

FOIA DOCUMENTS – FILINGS TO THE RENTAL ACCOMMODATIONS DIVISION

HARRY GURAL v EQUITY RESIDENTIAL -- 2016 DHCD TP 30,855

FOIA DOCUMENTS – FILINGS TO THE RENTAL ACCOMMODATIONS DIVISION

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EXHIBIT AA

HOUSING PROVIDER FILINGS TO THE RENTAL

ACCOMMODATIONS DIVISION

OBTAINED VIA FOIA

2016



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2016 FEB 2 9PM 9 00
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

01/15/2016

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Previous Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0107	Chris Pirisino, Sarita Perales	2713	2808	95	3.5	208(h)(2)	01/15/2016	04/01/2016		4
S0217	Michael Weaver	2732	2828	96	3.5	208(h)(2)	01/15/2016	04/24/2016		4
S0220	Benjamin McKee, Alanna Tievsky	3097	3205	108	3.5	208(h)(2)	01/15/2016	04/12/2016		4
S0221	Cheryl Thoren	2267	2346	79	3.5	208(h)(2)	01/15/2016	04/05/2016		4
S0409	Leon Lewis	3136	3246	110	3.5	208(h)(2)	01/15/2016	04/03/2016		4
S0423	Nicholas Serrano, Yulia Danilina	3164	3275	111	3.5	208(h)(2)	01/15/2016	04/19/2016		4
S0501	Elizabeth Rekowski, Melanie Jones	3848	3983	135	3.5	208(h)(2)	01/15/2016	04/19/2016		4
S0505	Phuong Nguyen, Hoang Do	2231	2309	78	3.5	208(h)(2)	01/15/2016	04/04/2016		4
S0519	Patricia Villaruz	2568	2658	90	3.5	208(h)(2)	01/15/2016	04/11/2016		4
S0613	Charles Titus	2480	2567	87	3.5	208(h)(2)	01/15/2016	04/01/2016		4
S0623	Kathy Chiao, Alexandra Bonagura	3164	3275	111	3.5	208(h)(2)	01/15/2016	04/28/2016		4
S0706	Christopher Miller	2629	2668	39	1.5	208(h)(2)	01/15/2016	04/21/2016		4
S0707	Harry Gural	2118	2192	74	3.5	208(h)(2)	01/15/2016	04/01/2016		4
S0810	Sarah Murrain	3480	3602	122	3.5	208(h)(2)	01/15/2016	04/22/2016		4
S0921	Marcus Henry	2560	2650	90	3.5	208(h)(2)	01/15/2016	04/23/2016		4
S1025	Embassy of the Peoples Republic of China	3967	4106	139	3.5	208(h)(2)	01/15/2016	04/25/2016		4
W0111	Hyman Cole	1729	1755	26	1.5	208(h)(2)	01/15/2016	04/01/2016		4
W0125	Daniel Knappmiller	2602	2693	91	3.5	208(h)(2)	01/15/2016	04/23/2016		4
W0202	Thomas McGinty	3074	3182	108	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W0218	Couroche Kalantary, Gilda Kurti	2201	2278	77	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W0223	Alina Yarakhmedova, Douglas Thomas	3546	3670	124	3.5	208(h)(2)	01/15/2016	04/17/2016		4
W0312	Santana Crouse, Ashanti Murrain	3312	3428	116	3.5	208(h)(2)	01/15/2016	04/04/2016		4
W0332	G Keefe, R Karston, J Karsten, E St John, L Keefe	4773	4940	167	3.5	208(h)(2)	01/15/2016	04/26/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served With Notice	Effective Date of Rent Adjustment	Z1.3(a)(2) Rental Unit No. *	Type of Service (No. is below)
W0403	Yongmo Ahn	2606	2697	91	3.5	208(h)(2)	01/15/2016	04/07/2016		4
W0409	M Finazzo, J Grysvage, L Shirwani	3423	3543	120	3.5	208(h)(2)	01/15/2016	04/26/2016		4
W0511	Embassy Lebanese, Carla Jazzar	2445	2531	86	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W0523	Karen Reinater	2925	3027	102	3.5	208(h)(2)	01/15/2016	04/05/2016		4
W0622	Luzclenia Casanova	3546	3670	124	3.5	208(h)(2)	01/15/2016	04/30/2016		4
W0623	Nancy Morales Texcahua, Ricardo Trejo	3546	3670	124	3.5	208(h)(2)	01/15/2016	04/29/2016		4
W0631	Navneet Jaswal, Sandeep Mahajan	3309	3425	116	3.5	208(h)(2)	01/15/2016	04/09/2016		4
W0707	Priya Chopra	2286	2366	80	3.5	208(h)(2)	01/15/2016	04/19/2016		4
W0727	Jeffrey Stevenson Jr.	2972	3076	104	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W0731	Martin Keeney	2907	3009	102	3.5	208(h)(2)	01/15/2016	04/19/2016		4
W0807	Larissa Da Silva	1826	1890	64	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W0825	Chinese Embassy	2445	2531	86	3.5	208(h)(2)	01/15/2016	04/08/2016		4
W0905	Erin Lindgren, Claude Warzccha	3109	3218	109	3.5	208(h)(2)	01/15/2016	04/26/2016		4
W0908	Rocio Tamara Gariochoche, Kaitlin Burt, Letitia Cabr	3338	3455	117	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W0915	Bernard Lejeune, Leslie Thomas	3287	3402	115	3.5	208(h)(2)	01/15/2016	04/22/2016		4
W0925	Aaron Gluck, Camila Rodriguez Campo	2602	2693	91	3.5	208(h)(2)	01/15/2016	04/17/2016		4
W1033	Lindsey Petry, Colin Petry	5033	5209	176	3.5	208(h)(2)	01/15/2016	04/07/2016		4
W1108	Michael Nagle, Kyle Byrd	3672	3801	129	3.5	208(h)(2)	01/15/2016	04/04/2016		4
W1111	Veronice Holt	2289	2369	80	3.5	208(h)(2)	01/15/2016	04/01/2016		4
W1125	Abby Harvey, Daniel Carlson	2445	2531	86	3.5	208(h)(2)	01/15/2016	04/05/2016		4

Section of Act	Description
208(b)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Chris Pirisino, Sarita Perales
3003 Van Ness Street, N.W. Apt # S0107
Washington, DC 20008

Date: 01/15/2016

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,713</u>
The dollar adjustment in your rent charged is:	\$ <u>95</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	\$ <u>2,808</u>
The effective date is:	<u>04/01/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a
 BBL current: yes no
 Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Frances Nolan
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, fnolan@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2016 FEB 3 11:33
 HR&E/ISSD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature
 Terri Stachura, Agent For Housing Provider

01/26/2016

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0931	Edward Sair	3070	3116	46	1.5	208(h)(2)	01/26/2016	03/01/2016		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
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AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Edward Sair
3003 Van Ness Street, N.W. Apt # W0931
Washington, DC 20008

Date: 01/26/2016

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,070</u>
The dollar adjustment in your rent charged is:	<u>\$ 46</u>
The percentage adjustment in your rent charged	<u>1.50 %</u>
Your new rent charged is:	<u>\$ 3,116</u>
The effective date is:	<u>03/01/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
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213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

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Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

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(address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Frances Nolan

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, fnolan@eqr.com

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Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

02/17/2016

Date:

RECEIVED
 FEB 26 PM 11 18
 ACCOMMODATIONS
 RENTAL
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Adollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	2-113(a)(2) Rental Unit No.	Type of Service (No. is below)
S0113	Floyd Jones, David Frankel	2738	2793	55	2.08(h)(2)	2208(h)(2)	02/17/2016	05/19/2016		4
S0122	Ali Elomarabi, Omer Elomarabi	3167	3230	63	2.08(h)(2)	2208(h)(2)	02/17/2016	05/10/2016		4
S0124	A.Murillo, M Feligioni, D Pinto Cabrera, ABaguojin	4153	4236	83	2.08(h)(2)	2208(h)(2)	02/17/2016	05/04/2016		4
S0306	Rachel Robinson	2392	2440	48	2.08(h)(2)	2208(h)(2)	02/17/2016	05/24/2016		4
S0307	Natalie Shoultz, Christopher Woods	2987	3047	60	2.08(h)(2)	2208(h)(2)	02/17/2016	05/17/2016		4
S0310	Ivan Lozada, David Fonseca	3480	3550	70	2.08(h)(2)	2208(h)(2)	02/17/2016	05/22/2016		4
S0407	Yvonne Carr	3611	3683	72	2.08(h)(2)	2208(h)(2)	02/17/2016	05/29/2016		4
S0412	Brittany Hill	3616	3688	72	2.08(h)(2)	2208(h)(2)	02/17/2016	05/31/2016		4
S0414	Alexander Coren	3290	3356	66	2.08(h)(2)	2208(h)(2)	02/17/2016	05/30/2016		4
S0417	James Pearce, Lois Pearce	2732	2787	55	2.08(h)(2)	2208(h)(2)	02/17/2016	05/05/2016		4
S0520	Samantha Ringer, Christopher Dickerson	3318	3384	66	2.08(h)(2)	2208(h)(2)	02/17/2016	05/14/2016		4
S0612	Aneek Johal	3024	3084	60	2.08(h)(2)	2208(h)(2)	02/17/2016	05/30/2016		4
S0723	Rachel Waldman	2452	2501	49	2.08(h)(2)	2208(h)(2)	02/17/2016	05/15/2016		4
S0824	Cynthia Giles, Carl Bogus	3568	3639	71	2.08(h)(2)	2208(h)(2)	02/17/2016	05/01/2016		4
S1004	Embassy of Bulgaria	2931	2990	59	2.08(h)(2)	2208(h)(2)	02/17/2016	05/19/2016		4
S1010	Mark Selbach, Scott Selbach	2879	2937	58	2.08(h)(2)	2208(h)(2)	02/17/2016	05/23/2016		4
S1112	Jin Hee Hong, Seung Hong	3616	3688	72	2.08(h)(2)	2208(h)(2)	02/17/2016	05/31/2016		4
S1113	Marvin Chavez	2738	2793	55	2.08(h)(2)	2208(h)(2)	02/17/2016	05/09/2016		4
S1114	Diane Butts	2242	2287	45	2.08(h)(2)	2208(h)(2)	02/17/2016	05/10/2016		4
S1117	Charnita Jackson	2571	2622	51	2.08(h)(2)	2208(h)(2)	02/17/2016	05/15/2016		4
W0204	Andrea Schultz	1958	1997	39	2.08(h)(2)	2208(h)(2)	02/17/2016	05/15/2016		4
W0206	Amy Shavelson	3099	3161	62	2.08(h)(2)	2208(h)(2)	02/17/2016	05/02/2016		4
W0219	Emily White, Cynthia Peng	3072	3133	61	2.08(h)(2)	2208(h)(2)	02/17/2016	05/30/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	218(a)(2) Rental Unit No.	Type of Service (No. is below)
W0221	Leslie Gouthro, Melvin Gouthro	3065	3126	61	2.208(h)(2)		02/17/2016	05/21/2016		4
W0306	Christopher Hong, Natalie Kroc	1467	1496	29	2.208(h)(2)		02/17/2016	05/23/2016		4
W0315	Matthew Virgile, Benjamin Clarke	3093	3155	62	2.208(h)(2)		02/17/2016	05/26/2016		4
W0321	Blake Hansen, Logan Wright	3065	3126	61	2.208(h)(2)		02/17/2016	05/14/2016		4
W0424	Jeremy Wetmore, Jessica New	3198	3262	64	2.208(h)(2)		02/17/2016	05/20/2016		4
W0501	Sidikat Kadri, Cristian Grueso	2307	2353	46	2.208(h)(2)		02/17/2016	05/01/2016		4
W0502	Charlie Germano, Erin Essenmacher	3358	3425	67	2.208(h)(2)		02/17/2016	05/24/2016		4
W0509	Roella M Perez, Eleanor Perez	3423	3491	68	2.208(h)(2)		02/17/2016	05/31/2016		4
W0510	Reid Dvorak, Stanley Hall, Andrea DAnnunzio	3293	3359	66	2.208(h)(2)		02/17/2016	05/23/2016		4
W0526	Noppawat Satpreipry, Liam Haycock, Laura Dimante	3546	3617	71	2.208(h)(2)		02/17/2016	05/09/2016		4
W0617	Anand Kandaswamy	3312	3378	66	2.208(h)(2)		02/17/2016	05/03/2016		4
W0714	Bailey Funderburk, Sandra Fuller, Christopher Fris	3290	3356	66	2.208(h)(2)		02/17/2016	05/31/2016		4
W0716	Rico Thompson, Shonta Phillips	3616	3688	72	2.208(h)(2)		02/17/2016	05/04/2016		4
W0814	The Voice of Vietnam	2491	2541	50	2.208(h)(2)		02/17/2016	05/01/2016		4
W0826	Michael Rogers, Caroline Knuth,	2980	3040	60	2.208(h)(2)		02/17/2016	05/16/2016		4
W0910	Marc Tomik, Nathan Dolezal	1668	1701	33	2.208(h)(2)		02/17/2016	05/01/2016		4
W0923	Joanna Nicoletti, Jonathan Dupree	3546	3617	71	2.208(h)(2)		02/17/2016	05/11/2016		4
W1030	Ismet Dil, Tomris Dil	3337	3404	67	2.208(h)(2)		02/17/2016	05/24/2016		4
W1123	Matthew Brodsky, Karen Brodsky	3546	3617	71	2.208(h)(2)		02/17/2016	05/08/2016		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Floyd Jones, David Frankel
3003 Van Ness Street, N.W. Apt # S0113
Washington, DC 20008

