

**Nonexclusive list of increases for rent stabilized apartments (See DHCR Fact Sheet #26):**

- (1) Vacancy Lease Rent Increase (first time tenant leases the apartment): ~17%-20% depending on year signed lease and whether 1 or 2 yr lease signed; if no vacancy increase in 8 yrs prior to signing lease, add: 0.6% x [last reg. rent] x [number of years since last vacancy increase]; special rules if last reg. rent was less than 500\$/mo.
- (2) Renewal Increases (tabled below)
- (3) Major Capital Improvements (MCI)-- DHCR will calculate amount to be added to rent for
- (4) Individual Apartment Improvement (IAI)-- if apartment vacant while improvements made, can add to rent 1/40th of the cost of improvements.

OTHER ASSUMPTIONS: DHCR default formula: lowest rent charged similar unit on base date (700 in 2000; 900 in 2010), no MCIs, IAIs etc considered

Neighbor in identical apartment in year 2000 paying \$700.00 per month, using that number, plus increases, to figure out what it would have been the rent on base day.

Lease Renewal	Base/Prior Rent	Rent Stabilization % Increase	Should Have Been	Actual Rent/mo.	Date	Monthly Differential	Monthly Interest	Rate	Num Mon	Total Interest	Total w/Int	Actual Damages	Actual w/Interest
									8/19/2010	<Calculated to this date			
2000	\$ 700.00	4%	\$728.00	\$3,400.00	9/1/2000	\$2,672.00	\$20.04	9%	119	\$2,384.76	\$5,056.76	2,672.00	5,056.76
					10/1/2000	\$2,672.00	\$20.04	9%	118	\$2,364.72	\$5,036.72	\$2,672.00	\$5,036.72
					11/1/2000	\$2,672.00	\$20.04	9%	117	\$2,344.68	\$5,016.68	\$2,672.00	\$5,016.68
					12/1/2000	\$2,672.00	\$20.04	9%	116	\$2,324.64	\$4,996.64	\$2,672.00	\$4,996.64
					1/1/2001	\$2,672.00	\$20.04	9%	115	\$2,304.60	\$4,976.60	\$2,672.00	\$4,976.60
					2/1/2001	\$2,672.00	\$20.04	9%	114	\$2,284.56	\$4,956.56	\$2,672.00	\$4,956.56
					3/1/2001	\$2,672.00	\$20.04	9%	113	\$2,264.52	\$4,936.52	\$2,672.00	\$4,936.52
					4/1/2001	\$2,672.00	\$20.04	9%	112	\$2,244.48	\$4,916.48	\$2,672.00	\$4,916.48
					5/1/2001	\$2,672.00	\$20.04	9%	111	\$2,224.44	\$4,896.44	\$2,672.00	\$4,896.44
					6/1/2001	\$2,672.00	\$20.04	9%	110	\$2,204.40	\$4,876.40	\$2,672.00	\$4,876.40
					7/1/2001	\$2,672.00	\$20.04	9%	109	\$2,184.36	\$4,856.36	\$2,672.00	\$4,856.36
					8/1/2001	\$2,672.00	\$20.04	9%	108	\$2,164.32	\$4,836.32	\$2,672.00	\$4,836.32
2001	\$ 728.00	0.00	\$ 728.00	\$3,550.00	9/1/2001	\$2,822.00	\$21.17	9%	107	\$2,264.66	\$5,086.66	\$2,822.00	\$5,086.66
					10/1/2001	\$2,822.00	\$21.17	9%	106	\$2,243.49	\$5,065.49	\$2,822.00	\$5,065.49
					11/1/2001	\$2,822.00	\$21.17	9%	105	\$2,222.33	\$5,044.33	\$2,822.00	\$5,044.33
					12/1/2001	\$2,822.00	\$21.17	9%	104	\$2,201.16	\$5,023.16	\$2,822.00	\$5,023.16
