

**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:

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