Date: 02/17/2016

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,738</u>
The dollar adjustment in your rent charged is:	<u>\$ 55</u>
The percentage adjustment in your rent charged	<u>2.00</u> %
Your new rent charged is:	<u>\$ 2,793</u>
The effective date is:	<u>05/19/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): Frances Nolan
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
- My business telephone number and email address are:
202-971-7065, fnolan@eqr.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2017
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

03/17/2016

Date:

RECEIVED
 2016 MAR 25 PM 3 18
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 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Apportioned Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(b)(2) Rental Unit No.	Type of Service (No. is below)
S0106	Leah Seigle	2195	2239	44	2.08(h)(2)	03/17/2016	06/28/2016		4	
S0117	Elissa Barnes	2495	2545	50	2.08(h)(2)	03/17/2016	06/01/2016		4	
S0202	Patti Schaffhausen, Charles Schilke	3742	3817	75	2.08(h)(2)	03/17/2016	06/01/2016		4	
S0302	Chinese Embassy	3367	3434	67	2.08(h)(2)	03/17/2016	06/15/2016		4	
S0318	Christopher Centonze, Natalia Tejada Centonze	3616	3688	72	2.08(h)(2)	03/17/2016	06/06/2016		4	
S0319	Krishna Akella	2732	2787	55	2.08(h)(2)	03/17/2016	06/23/2016		4	
S0404	Naomi Giertych	2931	2990	59	2.08(h)(2)	03/17/2016	06/03/2016		4	
S0425	Marina Gindelsky, Rachel Witkin, Meghan Kelleit	3289	3355	66	2.08(h)(2)	03/17/2016	06/01/2016		4	
S0504	Edil De Los Reyes, Derek Jansen	3115	3177	62	2.08(h)(2)	03/17/2016	06/09/2016		4	
S0506	Hannah Landsberger	2721	2775	54	2.08(h)(2)	03/17/2016	06/11/2016		4	
S0509	Michelle Ghiselli	2307	2353	46	2.08(h)(2)	03/17/2016	06/30/2016		4	
S0511	Zeinab Adham, Egyptian Embassy	1934	1973	39	2.08(h)(2)	03/17/2016	06/01/2016		4	
S0516	Allison Pagliaro, Abigail Snellings	2571	2622	51	2.08(h)(2)	03/17/2016	06/30/2016		4	
S0518	Cecilia Penaloza	3616	3688	72	2.08(h)(2)	03/17/2016	06/01/2016		4	
S0705	Shana Brand	2426	2475	49	2.08(h)(2)	03/17/2016	06/20/2016		4	
S0719	Nathan Pobre, Kathryn Sanner	2466	2515	49	2.08(h)(2)	03/17/2016	06/05/2016		4	
S0816	Lauren Miller	2211	2255	44	2.08(h)(2)	03/17/2016	06/01/2016		4	
S0906	Janet Mccabe	2629	2682	53	2.08(h)(2)	03/17/2016	06/06/2016		4	
S0913	Emily Shinay, Zachary Rosenfeld	2576	2628	52	2.08(h)(2)	03/17/2016	06/21/2016		4	
S1012	Sarah Seltzer, Brett Grindrod	2448	2497	49	2.08(h)(2)	03/17/2016	06/01/2016		4	
S1013	Sebastian Guderian, Kimberly Christian	2278	2324	46	2.08(h)(2)	03/17/2016	06/01/2016		4	
S1022	Edelmira Chollet Reyes	3060	3121	61	2.08(h)(2)	03/17/2016	06/06/2016		4	
S1109	David Wise	1406	1434	28	2.08(h)(2)	03/17/2016	06/01/2016		4	

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	216 (b)(2) Rental Unit No.	Type of Service (No. is below)
S1118	Susan Crawley, George Knowles	2903	2961	58	2.208(h)(2)		03/17/2016	06/15/2016		4
S1119	Ara Salerian	2732	2787	55	2.208(h)(2)		03/17/2016	06/19/2016		4
W0126	Jessica Walters, Aaron Pintzuk, Barry Walters	3337	3404	67	2.208(h)(2)		03/17/2016	06/26/2016		4
W0205	Evan Dintaman, Erica Folio	3290	3356	66	2.208(h)(2)		03/17/2016	06/15/2016		4
W0213	April Jones	3041	3102	61	2.208(h)(2)		03/17/2016	06/01/2016		4
W0214	Donald Ward	2161	2204	43	2.208(h)(2)		03/17/2016	06/01/2016		4
W0225	Monica Devlin, Paulina Yanez	2429	2478	49	2.208(h)(2)		03/17/2016	06/15/2016		4
W0229	Adeola Makinde	3324	3390	66	2.208(h)(2)		03/17/2016	06/25/2016		4
W0231	Courtney Nelson, Nicholas Hatley	2768	2823	55	2.208(h)(2)		03/17/2016	06/06/2016		4
W0304	Kara Thomas, Daniel Beck	3042	3103	61	2.208(h)(2)		03/17/2016	06/26/2016		4
W0317	Elyssa Sham, Daniel Scheinfeld	3616	3688	72	2.208(h)(2)		03/17/2016	06/27/2016		4
W0320	Claudia Curiel, Ricardo Sanchez	2847	2904	57	2.208(h)(2)		03/17/2016	06/19/2016		4
W0413	Emily Schweitzer, Pamela Shapiro	3531	3602	71	2.208(h)(2)		03/17/2016	06/24/2016		4
W0416	Jennifer Griffiths	2443	2492	49	2.208(h)(2)		03/17/2016	06/01/2016		4
W0430	Tseday Gebrehiwot	1418	1446	28	2.208(h)(2)		03/17/2016	06/01/2016		4
W0602	Stacie McLenachen	3013	3073	60	2.208(h)(2)		03/17/2016	06/29/2016		4
W0606	Erica Santamaria, Juan Garcia	3540	3611	71	2.208(h)(2)		03/17/2016	06/20/2016		4
W0612	Chinese Embassy	3093	3155	62	2.208(h)(2)		03/17/2016	06/27/2016		4
W0626	William Cohen	3337	3404	67	2.208(h)(2)		03/17/2016	06/20/2016		4
W0705	Amanda Johnson, Michael Salmon	3023	3083	60	2.208(h)(2)		03/17/2016	06/15/2016		4
W0712	Fahimeh Khezr Heidari	3616	3688	72	2.208(h)(2)		03/17/2016	06/27/2016		4
W0725	Amelia Blair	2690	2744	54	2.208(h)(2)		03/17/2016	06/06/2016		4
W0812	Graham Lobel, Kenneth Gudel	3557	3628	71	2.208(h)(2)		03/17/2016	06/27/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(S) Name(S)	Prior Rent (\$)	New Rent (\$)	Dollar Change (\$)	Percent Change (%)	Section	Date Tenant Served with Notice	Effective Date of Rent Adjustment	2215(a)(2) Rent Limit No.	Type of Service (No. is below)
W0912	Nancy Okail, Sally Okail	2266	2311	45	2.08(h)(2)	2208(h)(2)	03/17/2016	06/08/2016		4
W0914	Lisa Goldberg, Anne Campbell	2768	2823	55	2.08(h)(2)	2208(h)(2)	03/17/2016	06/01/2016		4
W0917	ANNE ROBERTS	3393	3461	68	2.08(h)(2)	2208(h)(2)	03/17/2016	06/10/2016		4
W0933	Embassy of the Peoples Republic of China	5117	5219	102	2.08(h)(2)	2208(h)(2)	03/17/2016	06/27/2016		4
W1005	Brandon Harris, Jana Gaidarski	2961	3020	59	2.08(h)(2)	2208(h)(2)	03/17/2016	06/18/2016		4
W1007	Jennifer Bilinkas	1894	1932	38	2.08(h)(2)	2208(h)(2)	03/17/2016	06/20/2016		4
W1013	Chinese Embassy	3093	3155	62	2.08(h)(2)	2208(h)(2)	03/17/2016	06/08/2016		4
W1016	Thomas Lindquist, Kristin Lindquist	3616	3688	72	2.08(h)(2)	2208(h)(2)	03/17/2016	06/29/2016		4
W1017	Adrian Willairat	2148	2191	43	2.08(h)(2)	2208(h)(2)	03/17/2016	06/01/2016		4
W1113	Geoffrey Carlson, Keith Richards	3390	3458	68	2.08(h)(2)	2208(h)(2)	03/17/2016	06/24/2016		4
W1116	Joel Meltzer, Matthew Welsch	3150	3213	63	2.08(h)(2)	2208(h)(2)	03/17/2016	06/26/2016		4
W1127	Michael Gargulak, Morgan Becker	3230	3295	65	2.08(h)(2)	2208(h)(2)	03/17/2016	06/27/2016		4
W1133	Whitney Sayce, Spencer Sayce	5209	5313	104	2.08(h)(2)	2208(h)(2)	03/17/2016	06/26/2016		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Leah Seigle
3003 Van Ness Street, N.W. Apt # S0106
Washington, DC 20008

Date: 03/17/2016

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 2,195
The dollar adjustment in your rent charged is:	\$ 44
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 2,239
The effective date is:	06/28/2016

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

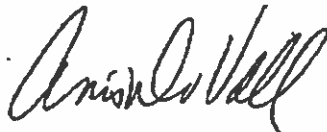
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)-

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Frances Nolan

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, fnolan@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

