsabilidades de inquilinos y caseros estan disponible en espanol).

PART B – TENANT'S RESPONSE TO OWNER

Tenant: Check and complete where indicated one of the two responses below after reading instructions on reverse side. Then date and sign your response below. You must return this Renewal Lease Form to the owner in person or by regular mail, within 60 days of the date this Notice was served upon you by the owner. Your failure to do so may be grounds for the commencement of an action by the owner to evict you from your apartment.

I (we) the undersigned tenant(s), agree to enter into a _____ year renewal lease at a monthly rent of \$ _____. This renewal lease is based on the same terms and conditions as my (our) expiring lease, and further attached lawful provisions and attached written agreements, if any (see item 7 under PART A above).

I (we) will not renew my (our) lease and I (we) intend to vacate the apartment on the expiration date of the present lease set forth above.

Dated _____, 20____

Tenant's Signature(s): _____

Dated _____, 20____

Owner's Signature: _____

INSTRUCTIONS TO OWNER

At least two copies of this completed Renewal Lease Form must be mailed to the tenant in occupancy or personally delivered not more than 150 days and not less than 120 days prior to the end of the tenants lease term. The owner shall also make this Form available in Spanish upon request of the tenant.

If the owner offers a renewal lease less than 120 days prior to the expiration of the existing lease, the term selected by the tenant shall begin at the tenant's option either (1) on the date a renewal lease would have begun had a timely offer been made or (2) on the first rent payment date occurring no less than 120 days after the date that the owner does offer the lease to the tenant. The guidelines rate applicable for such lease shall be no greater than the rate in effect on the commencement date of the lease for which a timely offer should have been made, and the increased rental shall not begin before the first rent payment date occurring no less than 120 days after such offer is made.

The owner must fully complete PART A on the reverse side of this Form explaining how the new rent has been computed. Any rent increase must not exceed the applicable Rent Guidelines Board adjustment(s) plus other adjustments authorized by the Rent Stabilization Code.

Failure to file a current registration for this housing accommodation with DHCR bars the collection of any guideline increase after such registration should have been filed. This sanction is lifted prospectively upon the filing of a proper registration.

This Renewal Lease must be offered on the same terms and conditions as the expiring lease, except for such additional provisions as are permitted by law or the Rent Stabilization Code which must be set forth by the owner and attached to this Form. If there are any additional lawful agreements between the owner and tenant, a copy signed by both parties must also be attached to this Form.

The tenant must return to the owner all copies of the Form, completed and signed by the tenant in PART B on the reverse side of this Form.

The owner must furnish the tenant with a fully executed copy of this Renewal Lease Form bearing the tenant's and owner's signatures in PART B, and a copy of the DGCR Lease Rights Rider, within 30 days of the owner's receipt of this Form signed by the tenant. The owner shall also make the Lease Rights Rider available in Spanish upon request of the tenant. Service of this fully executed Form upon the tenant constitutes a binding renewal lease. If the owner fails to furnish the tenant with a fully executed copy of this Form within 30 days of receipt of the Form signed by the tenant, the tenant shall continue to have all rights afforded by the Rent Stabilization Law and Code. In addition, the owner may not collect a rent increase from the tenant, and will be barred from commencing any action or proceeding against the tenant based upon non-renewal of lease.

INSTRUCTIONS TO TENANT

(Read Owner's and Tenant's Instructions carefully before completing this Renewal Lease Form).

If you wish to accept this offer to renew your lease, you must complete and sign this Renewal Lease Form in the space provided in PART B on the reverse side of the Form, and you must return all copies of the signed Lease Form to the owner in person or by regular mail within 60 days of the date this Form was served upon you. You may wish to make a copy for your own records. If you are the recipient of a Senior Citizen Rent increase Exemption, you must select a two your lease, or you will lose this exemption.

Before you complete and sign PART B and return this Renewal Lease Form, be sure to check the number of additional lawful provisions and written agreements indicated under item 7 on the reverse side of this Form and that the same number of lawful provisions and written agreements have been attached by the owner to this Form. Please read all attachments carefully. If such other lawful provisions appear, they are part of this lease renewal offer and renewal lease. If there are any lawful agreements between you and the owner, attached copies must be signed by both parties.

If you question the Legal Regulated Rent or the rental adjustments specified on the front of this Renewal Lease Form, ask the owner for an explanation. OR, you may telephone the NYS Division of Housing and Community Renewal ("DHCR"), Office of Rent Administration, at the Central DGCR number (718) 739-6400, before the end of the 60-day period from the date this Form was served upon you.

If the owner agrees to a rent which is lower than the legal regulated rent, this lower amount should be entered in item 5 on the reverse side of this Form, and a signed copy of the agreement should be attached. You may not change the content of the Renewal Lease Form without the owner's written consent.

Your acceptance of this offer to renew shall constitute a renewal of the present lease for the term of years and rent accepted, subject to any other lawful changes which appear in writing on the attachments to this Form, and subject also to payment of the new rent and additional security, if any. Such additional security shall be deposited by the owner in the manner provided for on initial occupancy.

If you do not sign and return this Renewal Lease Form at the new rent (which appears in column "g" or item 5 on the reverse side of this form) in accordance with the instructions, and within the prescribed 60 day period, the owner may have grounds to start proceedings to evict you from you apartment.

You may file a complaint with the DHCR, if you have not received a copy of the DHCR Lease Rights Rider with this Renewal Lease Form when signed and returned to you by the owner, or a Spanish version of this Form or the Rider after requesting it from the owner, or, if you do not receive a fully executed copy of this Renewal Lease within 30 days from the owner's receipt of a copy of this Form signed by you.

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
MARIO M. CUOMO, GOVERNOR
WILLIAM B. EIMICKE, COMMISSIONER