

Landlord Schedule J

**INCREASED DEBT SERVICE
Regulation 1276**

If the rent was not increased prior to June 3, 1980 to recover increased debt service costs for properties purchased or refinanced between June 6, 1978 and June 3, 1980, Regulation 1276 allows a rent increase. For properties refinanced after June 3, 1980, a rent increase is authorized ONLY if such refinancing is required as a result of a financing agreement entered into prior to the adoption of the Ordinance (June 3, 1980).

Interest costs of new financing cannot exceed the interest costs reported by the Real Estate Research Council of Northern California for the month in which the property was purchased.

Attach copies of note and deed of trust for prior and current loan.

If loan acquisition costs are claimed, such as points/loan fees, recording fees, document preparation or notary fees, attach documentation such as an escrow statement. City of Berkeley Transfer Tax is not a loan acquisition cost.

Read Regulation 1276 for other limitations.

Provide the following information where space is left blank:

	Prior Loan	Current Loan
Amount of Current Loan		
Loan Balance at time Prior Loan was terminated		
Interest Rate of Current Loan		
Term of Loan (Amortization period)		
Type of Current Loan (Fully amortized; interest only; etc. Please explain if other type of loan)		
Loan acquisition Costs for Prior and Current Loan		
Monthly payment for Current Loan		
Last Month's Interest Paid on Prior Loan		
Date Interest Begins to Accrue on Current Loan		