04/20/2016

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (as below)	Type of Service (No. below)
S0102	United Arab Emirates Embassy	3950	4029	79	2.08(h)(2)	208(h)(2)	04/20/2016	07/13/2016		4
S0207	Robert Klein	2423	2471	48	2.08(h)(2)	208(h)(2)	04/20/2016	07/01/2016		4
S0218	Bamidele Alicia Johnson, Taylor Greene	3146	3209	63	2.08(h)(2)	208(h)(2)	04/20/2016	07/27/2016		4
S0224	Janice North Saale, Jessica North Macie	4326	4413	87	2.08(h)(2)	208(h)(2)	04/20/2016	07/13/2016		4
S0316	Jennifer Breaux	2732	2787	55	2.08(h)(2)	208(h)(2)	04/20/2016	07/15/2016		4
S0510	Aisha AlJanahi, Ahmed AlJanahi	3348	3415	67	2.08(h)(2)	208(h)(2)	04/20/2016	07/20/2016		4
S0605	Igor Arakelov	2180	2224	44	2.08(h)(2)	208(h)(2)	04/20/2016	07/01/2016		4
S0625	Huipeng Wu, Xiaole Zhang	3967	4046	79	2.08(h)(2)	208(h)(2)	04/20/2016	07/15/2016		4
S0713	Alicia Garfinkel, Robert Pines	2834	2891	57	2.08(h)(2)	208(h)(2)	04/20/2016	07/23/2016		4
S0714	Danielle Pullan, Marco Panessa	2906	2964	58	2.08(h)(2)	208(h)(2)	04/20/2016	07/12/2016		4
S0725	Rabiat Osunsade	3473	3542	69	2.08(h)(2)	208(h)(2)	04/20/2016	07/01/2016		4
S0801	Yarden Or, Or Zaplavi	4236	4321	85	2.08(h)(2)	208(h)(2)	04/20/2016	07/24/2016		4
S0809	Olive Jung	3136	3199	63	2.08(h)(2)	208(h)(2)	04/20/2016	07/18/2016		4
S0812	Kara Klem, Valerie Tovar	3082	3144	62	2.08(h)(2)	208(h)(2)	04/20/2016	07/19/2016		4
S0814	Sahitya Rajita Tippavajhala, Anjali Kriplani	3616	3688	72	2.08(h)(2)	208(h)(2)	04/20/2016	07/15/2016		4
S0901	Kenneth Ciardiello, Matthew Taurchini	3721	3795	74	2.08(h)(2)	208(h)(2)	04/20/2016	07/31/2016		4
S0924	Alexandra Bello, Daniela Dietz Chavez	4476	4566	90	2.08(h)(2)	208(h)(2)	04/20/2016	07/25/2016		4
S1007	Wanelle Kellee Charles, Michael Trost	3611	3683	72	2.08(h)(2)	208(h)(2)	04/20/2016	07/16/2016		4
S1024	Marianne Von Nordeck, Todd Wilson	4098	4180	82	2.08(h)(2)	208(h)(2)	04/20/2016	07/12/2016		4
S1102	Milena Falcao, Justin Fritz	4300	4386	86	2.08(h)(2)	208(h)(2)	04/20/2016	07/31/2016		4
S1107	Craig Campbell, Charmagne Campbell	3611	3683	72	2.08(h)(2)	208(h)(2)	04/20/2016	07/20/2016		4
S1121	Jeffrey Garland	2346	2393	47	2.08(h)(2)	208(h)(2)	04/20/2016	07/01/2016		4
W0101	Jeffrey Abbott, Vivian Abbott	4248	4333	85	2.08(h)(2)	208(h)(2)	04/20/2016	07/25/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section (of Act)	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (No. 15 below)	Type of Service (No. 15 below)
W0103	Bert Loudis	2260	2305	45	2208(h)(2)	2208(h)(2)	04/20/2016	07/05/2016		4
W0107	Whitney Shirley	2052	2093	41	2208(h)(2)	2208(h)(2)	04/20/2016	07/10/2016		4
W0113	Barbara Zatcoff	2004	2044	40	2208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W0316	Embassy of the Peoples Republic of China	3677	3751	74	2208(h)(2)	2208(h)(2)	04/20/2016	07/23/2016		4
W0319	Ashley Granados, Matthew Slepitz	3517	3587	70	2208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W0324	Safiya Edwards, Ashanti Bess	2856	2913	57	2208(h)(2)	2208(h)(2)	04/20/2016	07/15/2016		4
W0333	Jonathan Lenner, David Loda, Paul Lister	4342	4429	87	2208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W0408	Mikal Davis, Nevena Bosnic, Maja Bedak	3272	3337	65	2208(h)(2)	2208(h)(2)	04/20/2016	07/13/2016		4
W0410	Jonathan Lauderdale, Jennifer Lauderdale	2970	3029	59	2208(h)(2)	2208(h)(2)	04/20/2016	07/13/2016		4
W0418	Francesca Alesi, Michael Press	3022	3082	60	2208(h)(2)	2208(h)(2)	04/20/2016	07/11/2016		4
W0428	John Cosculluela, Joshua Arons, Meikhel Philogene	4756	4851	95	2208(h)(2)	2208(h)(2)	04/20/2016	07/15/2016		4
W0520	Jaime Poynter, Holly McAloney	1858	1895	37	2208(h)(2)	2208(h)(2)	04/20/2016	07/22/2016		4
W0611	Saadia Mahmud	2638	2691	53	2208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W0703	Urmi Chakrabarti	2006	2046	40	2208(h)(2)	2208(h)(2)	04/20/2016	07/24/2016		4
W0710	Beverly Smith	2828	2885	57	2208(h)(2)	2208(h)(2)	04/20/2016	07/26/2016		4
W0729	Ricardo Sierra, Eugenia Suarez Moran	2821	2877	56	2208(h)(2)	2208(h)(2)	04/20/2016	07/03/2016		4
W0733	Elizabeth Cassin, Samantha Lodge, Kara McDonagh	5438	5547	109	2208(h)(2)	2208(h)(2)	04/20/2016	07/13/2016		4
W0813	Andrea Ferronato, Juan Pomes	2551	2602	51	2208(h)(2)	2208(h)(2)	04/20/2016	07/25/2016		4
W0819	Jakub Poniatowski, Sebastian Green	3051	3112	61	2208(h)(2)	2208(h)(2)	04/20/2016	07/25/2016		4
W0829	Bryan Miller, Whitney Paterson	3423	3491	68	2208(h)(2)	2208(h)(2)	04/20/2016	07/03/2016		4
W0831	Nkechi Nneji	3493	3563	70	2208(h)(2)	2208(h)(2)	04/20/2016	07/08/2016		4
W0907	Nadia Baksh	1894	1932	38	2208(h)(2)	2208(h)(2)	04/20/2016	07/21/2016		4
W0924	Justyna Felusiak, Kirti Suri	2974	3033	59	2208(h)(2)	2208(h)(2)	04/20/2016	07/14/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (NRHS below)
W1003	Amanda Smith, Fonda Peaks Smith	2520	2570	50	2.208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W1004	Danielle Schreiber, Lauren Bachtel	3616	3688	72	2.208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W1006	Paige Largent, Shawn Janzen	2811	2867	56	2.208(h)(2)	2208(h)(2)	04/20/2016	07/18/2016		4
W1010	Alexander T., Stephanie C, Emily R.	2727	2782	55	2.208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W1011	Charlie Finch, Amelia Griffith	2648	2701	53	2.208(h)(2)	2208(h)(2)	04/20/2016	07/01/2016		4
W1027	Joanna Persio, Matthew Bart	3076	3138	62	2.208(h)(2)	2208(h)(2)	04/20/2016	07/18/2016		4
W1124	Yasmine Alotaibi, Christopher Williams	2734	2789	55	2.208(h)(2)	2208(h)(2)	04/20/2016	07/13/2016		4
W1132	Anthony Hinton, Andrew Ellingsen, Joseph Kachovec	4778	4874	96	2.208(h)(2)	2208(h)(2)	04/20/2016	07/07/2016		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Line Item	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

United Arab Emirates Embassy
3003 Van Ness Street, N.W. Apt # S0102
Washington, DC 20008

Date: 04/20/2016

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>3,950</u>
The dollar adjustment in your rent charged is:	\$ <u>79</u>
The percentage adjustment in your rent charged	<u>2.00</u> %
Your new rent charged is:	\$ <u>4,029</u>
The effective date is:	<u>07/13/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
----------------	------------------	---------------------

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

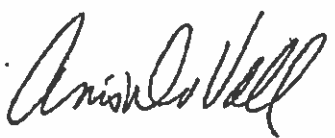
Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
 (No P.O. Box):
 Smith Property Holdings Van Ness L.P.
 3003 Van Ness Street NW
 Washington, DC 20008

Equity Residential

Housing Provider's Name (print)
 Owner Authorized Agent
 Other Title (if applicable): _____



 Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s) ..

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Frances Nolan

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, fnolan@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

05/19/2016

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED
(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(c)(2) Rental Unit No.	Type of Service (Notis below)
S0104	Reena Chudgar	2200	2244	44	2.00	208(h)(2)	05/19/2016	08/01/2016		4
S0208	Suzanne Snyder, Robert Snyder	2858	2915	57	2.00	208(h)(2)	05/19/2016	08/22/2016		4
S0219	Larissa Zavarelli	2790	2846	56	2.00	208(h)(2)	05/19/2016	08/14/2016		4
S0321	Naja Gibson	2346	2393	47	2.00	208(h)(2)	05/19/2016	08/01/2016		4
S0322	Daryl Douglass	1378	1406	28	2.00	208(h)(2)	05/19/2016	08/09/2016		4
S0402	Zoe Baker, Sanjana Biswas	4198	4282	84	2.00	208(h)(2)	05/19/2016	08/07/2016		4
S0408	Dur Kattan, Faisal Philby	2167	2210	43	2.00	208(h)(2)	05/19/2016	08/16/2016		4
S0524	Jason Robinson, Paul Davis	3422	3490	68	2.00	208(h)(2)	05/19/2016	08/19/2016		4
S0603	Sabrina Jones, Selina March	2616	2668	52	2.00	208(h)(2)	05/19/2016	08/03/2016		4
S0604	Adelaide Doussau de Bazignan, Phoebe Sherman	2577	2629	52	2.00	208(h)(2)	05/19/2016	08/01/2016		4
S0611	Chinese Embassy	2717	2771	54	2.00	208(h)(2)	05/19/2016	08/01/2016		4
S0620	Juan Andres Larrondo, Paz del Solar	3289	3355	66	2.00	208(h)(2)	05/19/2016	08/06/2016		4
S0624	Alexandra Rigby, Agnes Nazarian	3933	4012	79	2.00	208(h)(2)	05/19/2016	08/15/2016		4
S0701	Natasha Chakraborty, Farzan Mohseni, N Chacko, A M	4236	4321	85	2.00	208(h)(2)	05/19/2016	08/15/2016		4
S0709	Jusitn Teittel, Calvin Geon Lee	2851	2908	57	2.00	208(h)(2)	05/19/2016	08/07/2016		4
S0712	Chinese Embassy	2991	3051	60	2.00	208(h)(2)	05/19/2016	08/01/2016		4
S0724	Layla Medina, Mariam Arbabi	4069	4150	81	2.00	208(h)(2)	05/19/2016	08/07/2016		4
S0817	Julie Shursky	2466	2515	49	2.00	208(h)(2)	05/19/2016	08/18/2016		4
S1020	Jason Benati, Kena Vasquez	3629	3702	73	2.00	208(h)(2)	05/19/2016	08/29/2016		4
W0102	Sini Carter	3119	3181	62	2.00	208(h)(2)	05/19/2016	08/07/2016		4
W0105	Karina Chan	3402	3470	68	2.00	208(h)(2)	05/19/2016	08/01/2016		4
W0115	Ashley Miller, Jordan More	3402	3470	68	2.00	208(h)(2)	05/19/2016	08/09/2016		4
W0119	Enrique Orellana	3172	3235	63	2.00	208(h)(2)	05/19/2016	08/24/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Types of Service (No. is below)
W0127	Chris White, Caitlin Lenzner White, Sam Spirito	3553	3624	71	2.08(h)(2)	208(h)(2)	05/19/2016	08/31/2016		4
W0128	J Nunez, D Stewart, S Andersson, C Quiroga, R Bozic	4579	4671	92	2.08(h)(2)	208(h)(2)	05/19/2016	08/09/2016		4
W0216	Emily Storch	3616	3688	72	2.08(h)(2)	208(h)(2)	05/19/2016	08/08/2016		4
W0224	Alyssa Franke, Dorothy Joseph	3310	3376	66	2.08(h)(2)	208(h)(2)	05/19/2016	08/19/2016		4
W0233	Carolyn Clendenin, Megan Schmidt, Fiona Meagher	5438	5547	109	2.08(h)(2)	208(h)(2)	05/19/2016	08/25/2016		4
W0301	The Voice of Vietnam	3554	3625	71	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0311	Gretchen Schrader, Christopher Pike	2736	2791	55	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0313	Jolena Jeffrey, Adrenis Hooks	3093	3155	62	2.08(h)(2)	208(h)(2)	05/19/2016	08/23/2016		4
W0402	Stanley Hall	2519	2569	50	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0432	M. Mitchell, L. Burd, J. Schurter, S. Francis	4778	4874	96	2.08(h)(2)	208(h)(2)	05/19/2016	08/11/2016		4
W0433	Ca Tran	4836	4933	97	2.08(h)(2)	208(h)(2)	05/19/2016	08/28/2016		4
W0508	Steven Taubenkibel, Susan Taubenkibel	4039	4120	81	2.08(h)(2)	208(h)(2)	05/19/2016	08/28/2016		4
W0512	Yuan Wang	3616	3688	72	2.08(h)(2)	208(h)(2)	05/19/2016	08/13/2016		4
W0513	Ana Fernandes, Alexandre Baptista	2521	2571	50	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0601	MQuintana, CDiBartolo, VDiBartolo, M.Medlin, JPhelps	4673	4766	93	2.08(h)(2)	208(h)(2)	05/19/2016	08/09/2016		4
W0603	Carolyn Kraemer	2807	2863	56	2.08(h)(2)	208(h)(2)	05/19/2016	08/21/2016		4
W0605	Elizabeth Ward, James Fletcher	1623	1655	32	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0625	Chinese Embassy	2531	2582	51	2.08(h)(2)	208(h)(2)	05/19/2016	08/25/2016		4
W0633	Jiacheng Zheng, Terry Lin, Devin Murphy	3668	3741	73	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0713	Robert Soriano, Jacob Goldstein	3616	3688	72	2.08(h)(2)	208(h)(2)	05/19/2016	08/05/2016		4
W0732	Mahlet Ayalew	2367	2414	47	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4
W0906	Andrew Long	3616	3688	72	2.08(h)(2)	208(h)(2)	05/19/2016	08/07/2016		4
W0920	David Treichler, Lance Fuller	2372	2419	47	2.08(h)(2)	208(h)(2)	05/19/2016	08/01/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0927	Amanda Zimmer, Daniel King	3119	3181	62	2208(h)(2)	05/19/2016	08/01/2016		4	
W1015	Eser Yildirim, Eileen Marutiak	3093	3155	62	2208(h)(2)	05/19/2016	08/23/2016		4	
W1018	Alejandro Taddia, Maria Antonia Eljuri de Taddia	2734	2789	55	2208(h)(2)	05/19/2016	08/01/2016		4	
W1019	Bryan Adams, Karen Kavanaugh, Susan Adams	2339	2386	47	2208(h)(2)	05/19/2016	08/01/2016		4	
W1024	Emma Beck, Elisheva Grob	2875	2933	58	2208(h)(2)	05/19/2016	08/06/2016		4	
W1025	Theresa Santella	2343	2390	47	2208(h)(2)	05/19/2016	08/01/2016		4	
W1104	Kathleen Kelley, James Kelley, Caroline Stechison	3126	3189	63	2208(h)(2)	05/19/2016	08/15/2016		4	
W1107	Mayesha Quasem	1975	2015	40	2208(h)(2)	05/19/2016	08/15/2016		4	
W1118	Vickie Vaughan	2195	2239	44	2208(h)(2)	05/19/2016	08/01/2016		4	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Sample of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Reena Chudgar
3003 Van Ness Street, N.W. Apt # S0104
Washington, DC 20008

