

**30-(Thirty) Day Notice of Rental Escalation**

Date: \_\_\_\_\_

To: \_\_\_\_\_ and all others in possession

\_\_\_\_\_  
\_\_\_\_\_

Dear Valued Resident:

Pursuant to Paragraph 45 of your Lease Agreement, entitled "Escalation Clause" you are informed that \_\_\_\_\_ Apartments is a federally regulated property as to rental income. Since the apartment community is a federally regulated property, the annually chargeable rent is based upon Florida Housing Finance Corporation median income guidelines for the county in which you reside. That clause specifically states that "should Florida Housing Finance Corporation or other Federal authority guidelines revise median income guidelines for this county, then the parties agree that management shall have the right to increase the monthly rental amount to comply with the highest allowable rate then promulgated by Florida Housing Finance Corporation or other federal authority guidelines."

The Florida Housing Finance Corporation has determined that the median income guidelines for rent have been raised by \$ \_\_\_\_\_ for your particular sized unit and based upon the percentage discount of your particular unit. Thus, your rent shall increase to the monthly rental amount of \$ \_\_\_\_\_ per month effective the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. Pursuant to the Escalation Clause, 30-days written notice must be given to you prior to the next rental period in which the higher payment is due. Paragraph 45 additionally states "the Resident then agrees that the base rent due and owing under Paragraph One (1) of the apartment lease agreement shall be modified to reflect such change to the base rental rate." Thus, you are required to tender the higher amount noted above on the effective date or you shall be in default of your rental obligation.

Sincerely,

Management of \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_