					1/1/2002	\$2,822.00	\$21.17	9%	103	\$2,180.00	\$5,002.00	\$2,822.00	\$5,002.00
					2/1/2002	\$2,822.00	\$21.17	9%	102	\$2,158.83	\$4,980.83	\$2,822.00	\$4,980.83
					3/1/2002	\$2,822.00	\$21.17	9%	101	\$2,137.67	\$4,959.67	\$2,822.00	\$4,959.67
					4/1/2002	\$2,822.00	\$21.17	9%	100	\$2,116.50	\$4,938.50	\$2,822.00	\$4,938.50
					5/1/2002	\$2,822.00	\$21.17	9%	99	\$2,095.34	\$4,917.34	\$2,822.00	\$4,917.34
					6/1/2002	\$2,822.00	\$21.17	9%	98	\$2,074.17	\$4,896.17	\$2,822.00	\$4,896.17
					7/1/2002	\$2,822.00	\$21.17	9%	97	\$2,053.01	\$4,875.01	\$2,822.00	\$4,875.01
					8/1/2002	\$2,822.00	\$21.17	9%	96	\$2,031.84	\$4,853.84	\$2,822.00	\$4,853.84
2002	\$ 728.00	6%	\$ 771.68	\$3,500.00	9/1/2002	\$2,728.32	\$20.46	9%	95	\$1,943.93	\$4,672.25	\$2,728.32	\$4,672.25
					10/1/2002	\$2,728.32	\$20.46	9%	94	\$1,923.47	\$4,651.79	\$2,728.32	\$4,651.79
					11/1/2002	\$2,728.32	\$20.46	9%	93	\$1,903.00	\$4,631.32	\$2,728.32	\$4,631.32
					12/1/2002	\$2,728.32	\$20.46	9%	92	\$1,882.54	\$4,610.86	\$2,728.32	\$4,610.86
					1/1/2003	\$2,728.32	\$20.46	9%	91	\$1,862.08	\$4,590.40	\$2,728.32	\$4,590.40
					2/1/2003	\$2,728.32	\$20.46	9%	90	\$1,841.62	\$4,569.94	\$2,728.32	\$4,569.94
					3/1/2003	\$2,728.32	\$20.46	9%	89	\$1,821.15	\$4,549.47	\$2,728.32	\$4,549.47
					4/1/2003	\$2,728.32	\$20.46	9%	88	\$1,800.69	\$4,529.01	\$2,728.32	\$4,529.01
					5/1/2003	\$2,728.32	\$20.46	9%	87	\$1,780.23	\$4,508.55	\$2,728.32	\$4,508.55
					6/1/2003	\$2,728.32	\$20.46	9%	86	\$1,759.77	\$4,488.09	\$2,728.32	\$4,488.09
					7/1/2003	\$2,728.32	\$20.46	9%	85	\$1,739.30	\$4,467.62	\$2,728.32	\$4,467.62
					8/1/2003	\$2,728.32	\$20.46	9%	84	\$1,718.84	\$4,447.16	\$2,728.32	\$4,447.16
2003	\$ 771.68	0.00	\$ 771.68	\$3,500.00	9/1/2003	\$2,728.32	\$20.46	9%	83	\$1,698.38	\$4,426.70	\$2,728.32	\$4,426.70
					10/1/2003	\$2,728.32	\$20.46	9%	82	\$1,677.92	\$4,406.24	\$2,728.32	\$4,406.24
					11/1/2003	\$2,728.32	\$20.46	9%	81	\$1,657.45	\$4,385.77	\$2,728.32	\$4,385.77
					12/1/2003	\$2,728.32	\$20.46	9%	80	\$1,636.99	\$4,365.31	\$2,728.32	\$4,365.31
					1/1/2004	\$2,728.32	\$20.46	9%	79	\$1,616.53	\$4,344.85	\$2,728.32	\$4,344.85
					2/1/2004	\$2,728.32	\$20.46	9%	78	\$1,596.07	\$4,324.39	\$2,728.32	\$4,324.39
					3/1/2004	\$2,728.32	\$20.46	9%	77	\$1,575.60	\$4,303.92	\$2,728.32	\$4,303.92
					4/1/2004	\$2,728.32	\$20.46	9%	76	\$1,555.14	\$4,283.46	\$2,728.32	\$4,283.46
					5/1/2004	\$2,728.32	\$20.46	9%	75	\$1,534.68	\$4,263.00	\$2,728.32	\$4,263.00
					6/1/2004	\$2,728.32	\$20.46	9%	74	\$1,514.22	\$4,242.54	\$2,728.32	\$4,242.54
					7/1/2004	\$2,728.32	\$20.46	9%	73	\$1,493.76	\$4,222.08	\$2,728.32	\$4,222.08
					8/1/2004	\$2,728.32	\$20.46	9%	72	\$1,473.29	\$4,201.61	\$2,728.32	\$4,201.61