Date: 05/19/2016

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,200</u>
The dollar adjustment in your rent charged is:	\$ <u>44</u>
The percentage adjustment in your rent charged	<u>2.00</u> %
Your new rent charged is:	\$ <u>2,244</u>
The effective date is:	<u>08/01/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	§ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Frances Nolan

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, fnolan@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature
 Terri Stachura, Agent For Housing Provider

06/20/2016

Date:

RECEIVED
 2016 JUN 27 PM 3 38
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 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent (\$)	New Rent (\$)	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	2013 (a) (2) Rental Unit No.	Type of Service (No. is below)
S0205	Sharon Nakhimovsky, Evan Herring Nathan	2751	2806	55	2.08(h)(2)	2208(h)(2)	06/20/2016	09/28/2016		4
S0211	Sylvia Schurian	3183	3247	64	2.08(h)(2)	2208(h)(2)	06/20/2016	09/16/2016		4
S0223	Chinese Embassy	2512	2562	50	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
S0313	Chinese Embassy	2441	2490	49	2.08(h)(2)	2208(h)(2)	06/20/2016	09/26/2016		4
S0315	Lauren Smigelski, Lauren Braytenbah	3126	3189	63	2.08(h)(2)	2208(h)(2)	06/20/2016	09/07/2016		4
S0403	Chinese Embassy	2406	2454	48	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
S0415	Chinese Embassy	2811	2867	56	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
S0424	Laura Stonehill	2929	2988	59	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
S0513	Chinese Embassy	2343	2390	47	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
S0614	Chinese Embassy	3183	3247	64	2.08(h)(2)	2208(h)(2)	06/20/2016	09/10/2016		4
S0615	Staci Goldbergelle, John Hamman	3093	3155	62	2.08(h)(2)	2208(h)(2)	06/20/2016	09/09/2016		4
S0823	Chinese Embassy	2565	2616	51	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
S1110	Embassy of the Peoples Republic of China	2672	2725	53	2.08(h)(2)	2208(h)(2)	06/20/2016	09/19/2016		4
W0120	Chinese Embassy	3093	3155	62	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
W0130	Pinki Chaudhuri	2418	2466	48	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
W0226	Emma Rehard, Justin Pennisi	3546	3617	71	2.08(h)(2)	2208(h)(2)	06/20/2016	09/10/2016		4
W0330	H. Sun, C. Hays, K. Chahande, P. Shchelin	2243	2288	45	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
W0420	Chinese Embassy	2684	2738	54	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
W0524	Sasa Toperic, Dajana Dzindo	3009	3069	60	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
W0532	J. Bell, K. Smith, J. Sussman, N. Braccio	4778	4874	96	2.08(h)(2)	2208(h)(2)	06/20/2016	09/12/2016		4
W0629	Debra Cohn	2227	2272	45	2.08(h)(2)	2208(h)(2)	06/20/2016	09/01/2016		4
W0706	Jason Bond, Ann Ragland	3376	3444	68	2.08(h)(2)	2208(h)(2)	06/20/2016	09/12/2016		4
W0810	Lynn Zwibak	3416	3484	68	2.08(h)(2)	2208(h)(2)	06/20/2016	09/26/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent (\$/Mo)	New Rent (\$/Mo)	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. below)
W0811	Adrienne Williams, Klaas Lindemann	2805	2861	56	2.208(h)(2)	06/20/2016	09/27/2016		4	
W0817	Chinese Embassy	2725	2780	55	2.208(h)(2)	06/20/2016	09/01/2016		4	
W0820	Lauren Marx, Aimee Kanter	3402	3470	68	2.208(h)(2)	06/20/2016	09/21/2016		4	
W0832	George Richardson	4535	4626	91	2.208(h)(2)	06/20/2016	09/15/2016		4	
W0913	Ali Ibrahim	3677	3751	74	2.208(h)(2)	06/20/2016	09/19/2016		4	
W0928	Karen Wyche, James Wyche, Gregory Wyche	4922	5020	98	2.208(h)(2)	06/20/2016	09/22/2016		4	

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Section	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Sharon Nakhimovsky, Evan Herring Nathan
3003 Van Ness Street, N.W. Apt # S0205
Washington, DC 20008

Date: 06/20/2016

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 2,751
The dollar adjustment in your rent charged is:	\$ 55
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 2,806
The effective date is:	09/28/2016

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Frances Nolan

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, fnolan@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

07/19/2016

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Tenant Served with Notice	Effective Date of Rent Adjustment	2013(a)(2) Rental Unit No.	Type of Service (See below)
S0213	Erin Garth	2259	2304	45	2.208(h)(2)	07/19/2016	10/01/2016		4	
S0222	Katie Weigel, Nickalus Pettet	3400	3468	68	2.208(h)(2)	07/19/2016	10/28/2016		4	
S0304	Chinese Embassy	2683	2737	54	2.208(h)(2)	07/19/2016	10/01/2016		4	
S0317	Colby Duren	2379	2427	48	2.208(h)(2)	07/19/2016	10/17/2016		4	
S0419	Lindsay Rapkin	2790	2846	56	2.208(h)(2)	07/19/2016	10/23/2016		4	
S0421	Tiffany Guglielmetti	2581	2633	52	2.208(h)(2)	07/19/2016	10/18/2016		4	
S0422	Maria White	1362	1389	27	2.208(h)(2)	07/19/2016	10/28/2016		4	
S0818	Patricia Panyi, Bryan Riley	2847	2904	57	2.208(h)(2)	07/19/2016	10/20/2016		4	
S0819	University District of Columbia	2417	2465	48	2.208(h)(2)	07/19/2016	10/01/2016		4	
S0822	Barbara Raskin	2225	2270	45	2.208(h)(2)	07/19/2016	10/01/2016		4	
S1001	Christine Godinez, Shayda Sabet-Esfahani, Karoline	3484	3554	70	2.208(h)(2)	07/19/2016	10/01/2016		4	
S1106	Lynn Zablotsky	1849	1886	37	2.208(h)(2)	07/19/2016	10/01/2016		4	
S1116	Kimberly Medland	2162	2205	43	2.208(h)(2)	07/19/2016	10/01/2016		4	
S1122	Radja Mitra, Teodoro Zaltsman	2130	2173	43	2.208(h)(2)	07/19/2016	10/01/2016		4	
S1124	Craig Little	2923	2981	58	2.208(h)(2)	07/19/2016	10/01/2016		4	
W0211	Uma Hiremagalur	2694	2748	54	2.208(h)(2)	07/19/2016	10/14/2016		4	
W0227	Oghogho Igodan, Megan Callen, J Srivastava, D Sriv	2736	2791	55	2.208(h)(2)	07/19/2016	10/01/2016		4	
W0419	Kevin Thompson	1767	1802	35	2.208(h)(2)	07/19/2016	10/01/2016		4	
W0506	Raj Chhikara	2437	2486	49	2.208(h)(2)	07/19/2016	10/01/2016		4	
W0527	Catherine Green	2915	2973	58	2.208(h)(2)	07/19/2016	10/01/2016		4	
W0607	Ivan Trujillo, Marcela Guio	2151	2194	43	2.208(h)(2)	07/19/2016	10/20/2016		4	
W0608	Megan Glaub, Kimberly Reynolds	3713	3787	74	2.208(h)(2)	07/19/2016	10/18/2016		4	
W0609	Nabila Khatun, Nicolette Barraza	2925	2984	59	2.208(h)(2)	07/19/2016	10/01/2016		4	

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. below)
W0613	Julie Schimel	2495	2545	50	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/01/2016		4
W0701	Drew Dickson, Sara Eckert, Sarah Steele	3692	3766	74	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/01/2016		4
W0702	Samantha Hetchkop, Jessica Morris	2624	2676	52	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/27/2016		4
W0717	Wanda Brown	2612	2664	52	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/01/2016		4
W0722	Nina Finston	2027	2068	41	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/01/2016		4
W0918	Phillip Cargo	3677	3751	74	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/28/2016		4
W1032	Sheri Brady	2893	2951	58	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/31/2016		4
W1114	Edana Ng, Jessica Snyderman	3222	3286	64	2.08(h)(2)	2.08(h)(2)	07/19/2016	10/27/2016		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Section of Act	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Erin Garth
3003 Van Ness Street, N.W. Apt # S0213
Washington, DC 20008

Date: 07/19/2016

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 2,259
The dollar adjustment in your rent charged is:	\$ 45
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 2,304
The effective date is:	10/01/2016

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Frances Nolan

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, fnolan@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2017

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

08/23/2016

Date:

2016 AUG 26 PM 9 08
RECEIVED
DHCD
RENTAL
ACCOMMODATIONS
DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Apartment No.	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	216(b)(2) Rental Unit Note (No. is below)	Type of Service
S0406	Emebet Negussie	1127	1150	23	2208(h)(2)	2208(h)(2)	08/23/2016	11/13/2016		4
S0411	Chinese Embassy	2774	2829	55	2208(h)(2)	2208(h)(2)	08/23/2016	11/20/2016		4
S0413	Chinese Embassy	2441	2490	49	2208(h)(2)	2208(h)(2)	08/23/2016	11/01/2016		4
S0618	AIJUN TIAN	3418	3486	68	2208(h)(2)	2208(h)(2)	08/23/2016	11/13/2016		4
S0804	Ionut Dobre, Savin Ramona	3115	3177	62	2208(h)(2)	2208(h)(2)	08/23/2016	11/25/2016		4
S1003	Jasmine Martinez	2596	2648	52	2208(h)(2)	2208(h)(2)	08/23/2016	11/27/2016		4
W0210	Whitney Harrelson Ortiz, Orlando Ortiz	3045	3106	61	2208(h)(2)	2208(h)(2)	08/23/2016	11/01/2016		4
W0308	Brenda Pina	3801	3877	76	2208(h)(2)	2208(h)(2)	08/23/2016	11/05/2016		4
W0309	Shirley Adelstein, Joshua Sanderlin	3476	3546	70	2208(h)(2)	2208(h)(2)	08/23/2016	11/21/2016		4
W0407	Chinese Embassy	2037	2078	41	2208(h)(2)	2208(h)(2)	08/23/2016	11/01/2016		4
W0628	Vietnam News Agency	4371	4458	87	2208(h)(2)	2208(h)(2)	08/23/2016	11/01/2016		4
W0726	Lotem Bar, Galit Tassi	2459	2508	49	2208(h)(2)	2208(h)(2)	08/23/2016	11/01/2016		4
W0818	Lindsey Ross	3028	3089	61	2208(h)(2)	2208(h)(2)	08/23/2016	11/11/2016		4
W0921	Masin Couture, Kaveh Vakili	2847	2904	57	2208(h)(2)	2208(h)(2)	08/23/2016	11/28/2016		4
W1001	Adi Levy, Yael Shalom	2387	2435	48	2208(h)(2)	2208(h)(2)	08/23/2016	11/11/2016		4
W1029	Yelena Yakupova, Andrey Sivolapov	3033	3094	61	2208(h)(2)	2208(h)(2)	08/23/2016	11/17/2016		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Number	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Emebet Negussie
3003 Van Ness Street, N.W. Apt # S0406
Washington, DC 20008

Date: 08/23/2016

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,127</u>
The dollar adjustment in your rent charged is:	\$ <u>23</u>
The percentage adjustment in your rent charged	<u>2.00</u> %
Your new rent charged is:	\$ <u>1,150</u>
The effective date is:	<u>11/13/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

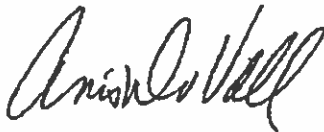
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Avis Duvall

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:

EXHIBIT BB

HOUSING PROVIDER FILINGS TO THE RENTAL

ACCOMMODATIONS DIVISION

OBTAINED VIA FOIA

2015



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

01/15/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Priority Rent	New Rent	Dollar Change	Percent Change	Section for Act	Effective Date of Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0107	Chris Pirisino, Saria Perales	2624	2713	89	3.4	208(h)(2)	01/15/2015	04/01/2015		4
S0217	Nicholas Serrano, Yulia Danilina	2258	2335	77	3.4	208(h)(2)	01/15/2015	04/01/2015		4
S0220	Benjamin McKee, Alanna Tievsky	2995	3097	102	3.4	208(h)(2)	01/15/2015	04/12/2015		4
S0221	Cheryl Thoren	2192	2267	75	3.4	208(h)(2)	01/15/2015	04/05/2015		4
S0407	Bradley Erickson, Anne Limowski	3175	3283	108	3.4	208(h)(2)	01/15/2015	04/25/2015		4
S0417	Jeff Reisman	2339	2419	80	3.4	208(h)(2)	01/15/2015	04/30/2015		4
S0501	Elizabeth Rekowski, Melanie Jones	3721	3848	127	3.4	208(h)(2)	01/15/2015	04/19/2015		4
S0505	Phuong Nguyen, Hoang Do	2158	2231	73	3.4	208(h)(2)	01/15/2015	04/04/2015		4
S0519	Patricia Villaruz	2484	2568	84	3.4	208(h)(2)	01/15/2015	04/11/2015		4
S0612	Hesham Khedr, Sozan Elshamy	2326	2405	79	3.4	208(h)(2)	01/15/2015	04/07/2015		4
S0613	Charles Titus	2398	2480	82	3.4	208(h)(2)	01/15/2015	04/01/2015		4
S0623	Kathy Chiao, Alexandra Bonagura	3060	3164	104	3.4	208(h)(2)	01/15/2015	04/28/2015		4
S0707	Harry Gural	2048	2118	70	3.4	208(h)(2)	01/15/2015	04/01/2015		4
S0723	Sofia Melendez	1886	1950	64	3.4	208(h)(2)	01/15/2015	04/28/2015		4
S0923	Ara Salerian	2583	2671	88	3.4	208(h)(2)	01/15/2015	04/09/2015		4
S1008	Carolina Acosta, Ernesto Gordillo	2723	2816	93	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0111	Hyman Cole	1705	1729	24	1.4	208(h)(2)	01/15/2015	04/01/2015		4
W0125	Darryl Sester, Robert Heffernan	2365	2445	80	3.4	208(h)(2)	01/15/2015	04/18/2015		4
W0202	Thomas McGinty	2973	3074	101	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0218	Couroche Kalantary, Gilda Kurti	2129	2201	72	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0320	Kristen Freeman, Douglas Johnson	2118	2190	72	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0332	G Keeffe, S Garza, J Karsten, E St John	4616	4773	157	3.4	208(h)(2)	01/15/2015	04/26/2015		4
W0403	Yongmo Ahn	2520	2606	86	3.4	208(h)(2)	01/15/2015	04/07/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(S) Name(S)	Period of Rent	New Rent	Dollar Change (%)	Percent Change (%)	Section of Act	Date Tenant Saved with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0409	Lorin Shirwani, Julie Grysavage, Robert Gibson	3310	3423	113	3.4	208(b)(2)	01/15/2015	04/26/2015		4
W0511	Embassy Lebanese, Carla Jazzar	2365	2445	80	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0523	Karen Reinauer	2829	2925	96	3.4	208(h)(2)	01/15/2015	04/05/2015		4
W0604	Marie Brodeur	3179	3287	108	3.4	208(h)(2)	01/15/2015	04/25/2015		4
W0631	Navneet Jaswal, Sandeep Mahajan	3200	3309	109	3.4	208(h)(2)	01/15/2015	04/09/2015		4
W0707	Priya Chopra	2211	2286	75	3.4	208(h)(2)	01/15/2015	04/19/2015		4
W0716	Nicolas Viggolo, Maria Smaldone	3179	3287	108	3.4	208(h)(2)	01/15/2015	04/19/2015		4
W0727	Jeffrey Stevenson Jr.	2874	2972	98	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0731	Martin Keeney	2811	2907	96	3.4	208(h)(2)	01/15/2015	04/19/2015		4
W0807	Larissa Da Silva	1766	1826	60	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W0825	Chinese Embassy	2365	2445	80	3.4	208(h)(2)	01/15/2015	04/08/2015		4
W0905	Erin Lindgren, Claude Warzecha	3007	3109	102	3.4	208(h)(2)	01/15/2015	04/26/2015		4
W0908	Kathryn Berlin, Anne Drury, Alexis Niekamp	3228	3338	110	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W1016	Friedrich Kretschmer, Viola Kretschmer	2855	2952	97	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W1108	Michael Nagle, Kyle Byrd	3551	3672	121	3.4	208(h)(2)	01/15/2015	04/04/2015		4
W1111	Veronice Holt	2214	2289	75	3.4	208(h)(2)	01/15/2015	04/01/2015		4
W1123	Ivana Horvathova, Edward Levin	3224	3334	110	3.4	208(h)(2)	01/15/2015	04/19/2015		4
W1125	Abby Harvey, Daniel Carlson	2365	2445	80	3.4	208(h)(2)	01/15/2015	04/05/2015		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Not	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Chris Pirisino, Sarita Perales
3003 Van Ness Street, N.W. Apt # S0107
Washington, DC 20008

Date: 01/15/2015

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,624</u>
The dollar adjustment in your rent charged is:	\$ <u>89</u>
The percentage adjustment in your rent charged	<u>3.40</u> %
Your new rent charged is:	\$ <u>2,713</u>
The effective date is:	<u>04/01/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
----------------	------------------	---------------------

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**


**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2015 FEB 25 PM 12:38
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.  02/18/2015
 Housing Provider's Printed Name Housing Provider's Signature Date:
 Gene Santomartino, Agent For Housing Provider

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (219(f)(2))	Type of Service (No. is below)
S0122	Ali Elomarabi, Omer Elomarabi	3060	3167	107	3.5	208(h)(2)	02/18/2015	05/10/2015		4
S0206	Laura Krause, Tyrone Krause	2347	2429	82	3.5	208(h)(2)	02/18/2015	05/30/2015		4
S0306	Rachel Robinson	2311	2392	81	3.5	208(h)(2)	02/18/2015	05/24/2015		4
S0307	Natalie Shoultz, Christopher Woods	2886	2987	101	3.5	208(h)(2)	02/18/2015	05/17/2015		4
S0310	Santana Crouse, Ashanti Murrain	2782	2879	97	3.5	208(h)(2)	02/18/2015	05/14/2015		4
S0404	David Mora, Christopher Boccio	2324	2405	81	3.5	208(h)(2)	02/18/2015	05/01/2015		4
S0414	Alexander Coren	3179	3290	111	3.5	208(h)(2)	02/18/2015	05/30/2015		4
S0508	Margaret OConnor	2608	2647	39	1.5	208(h)(2)	02/18/2015	05/01/2015		4
S0509	Michelle Ghiselli	2229	2307	78	3.5	208(h)(2)	02/18/2015	05/01/2015		4
S0518	Amy Danks, Daniel Burgener	2796	2894	98	3.5	208(h)(2)	02/18/2015	05/01/2015		4
S0520	Samantha Ringer, Christopher Dickerson	3206	3318	112	3.5	208(h)(2)	02/18/2015	05/14/2015		4
S0703	Rebecca Highsmith	1491	1513	22	1.5	208(h)(2)	02/18/2015	05/01/2015		4
S0801	Sari Cohen, Rachel Waldman	3721	3851	130	3.5	208(h)(2)	02/18/2015	05/20/2015		4
S0824	Cynthia Giles, Carl Bogus	3447	3568	121	3.5	208(h)(2)	02/18/2015	05/01/2015		4
S0906	Elizabeth Lay, Monica McKenna	2311	2392	81	3.5	208(h)(2)	02/18/2015	05/30/2015		4
S1004	Embassy of Bulgaria	2832	2931	99	3.5	208(h)(2)	02/18/2015	05/19/2015		4
S1010	Mark Seibach	2782	2879	97	3.5	208(h)(2)	02/18/2015	05/23/2015		4
S1015	Yahia Amehraye	2667	2760	93	3.5	208(h)(2)	02/18/2015	05/01/2015		4
S1114	Diane Butts	2166	2242	76	3.5	208(h)(2)	02/18/2015	05/10/2015		4
S1117	Charnita Jackson	2484	2571	87	3.5	208(h)(2)	02/18/2015	05/15/2015		4
W0102	Robert Brooks, Matthew Rohn	2318	2399	81	3.5	208(h)(2)	02/18/2015	05/31/2015		4
W0206	Amy Shavelson	2994	3099	105	3.5	208(h)(2)	02/18/2015	05/02/2015		4
W0219	Amanda Negron, Kendra Oladipa	3072	3180	108	3.5	208(h)(2)	02/18/2015	05/15/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(b)(2) Rental Unit No.	Type of Service (No. is below)
W0306	Christopher Hong, Natalie Kroc	1417	1467	50	3.5	208(h)(2)	02/18/2015	05/23/2015		4
W0315	Mathew Virgile, Benjamin Clarke	2988	3093	105	3.5	208(h)(2)	02/18/2015	05/26/2015		4
W0317	Carlos Bolo Bolano, Sebastian Quintana	2796	2894	98	3.5	208(h)(2)	02/18/2015	05/01/2015		4
W0428	Lang Rorer, Langhorne Rorer	3744	3800	56	1.5	208(h)(2)	02/18/2015	05/16/2015		4
W0501	Sidikat Kadri, Cristian Grueso	2229	2307	78	3.5	208(h)(2)	02/18/2015	05/01/2015		4
W0502	Jason Facci, James Facci, Eric Stromfeld	2950	3053	103	3.5	208(h)(2)	02/18/2015	05/12/2015		4
W0510	Reid Dvorak	3182	3293	111	3.5	208(h)(2)	02/18/2015	05/23/2015		4
W0714	Bailey Funderburk	3179	3290	111	3.5	208(h)(2)	02/18/2015	05/31/2015		4
W0805	Martine Khadr- Van Schoote	1819	1846	27	1.5	208(h)(2)	02/18/2015	05/01/2015		4
W0814	The Voice of Vietnam	2407	2491	84	3.5	208(h)(2)	02/18/2015	05/01/2015		4
W0910	Marc Tomik, Nathan Dolezal	1612	1668	56	3.5	208(h)(2)	02/18/2015	05/01/2015		4
W1030	Ismet Dil, Tomris Dil	3224	3337	113	3.5	208(h)(2)	02/18/2015	05/24/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Ali Elomarabi, Omer Elomarabi
3003 Van Ness Street, N.W. Apt # S0122
Washington, DC 20008

