CASA BRET HARTE

RENT HISTORY & ESTIMATED BANKED INCREASES | HAYWARD RENT CONTROL

UNITS WITH CALCULATED TOTALS	AVERAGE TOTAL BANKED INCREASE	HIGHEST LISTED TOTAL	LOWEST LISTED TOTAL
14	16.05%	33.81%	5.82%

PURPOSE & COMPLIANCE CONTEXT

This workbook summarizes the owner-provided rent history for each occupied unit and the schedule's estimate of unused annual rent-increase amounts ("banked increases") potentially available to a future owner. It is intended to help evaluate future lawful rent adjustments while remaining within the City of Hayward Residential Rent Stabilization and Tenant Protection Ordinance (RRSO). City guidance states that a banked increase may be combined with the annual increase, but the total increase may not exceed 10% of current rent in a 12-month period; banked amounts may be deferred for up to 10 years and then expire; and the rental history must be supplied when a banked increase is used.

UNIT SUMMARY

UNIT	TENANT	BANKED INCREASE
#101	Christina Reyes, Virgenia Dalisay, Gemma Aust	13.85%
#102	Daisy Contreras	18.85%
#103	Gil Ayi Ahite	13.85%
#201	Wangjia Xu & Lican Jiang	11.16%
#203	David Harisay	**32.10%**
#204	Marco Del Rio & Nicholas Wong	19.09%
#206	Eunice Ibeh	**33.81%**
#207	Efeoghene Sagua	13.85%
#301	Modesto, Susana Asuncion Meneses & Celedor	5.82%
#302	Bianca Rios & Blanca Duarte	14.50%
#304	Carlos Alejandro Reyes Gonzalez	8.85%
#305	Edward Rodriguez & Ann Wong	13.96%
#306	Olga & Vladislav Fedoseyeva	16.15%
#307	Alejandro Morales	8.85%

IMPORTANT LIMITATIONS

The 16.05% summary average is the arithmetic mean of the 14 unit-level “Total” percentages listed in the source schedule. Unit 303 is excluded because the workbook contains no calculated total for that manager unit.

Important: Some source histories include annual periods before 2018. Current City guidance describes banked years as years since 2018 and states that unused increases expire after 10 years. The listed totals are therefore preliminary owner estimates—not confirmed amounts currently available—and should be recalculated and verified unit by unit before any notice is served.

This schedule is a due-diligence and marketing summary, not City approval or legal advice. Unit coverage, the accuracy of the rental history, prior notices, expiration of older banked amounts, vacancy circumstances, and applicable state law may affect the increase actually permitted.