2004	\$ 771.68	7.50%	\$ 829.56	\$ 3,550.00	9/1/2004	\$2,728.77	\$20.47	9%	71	\$1,453.07	\$4,181.84	\$2,728.77	\$4,181.84
					10/1/2004	\$2,728.77	\$20.47	9%	70	\$1,432.60	\$4,161.37	\$2,728.77	\$4,161.37
					11/1/2004	\$2,728.77	\$20.47	9%	69	\$1,412.14	\$4,140.91	\$2,728.77	\$4,140.91
					12/1/2004	\$2,728.77	\$20.47	9%	68	\$1,391.67	\$4,120.44	\$2,728.77	\$4,120.44
					1/1/2005	\$2,728.77	\$20.47	9%	67	\$1,371.21	\$4,099.98	\$2,728.77	\$4,099.98
					2/1/2005	\$2,728.77	\$20.47	9%	66	\$1,350.74	\$4,079.51	\$2,728.77	\$4,079.51
					3/1/2005	\$2,728.77	\$20.47	9%	65	\$1,330.28	\$4,059.05	\$2,728.77	\$4,059.05
					4/1/2005	\$2,728.77	\$20.47	9%	64	\$1,309.81	\$4,038.58	\$2,728.77	\$4,038.58
					5/1/2005	\$2,728.77	\$20.47	9%	63	\$1,289.34	\$4,018.11	\$2,728.77	\$4,018.11
					6/1/2005	\$2,728.77	\$20.47	9%	62	\$1,268.88	\$3,997.65	\$2,728.77	\$3,997.65
					7/1/2005	\$2,728.77	\$20.47	9%	61	\$1,248.41	\$3,977.18	\$2,728.77	\$3,977.18
					8/1/2005	\$2,728.77	\$20.47	9%	60	\$1,227.95	\$3,956.72	\$2,728.77	\$3,956.72
2005	\$ 829.56	0.00	\$ 829.56	\$3,500.00	9/1/2005	\$2,670.44	\$20.03	9%	59	\$1,181.67	\$3,852.11	\$2,670.44	\$3,852.11
					10/1/2005	\$2,670.44	\$20.03	9%	58	\$1,161.64	\$3,832.08	\$2,670.44	\$3,832.08
					11/1/2005	\$2,670.44	\$20.03	9%	57	\$1,141.61	\$3,812.05	\$2,670.44	\$3,812.05
					12/1/2005	\$2,670.44	\$20.03	9%	56	\$1,121.58	\$3,792.02	\$2,670.44	\$3,792.02
					1/1/2006	\$2,670.44	\$20.03	9%	55	\$1,101.56	\$3,772.00	\$2,670.44	\$3,772.00
					2/1/2006	\$2,670.44	\$20.03	9%	54	\$1,081.53	\$3,751.97	\$2,670.44	\$3,751.97
					3/1/2006	\$2,670.44	\$20.03	9%	53	\$1,061.50	\$3,731.94	\$2,670.44	\$3,731.94
					4/1/2006	\$2,670.44	\$20.03	9%	52	\$1,041.47	\$3,711.91	\$2,670.44	\$3,711.91
					5/1/2006	\$2,670.44	\$20.03	9%	51	\$1,021.44	\$3,691.88	\$2,670.44	\$3,691.88
					6/1/2006	\$2,670.44	\$20.03	9%	50	\$1,001.42	\$3,671.86	\$2,670.44	\$3,671.86
					7/1/2006	\$2,670.44	\$20.03	9%	49	\$981.39	\$3,651.83	\$2,670.44	\$3,651.83
					8/1/2006	\$2,670.44	\$20.03	9%	48	\$961.36	\$3,631.80	\$2,670.44	\$3,631.80
2006	\$ 829.56	5.50%	\$ 875.19	\$3,550.00	9/1/2006	\$2,674.81	\$20.06	9%	47	\$942.87	\$3,611.68	\$2,674.81	\$3,611.68
					10/1/2006	\$2,674.81	\$20.06	9%	46	\$922.81	\$3,591.62	\$2,674.81	\$3,591.62
					11/1/2006	\$2,674.81	\$20.06	9%	45	\$902.75	\$3,571.56	\$2,674.81	\$3,571.56
					12/1/2006	\$2,674.81	\$20.06	9%	44	\$882.69	\$3,551.50	\$2,674.81	\$3,551.50
					1/1/2007	\$2,674.81	\$20.06	9%	43	\$862.63	\$3,531.44	\$2,674.81	\$3,531.44
					2/1/2007	\$2,674.81	\$20.06	9%	42	\$842.57	\$3,511.38	\$2,674.81	\$3,511.38
					3/1/2007	\$2,674.81	\$20.06	9%	41	\$822.50	\$3,491.31	\$2,674.81	\$3,491.31
					4/1/2007	\$2,674.81	\$20.06	9%	40	\$802.44	\$3,471.25	\$2,674.81	\$3,471.25