Date: 02/18/2015

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,060
The dollar adjustment in your rent charged is:	\$ 107
The percentage adjustment in your rent charged	3.50 %
Your new rent charged is:	\$ 3,167
The effective date is:	05/10/2015

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2015 MAR 30 PM 11 51
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

03/19/2015

Housing Provider's Printed Name

Housing Provider's Signature

Date:

Gene Santomartino, Agent For Housing Provider

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant Name(s)	Unit No.	Period of Rental	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(b)(2) Rental Unit Non-Compliance	Type of Service (UNOS Below)
S0106	Leah Seigle	2121	2195	74	3.5	208(h)(2)	03/19/2015	06/28/2015		4	
S0117	Elissa Barnes	2411	2495	84	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0202	Patti Schaffhausen, Charles Schilke	3615	3742	127	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0302	Chinese Embassy	3253	3367	114	3.5	208(h)(2)	03/19/2015	06/15/2015		4	
S0319	Dimitrios Papaioannou	2211	2288	77	3.5	208(h)(2)	03/19/2015	06/02/2015		4	
S0419	Steven Tom	2383	2466	83	3.5	208(h)(2)	03/19/2015	06/03/2015		4	
S0504	Kathleen Harrell	2832	2931	99	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0506	Hannah Landsberger	2629	2721	92	3.5	208(h)(2)	03/19/2015	06/11/2015		4	
S0511	Zeinab Adham, Egyptian Embassy	1869	1934	65	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0514	Mary Ellen Nunes	1925	1992	67	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0515	Leslie Atherholt	1888	1954	66	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0516	Allison Pagliaro, Abigail Snellings	2484	2571	87	3.5	208(h)(2)	03/19/2015	06/30/2015		4	
S0608	Paolo Foscherari	1121	1138	17	1.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0705	Shana Brand	2344	2426	82	3.5	208(h)(2)	03/19/2015	06/20/2015		4	
S0715	Chao Yang Li	2707	2802	95	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0719	Nathan Pobre, Kathryn Sanner	2383	2466	83	3.5	208(h)(2)	03/19/2015	06/05/2015		4	
S0814	Elizabeth Crowe, Samantha Levine	2796	2894	98	3.5	208(h)(2)	03/19/2015	06/09/2015		4	
S0816	Lauren Miller	2136	2211	75	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S0905	Brian Chernoff, Stephanie Chernoff	2395	2479	84	3.5	208(h)(2)	03/19/2015	06/19/2015		4	
S0913	Emily Shinay, Zachary Rosenfeld	2489	2576	87	3.5	208(h)(2)	03/19/2015	06/21/2015		4	
S1012	Sarah Selzer, Brett Grindrod	2365	2448	83	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S1013	Sebastian Guderian, Kimberly Christian	2201	2278	77	3.5	208(h)(2)	03/19/2015	06/01/2015		4	
S1014	Mikhail Kuznetsov, Nancy Corado	2683	2777	94	3.5	208(h)(2)	03/19/2015	06/28/2015		4	

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent (\$)	New Rent (\$)	Dollar/Percent Change (\$/%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	15(a)(2) Rental Agmt. No.	Type of Service (N/A, Below)
S1102	Jin Hee Hong, Seung Hong	3777	3909	132	3.5 208(h)(2)	03/19/2015	06/15/2015		4
S1109	David Wise	1358	1406	48	3.5 208(h)(2)	03/19/2015	06/01/2015		4
S1118	Susan Crawley, George Knowles	2805	2903	98	3.5 208(h)(2)	03/19/2015	06/15/2015		4
W0114	Rachel Bauer, Nicole Cunli	3179	3290	111	3.5 208(h)(2)	03/19/2015	06/13/2015		4
W0126	Jessica Walters, Aaron Pintzuk	3224	3337	113	3.5 208(h)(2)	03/19/2015	06/26/2015		4
W0205	Evan Dintaman, Erica Folio	3179	3290	111	3.5 208(h)(2)	03/19/2015	06/15/2015		4
W0213	April Jones	2938	3041	103	3.5 208(h)(2)	03/19/2015	06/01/2015		4
W0214	Donald Ward	2088	2161	73	3.5 208(h)(2)	03/19/2015	06/01/2015		4
W0225	Monica Devlin, Paulina Yanez	2347	2429	82	3.5 208(h)(2)	03/19/2015	06/15/2015		4
W0231	Keniclle Ford	2516	2604	88	3.5 208(h)(2)	03/19/2015	06/06/2015		4
W0305	Eleanore Elser	1850	1878	28	1.5 208(h)(2)	03/19/2015	06/01/2015		4
W0316	Embassy of the Peoples Republic of China	3230	3343	113	3.5 208(h)(2)	03/19/2015	06/25/2015		4
W0411	Kara Harkins, Andrea Shettle	2370	2406	36	1.5 208(h)(2)	03/19/2015	06/01/2015		4
W0416	Jennifer Griffiths	2360	2443	83	3.5 208(h)(2)	03/19/2015	06/01/2015		4
W0516	Arthur Levine	2331	2413	82	3.5 208(h)(2)	03/19/2015	06/01/2015		4
W0530	Marvin Levy	2318	2353	35	1.5 208(h)(2)	03/19/2015	06/01/2015		4
W0602	Stacie McLenachen	2911	3013	102	3.5 208(h)(2)	03/19/2015	06/29/2015		4
W0608	Linda Coble, Linda Jackson	2759	2856	97	3.5 208(h)(2)	03/19/2015	06/01/2015		4
W0612	Chinese Embassy	2988	3093	105	3.5 208(h)(2)	03/19/2015	06/27/2015		4
W0618	Stacey Mescall, Robert Alejnikov	2796	2894	98	3.5 208(h)(2)	03/19/2015	06/27/2015		4
W0626	William Cohen	3224	3337	113	3.5 208(h)(2)	03/19/2015	06/20/2015		4
W0705	Amanda Johnson, Michael Salmon	2921	3023	102	3.5 208(h)(2)	03/19/2015	06/15/2015		4
W0718	Isabelle Daverne	2440	2477	37	1.5 208(h)(2)	03/19/2015	06/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served With Notice	Effective Date of Rent Adjustment	219(2) Rental Unit No.	Type of Service (No. is below)
W0808	Charlotte Greenhut	2423	2459	36	1.5	208(h)(2)	03/19/2015	06/01/2015		4
W0829	Bakar Ould-Abdallah, Nelly Daynac	2544	2633	89	3.5	208(h)(2)	03/19/2015	06/01/2015		4
W0831	Janet McCabe	3175	3286	111	3.5	208(h)(2)	03/19/2015	06/15/2015		4
W0904	Jamie Shenk, Kate Shenk	2592	2683	91	3.5	208(h)(2)	03/19/2015	06/01/2015		4
W0912	Nancy Okail	2189	2266	77	3.5	208(h)(2)	03/19/2015	06/08/2015		4
W0914	Lisa Goldberg, Anne Campbell	2674	2768	94	3.5	208(h)(2)	03/19/2015	06/01/2015		4
W0917	Gillian Abrams	2610	2701	91	3.5	208(h)(2)	03/19/2015	06/06/2015		4
W0933	Embassy of the Peoples Republic of China	4944	5117	173	3.5	208(h)(2)	03/19/2015	06/27/2015		4
W1003	Heather Wright	2520	2608	88	3.5	208(h)(2)	03/19/2015	06/20/2015		4
W1004	Baheyeldin Salem, Anne Holbrook	2796	2894	98	3.5	208(h)(2)	03/19/2015	06/13/2015		4
W1005	Brandon Harris, Jana Gaidarski	2861	2961	100	3.5	208(h)(2)	03/19/2015	06/18/2015		4
W1007	Jennifer Bilinkas	1830	1894	64	3.5	208(h)(2)	03/19/2015	06/20/2015		4
W1013	Chinese Embassy	2988	3093	105	3.5	208(h)(2)	03/19/2015	06/08/2015		4
W1017	Adrian Wilairat	2075	2148	73	3.5	208(h)(2)	03/19/2015	06/01/2015		4
W1116	Mark Bauder	2341	2423	82	3.5	208(h)(2)	03/19/2015	06/01/2015		4
W1127	Meredith Jachowicz, Emma Wojtowicz, Taylor Smith	2780	2877	97	3.5	208(h)(2)	03/19/2015	06/01/2015		4
W1133	Whitney Sayce, Spencer Sayce	5033	5209	176	3.5	208(h)(2)	03/19/2015	06/26/2015		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Leah Seigle
3003 Van Ness Street, N.W. Apt # S0106
Washington, DC 20008

Date: 03/19/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,121</u>
The dollar adjustment in your rent charged is:	\$ <u>74</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	\$ <u>2,195</u>
The effective date is:	<u>06/28/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
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Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

Internal Use Only
 C/O current: yes no n/a
 BBL current: yes no
 Reg. current: yes no

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

04/21/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (%)	Percent Change (%)	Section of Apartment	Date Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No.	Type of Sewer (No. is below)
S0102	United Arab Emirates Embassy	3816	3950	134	3.5	208(h)(2)	04/21/2015	07/13/2015		4
S0207	Robert Klein	2341	2423	82	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0224	Michael Merriman, Alexander Lowman	3933	4071	138	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0402	Leah Paisner, Alexis Hofschneider	3615	3742	127	3.5	208(h)(2)	04/21/2015	07/12/2015		4
S0405	Hannah Pierson Compeau, Alexander Baum	2475	2562	87	3.5	208(h)(2)	04/21/2015	07/29/2015		4
S0410	Avjeet Singh, Navjeet Singh	2284	2364	80	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0605	Igor Arakelov	2106	2180	74	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0620	David Wolkowicz, Daniel Gubb	2530	2619	89	3.5	208(h)(2)	04/21/2015	07/25/2015		4
S0625	Jessica Debaakey, Meena Al Talib, Angela Dunay	3237	3350	113	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0701	Upasana Kaku, Adithi Grama, Laura Machlin	3553	3677	124	3.5	208(h)(2)	04/21/2015	07/27/2015		4
S0713	Alicia Garfinkel, Robert Pines	2738	2834	96	3.5	208(h)(2)	04/21/2015	07/23/2015		4
S0714	Danielle Pullian, Marco Panessa	2808	2906	98	3.5	208(h)(2)	04/21/2015	07/12/2015		4
S0725	Rabiat Osunsade	3356	3473	117	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0803	Taliah Leibovich, Bur Asherov	2660	2753	93	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0804	Nicholas Zachar, Susan Billings	2832	2931	99	3.5	208(h)(2)	04/21/2015	07/28/2015		4
S0812	Kara Klem, Kathleen Kermtke	2978	3082	104	3.5	208(h)(2)	04/21/2015	07/19/2015		4
S0903	Yossi Itzhak	2839	2938	99	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S0907	Daniel Wilson, Ashley Wilson	3175	3286	111	3.5	208(h)(2)	04/21/2015	07/28/2015		4
S0910	Victoria Alnaif, Ramsey Alnaif	3060	3167	107	3.5	208(h)(2)	04/21/2015	07/05/2015		4
S0914	Shellye Suttles, Joseph Suttles	2573	2663	90	3.5	208(h)(2)	04/21/2015	07/13/2015		4
S0920	Casper Uldriks, Evandro Fontoura	3187	3235	48	1.5	208(h)(2)	04/21/2015	07/12/2015		4
S1021	Hayley Aja	2192	2269	77	3.5	208(h)(2)	04/21/2015	07/01/2015		4
S1024	Marianne Von Nordeck, Todd Wilson	3959	4098	139	3.5	208(h)(2)	04/21/2015	07/12/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No.	Type of Service (No. is below)
S1121	Jeffrey Garland	2267	2346	79	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0101	Jeffrey Abbott, Vivian Abbott	4104	4248	144	3.5208(h)(2)		04/21/2015	07/25/2015		4
W0103	Bert Loudis	2184	2260	76	3.5208(h)(2)		04/21/2015	07/05/2015		4
W0113	Barbara Zaicoff	1936	2004	68	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0324	Nakia Martin, Safiya Edwards	2759	2856	97	3.5208(h)(2)		04/21/2015	07/15/2015		4
W0333	Michael Benjamin, Jonathan Lenner, Evan Goldfarb	4195	4342	147	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0408	Mikal Davis, Nevena Bosnic, Maja Bedak	3161	3272	111	3.5208(h)(2)		04/21/2015	07/13/2015		4
W0410	Jonathan Lauderdale, Jennifer Lauderdale	2870	2970	100	3.5208(h)(2)		04/21/2015	07/13/2015		4
W0412	Emily Schweitzer, Pamela Shapiro	2222	2300	78	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0418	Francesca Alesi, Michael Press	2920	3022	102	3.5208(h)(2)		04/21/2015	07/11/2015		4
W0503	Ana Maria Copete, Monika Martignon	2807	2905	98	3.5208(h)(2)		04/21/2015	07/28/2015		4
W0512	Jennie Watson, Jarlath Bloom	2988	3093	105	3.5208(h)(2)		04/21/2015	07/27/2015		4
W0515	Moran Tzur, Sophie Felder	2371	2454	83	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0517	Steven Taubenkibel, Susan Comins	2409	2493	84	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0611	Saadia Mahmud	2549	2638	89	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0703	Urmu Chakrabarti	1938	2006	68	3.5208(h)(2)		04/21/2015	07/24/2015		4
W0710	Chastity Threadcraft, Leah Hill	2175	2251	76	3.5208(h)(2)		04/21/2015	07/19/2015		4
W0733	Max Frankel, Sean Morash, Nicole Magney	4944	5117	173	3.5208(h)(2)		04/21/2015	07/01/2015		4
W0813	Andrea Ferronato, Juan Pomes	2465	2551	86	3.5208(h)(2)		04/21/2015	07/25/2015		4
W0819	Jakub Poniatowski, Sebastian Green	2948	3051	103	3.5208(h)(2)		04/21/2015	07/25/2015		4
W0907	Nadia Baksh	1830	1894	64	3.5208(h)(2)		04/21/2015	07/21/2015		4
W0924	Justyna Felusiak, Kirti Suri	2873	2974	101	3.5208(h)(2)		04/21/2015	07/14/2015		4
W1006	Paige Largent, Shawn Janzen	2716	2811	95	3.5208(h)(2)		04/21/2015	07/18/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dallas Change (\$)	Percent Change (%)	Sections of Act	State of Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No.	Type of Service (below)
W1010	S Castellano, J Jackman, A Tarascio	2635	2727	92	3.5	208(h)(2)	04/21/2015	07/01/2015		4
W1011	Charlie Finch, Amelia Griffith	2558	2648	90	3.5	208(h)(2)	04/21/2015	07/01/2015		4
W1027	Joanna Persio, Matthew Bart	2972	3076	104	3.5	208(h)(2)	04/21/2015	07/18/2015		4
W1110	University District of Columbia	3025	3131	106	3.5	208(h)(2)	04/21/2015	07/20/2015		4
W1124	Yasmine Alotaibi, Christopher Williams	2642	2734	92	3.5	208(h)(2)	04/21/2015	07/13/2015		4
W1132	Anthony Hinton, Andrew Ellingsen, Joseph Kachovec	4616	4778	162	3.5	208(h)(2)	04/21/2015	07/07/2015		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE --- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

United Arab Emirates Embassy
3003 Van Ness Street, N.W. Apt # S0102
Washington, DC 20008

Date: 04/21/2015

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenant(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,816</u>
The dollar adjustment in your rent charged is:	<u>\$ 134</u>
The percentage adjustment in your rent charged	<u>3.50 %</u>
Your new rent charged is:	<u>\$ 3,950</u>
The effective date is:	<u>07/13/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

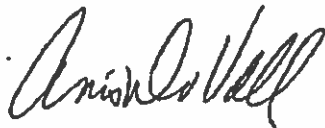
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

05/19/2015

Date:

RECEIVED
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 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0104	Reena Chudgar	2126	2200	74	3.5	208(h)(2)	05/19/2015	08/01/2015		4
S0116	Catherine Brescia, Anne Cushing Brescia	2411	2495	84	3.5	208(h)(2)	05/19/2015	08/04/2015		4
S0208	Suzanne Snyder, Robert Snyder	2761	2858	97	3.5	208(h)(2)	05/19/2015	08/22/2015		4
S0219	Mackenzie Gordon	2536	2625	89	3.5	208(h)(2)	05/19/2015	08/11/2015		4
S0321	Naja Gibson	2267	2346	79	3.5	208(h)(2)	05/19/2015	08/01/2015		4
S0322	Daryl Douglass	1331	1378	47	3.5	208(h)(2)	05/19/2015	08/09/2015		4
S0325	Theresa Genthe, Layla Medina	3514	3637	123	3.5	208(h)(2)	05/19/2015	08/14/2015		4
S0408	Dur Kattan, Faisal Philby	2094	2167	73	3.5	208(h)(2)	05/19/2015	08/16/2015		4
S0524	Jason Robinson, John Van Son	3306	3422	116	3.5	208(h)(2)	05/19/2015	08/19/2015		4
S0603	Sabrina Jones, Tracey Willmott	2528	2616	88	3.5	208(h)(2)	05/19/2015	08/03/2015		4
S0604	Jennifer Rosser, Carolyn Ugolino	2490	2577	87	3.5	208(h)(2)	05/19/2015	08/01/2015		4
S0611	Chinese Embassy	2625	2717	92	3.5	208(h)(2)	05/19/2015	08/01/2015		4
S0624	Alexandra Rigby, Agnes Nazarian	3800	3933	133	3.5	208(h)(2)	05/19/2015	08/15/2015		4
S0712	Chinese Embassy	2890	2991	101	3.5	208(h)(2)	05/19/2015	08/01/2015		4
S0724	Craig Campbell, Chamagne Campbell	4069	4211	142	3.5	208(h)(2)	05/19/2015	08/29/2015		4
S0817	Julie Shursky, Zachery Buggy	2383	2466	83	3.5	208(h)(2)	05/19/2015	08/18/2015		4
S1019	Christina Pacheco	2305	2386	81	3.5	208(h)(2)	05/19/2015	08/12/2015		4
S1020	Embassy of the Republic of Latvia	3299	3414	115	3.5	208(h)(2)	05/19/2015	08/09/2015		4
S1125	Katerina Davies Lazarte, Lauren Dehoff	3865	4000	135	3.5	208(h)(2)	05/19/2015	08/28/2015		4
W0105	Katrina Chan	3287	3402	115	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0115	Ashley Miller, Jordan More	3287	3402	115	3.5	208(h)(2)	05/19/2015	08/09/2015		4
W0117	Paul Margel, Danna Margel	1957	1986	29	1.5	208(h)(2)	05/19/2015	08/01/2015		4
W0119	Enrique Orellana	3065	3172	107	3.5	208(h)(2)	05/19/2015	08/24/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (No. below)	Type of Service
W0127	Pooja Vora, Tebsy Paul	3230	3343	113	3.5	208(h)(2)	05/19/2015	08/21/2015		4
W0128	J Nunez, D Stewart, S Andersson, C Quiroga, R Bozic	4424	4579	155	3.5	208(h)(2)	05/19/2015	08/09/2015		4
W0216	Michael Gargulak, Morgan Becker	2974	3078	104	3.5	208(h)(2)	05/19/2015	08/16/2015		4
W0224	Alyssa Franke, Dorothy Joseph	3198	3310	112	3.5	208(h)(2)	05/19/2015	08/19/2015		4
W0233	Daniel Marshall, Kurt Girard	4377	4530	153	3.5	208(h)(2)	05/19/2015	08/02/2015		4
W0301	The Voice of Vietnam	3434	3554	120	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0311	Gretchen Schrader, Christopher Pike	2643	2736	93	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0313	Jolena Jeffrey, Adrenis Hooks	2988	3093	105	3.5	208(h)(2)	05/19/2015	08/23/2015		4
W0328	Thomas Mason LLC	3511	3634	123	3.5	208(h)(2)	05/19/2015	08/16/2015		4
W0330	M Barounos, C Barounos, H Sun, N Russell	2167	2243	76	3.5	208(h)(2)	05/19/2015	08/15/2015		4
W0402	Stanley Hall	2434	2519	85	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0427	Boer Deng, Yiren Zhang, Xinyi Wan	3165	3276	111	3.5	208(h)(2)	05/19/2015	08/18/2015		4
W0432	Sandra McDermott, Benjamin Faulkner	4100	4162	62	1.5	208(h)(2)	05/19/2015	08/14/2015		4
W0433	Ca Tran, Huong Nguyen	4672	4836	164	3.5	208(h)(2)	05/19/2015	08/28/2015		4
W0508	Clay Greenberg, Nurmira Greenberg, Leroy McCune	3672	3801	129	3.5	208(h)(2)	05/19/2015	08/17/2015		4
W0513	Ana Fernandes, Alexandre Baptista	2436	2521	85	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0601	MQuintana, CDiBartolo, VDiBartolo, M.Medlin, JPhelps	4515	4673	158	3.5	208(h)(2)	05/19/2015	08/09/2015		4
W0605	Elizabeth Ward, James Fletcher	1568	1623	55	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0625	Chinese Embassy	2445	2531	86	3.5	208(h)(2)	05/19/2015	08/25/2015		4
W0633	Jiacheng Zheng, Terry Lin, Devin Murphy	3544	3668	124	3.5	208(h)(2)	05/19/2015	08/01/2015		4
W0706	Marcos Chilliato Leite, Andressa Lin Fidelis	2597	2688	91	3.5	208(h)(2)	05/19/2015	08/28/2015		4
W0721	Roger Yohn, Katherine Kramer	2745	2841	96	3.5	208(h)(2)	05/19/2015	08/10/2015		4
W0732	Mahlet Ayalew	2287	2367	80	3.5	208(h)(2)	05/19/2015	08/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Appt. Rent	New Dollar Rent (\$)	Percent Change (%)	Section of Appt.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0801	Amanda Shaw, Kristen Rossbach, Chantal Menashe	4515	4673	3.5	208(h)(2)	05/19/2015	08/02/2015		4
W0824	Tiffany Nichols, Auguste Humphries	1930	1998	3.5	208(h)(2)	05/19/2015	08/26/2015		4
W0906	Marios Savva, Arai Monteforte	3075	3183	3.5	208(h)(2)	05/19/2015	08/03/2015		4
W0918	Andrea Inuretagoyena, Andres Sotomayer	2846	2946	3.5	208(h)(2)	05/19/2015	08/12/2015		4
W0920	David Trechler, Lance Fuller	2292	2372	80	3.5	208(h)(2)	08/01/2015		4
W0927	Amanda Zimmer, Daniel King	3014	3119	105	3.5	208(h)(2)	08/01/2015		4
W1015	Eser Yildirim, Eileen Marutiak	2988	3093	105	3.5	208(h)(2)	08/23/2015		4
W1018	Alejandro Taddia, Maria Antonia Eljuri de Taddia	2642	2734	92	3.5	208(h)(2)	08/01/2015		4
W1019	Bryan Adams, Karen Kavanaugh, Susan Adams	2260	2339	79	3.5	208(h)(2)	08/01/2015		4
W1024	Emma Beck, Elisheva Grob	2778	2875	97	3.5	208(h)(2)	08/06/2015		4
W1025	Theresa Santella	2264	2343	79	3.5	208(h)(2)	08/01/2015		4
W1101	Thomas Mason LLC	4104	4248	144	3.5	208(h)(2)	08/16/2015		4
W1104	Caroline Duchin, Kathleen Kelley	3020	3126	106	3.5	208(h)(2)	08/15/2015		4
W1107	Mayesha Quasem	1908	1975	67	3.5	208(h)(2)	08/15/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Reena Chudgar
3003 Van Ness Street, N.W. Apt # S0104
Washington, DC 20008

Date: 05/19/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,126</u>
The dollar adjustment in your rent charged is:	\$ <u>74</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	\$ <u>2,200</u>
The effective date is:	<u>08/01/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/18/2015

Date:

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 2015 JUN 24 PM 9 06
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Previous Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Reason for Adjustment	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. as below)
S0205	Sharon Nakhimovsky, Evan Herring Nauthan	2658	2751	93	3.5	208(h)(2)	06/18/2015	09/28/2015		4
S0211	Sylvia Schurian	3075	3183	108	3.5	208(h)(2)	06/18/2015	09/16/2015		4
S0222	Chinese Embassy	2615	2707	92	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0223	Chinese Embassy	2427	2512	85	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0308	University District of Columbia	2713	2808	95	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0309	University District of Columbia	2591	2682	91	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0313	Chinese Embassy	2358	2441	83	3.5	208(h)(2)	06/18/2015	09/26/2015		4
S0314	University District of Columbia	2684	2778	94	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0315	Lauren Smigelski, Lauren Braytenbah	3020	3126	106	3.5	208(h)(2)	06/18/2015	09/07/2015		4
S0403	Chinese Embassy	2325	2406	81	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0415	Chinese Embassy	2716	2811	95	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0424	Laura Stonehill	2830	2929	99	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0513	Chinese Embassy	2264	2343	79	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0522	Ruth Raubitschek	1816	1843	27	1.5	208(h)(2)	06/18/2015	09/01/2015		4
S0602	Mary Stonehill	3988	4048	60	1.5	208(h)(2)	06/18/2015	09/17/2015		4
S0614	Chinese Embassy	3075	3183	108	3.5	208(h)(2)	06/18/2015	09/10/2015		4
S0615	Staci Goldbergelle, John Hamman	2988	3093	105	3.5	208(h)(2)	06/18/2015	09/09/2015		4
S0618	David Sullivan, Rebecca Harris	2540	2629	89	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0711	University District of Columbia	2787	2885	98	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0718	University District of Columbia	2702	2797	95	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0720	University District of Columbia	3095	3203	108	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0806	Tiffani Smith	2311	2392	81	3.5	208(h)(2)	06/18/2015	09/01/2015		4
S0807	University District of Columbia	2312	2393	81	3.5	208(h)(2)	06/18/2015	09/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Original Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served With Notice	Effective Date of Rent Adjustment	2.13(a)(2) Rental Unit No.	Type of Service (Notis below)
S0809	Elyssa Sham, Daniel Scheinfeld	2851	2951	100	3.5208(h)(2)		06/18/2015	09/07/2015		4
S0811	University District of Columbia	2684	2778	94	3.5208(h)(2)		06/18/2015	09/01/2015		4
S0819	University District of Columbia	2335	2417	82	3.5208(h)(2)		06/18/2015	09/01/2015		4
S0823	Chinese Embassy	2478	2565	87	3.5208(h)(2)		06/18/2015	09/01/2015		4
S0911	Kevin Walsh, Laura Porter	3075	3183	108	3.5208(h)(2)		06/18/2015	09/01/2015		4
S0919	Michael Wyatt, Catherine Marie Canales	2642	2734	92	3.5208(h)(2)		06/18/2015	09/02/2015		4
S1009	University District of Columbia	2591	2682	91	3.5208(h)(2)		06/18/2015	09/01/2015		4
S1017	University District of Columbia	2093	2166	73	3.5208(h)(2)		06/18/2015	09/01/2015		4
S1023	Megan Sliwa	2761	2858	97	3.5208(h)(2)		06/18/2015	09/13/2015		4
S1110	Embassy of the Peoples Republic of China	2582	2672	90	3.5208(h)(2)		06/18/2015	09/19/2015		4
W0120	Chinese Embassy	2988	3093	105	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0121	University District of Columbia	2548	2637	89	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0122	University District of Columbia	2628	2720	92	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0130	Pinki Chaudhuri	2336	2418	82	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0220	Carmela Marinelli	2761	2802	41	1.5208(h)(2)		06/18/2015	09/29/2015		4
W0226	Giovani Simandjuntak, Brent Dieleman	2909	3011	102	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0323	University District of Columbia	2628	2720	92	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0329	University District of Columbia	2628	2720	92	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0414	Adriane Alicea, Courtney DeAngelis	3287	3402	115	3.5208(h)(2)		06/18/2015	09/28/2015		4
W0417	University District of Columbia	2684	2778	94	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0420	Chinese Embassy	2593	2684	91	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0521	University District of Columbia	2548	2637	89	3.5208(h)(2)		06/18/2015	09/01/2015		4
W0524	Sasa Toperic, Dajana Dzindo	2907	3009	102	3.5208(h)(2)		06/18/2015	09/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (Revised)	Type of Service (Notes Above)
W0529	University District of Columbia	2628	2720	92	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0532	Lauren Reed, Erica Lawton, Christina Zipper	4262	4411	149	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0603	Toi Glover, Marsha Glover	2807	2905	98	3.5	208(h)(2)	06/18/2015	09/02/2015		4
W0627	Angelique Bianco, Joel Battle	2500	2588	88	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0629	Debra Cohn	2152	2227	75	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0720	University District of Columbia	2684	2778	94	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0723	Daphne Rubin Vega, Joiselle Cunningham	2251	2330	79	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0811	Adrienne Williams, Kilaas Lindemann	2710	2805	95	3.5	208(h)(2)	06/18/2015	09/27/2015		4
W0817	Chinese Embassy	2633	2725	92	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0820	Lauren Marx, Aimee Kanter	3287	3402	115	3.5	208(h)(2)	06/18/2015	09/21/2015		4
W0832	George Richardson	4382	4535	153	3.5	208(h)(2)	06/18/2015	09/15/2015		4
W0913	Qais Biltaji	3020	3126	106	3.5	208(h)(2)	06/18/2015	09/21/2015		4
W0922	University District of Columbia	2806	2904	98	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W0928	Karen Wycbe, James Wycbe, Gregory Wycbe	4756	4922	166	3.5	208(h)(2)	06/18/2015	09/22/2015		4
W0929	University District of Columbia	2805	2903	98	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W1002	Bonut Blaj, Mateja Blaj	2950	3053	103	3.5	208(h)(2)	06/18/2015	09/16/2015		4
W1020	University District of Columbia	2684	2778	94	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W1103	University District of Columbia	2606	2697	91	3.5	208(h)(2)	06/18/2015	09/09/2015		4
W1112	University District of Columbia	2684	2778	94	3.5	208(h)(2)	06/18/2015	09/01/2015		4
W1121	Kenneth Mannella	2745	2841	96	3.5	208(h)(2)	06/18/2015	09/26/2015		4
W1130	University District of Columbia	2628	2720	92	3.5	208(h)(2)	06/18/2015	09/01/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	ENB#	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Sharon Nakhimovsky, Evan Herring Nathan
3003 Van Ness Street, N.W. Apt # S0205
Washington, DC 20008

Date: 06/18/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,658</u>
The dollar adjustment in your rent charged is:	<u>\$ 93</u>
The percentage adjustment in your rent charged	<u>3.50 %</u>
Your new rent charged is:	<u>\$ 2,751</u>
The effective date is:	<u>09/28/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

07/16/2015

Date:

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 2015 JUL 27 PM 11 32
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent (\$)	New Rent (\$)	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (2)	Type of Service (Not below)
S0105	Susie Scott	1430	1451	21	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0121	Masin Couture, Kaveh Vakili	2652	2745	93	3.5	208(h)(2)	07/16/2015	10/18/2015		4
S0204	Harry Herman	1604	1628	24	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0213	Erin Garth	2183	2259	76	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S0215	Dorothea Nahm	1301	1321	20	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0225	Elizabeth Frese	1572	1596	24	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0304	Chinese Embassy	2592	2683	91	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S0311	Mary Byrd	1909	1938	29	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0317	Colby Duren	2299	2379	80	3.5	208(h)(2)	07/16/2015	10/17/2015		4
S0320	Jan Vinicombe	1995	2025	30	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0401	Anita Sanders	1388	1409	21	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0406	Carol Woodard	854	867	13	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0421	Tiffany Guglielmetti	2494	2581	87	3.5	208(h)(2)	07/16/2015	10/18/2015		4
S0422	Maria White	1316	1362	46	3.5	208(h)(2)	07/16/2015	10/28/2015		4
S0503	Lonnie Sanders	1712	1738	26	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0521	Ronald Zisk, Luzia Zisk	902	916	14	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0525	Stanley Clasen	1388	1409	21	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0609	Joan Headlee	1026	1041	15	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0610	Nancy Roth	1115	1132	17	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0622	Gerald Elskan	1026	1041	15	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0717	Carlton Westcott	1105	1122	17	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0721	Laurie Chamberlain	2652	2745	93	3.5	208(h)(2)	07/16/2015	10/05/2015		4
S0722	Tamara Coble	2761	2858	97	3.5	208(h)(2)	07/16/2015	10/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Apportion Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Dates Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0808	Madeleine Touvenel	1448	1470	22	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0813	Betty Edgehill	957	971	14	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0822	Barbara Raskin	2150	2225	75	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S0902	Walter Kroeger	1444	1466	22	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0904	Mary Fields	1119	1136	17	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0918	M Gale Dugan	1299	1318	19	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S0925	Frederic Wallois	3865	4000	135	3.5	208(h)(2)	07/16/2015	10/15/2015		4
S1001	Marissa Gribb, Ariel Ley, Christine Godinez	3366	3484	118	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S1006	David Wilson, Margot Wilson	1671	1696	25	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S1016	Lillian Richardson	907	921	14	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S1101	Roselle Abramson	1415	1436	21	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S1106	Lynn Zablotsky	1786	1849	63	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S1108	James Lewis, Ursula Lewis	1194	1212	18	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S1111	Charles Potter	1276	1295	19	1.5	208(h)(2)	07/16/2015	10/01/2015		4
S1116	Kimberly Medland	2089	2162	73	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S1122	Radja Mitra, Teodoro Zaltsman	2058	2130	72	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S1123	Yvette Parron	1406	1455	49	3.5	208(h)(2)	07/16/2015	10/01/2015		4
S1124	Craig Little, Susan Giambalvo	2824	2923	99	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0112	Susan Burke, William Janicki	2384	2420	36	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0118	Karen Perry	1141	1158	17	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0123	William Hayden, Ruth Hayden	1039	1055	16	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0129	Brenda Small	2079	2110	31	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0131	Abla Majaj	2361	2444	83	3.5	208(h)(2)	07/16/2015	10/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (2)	Type of Service (Not Below)
W0201	Mary Bailey	3213	3261	48	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0211	Uma Hiremagalur	2603	2694	91	3.5	208(h)(2)	07/16/2015	10/14/2015		4
W0212	Eileen Dent	1078	1094	16	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0215	Ruth Hard	1158	1175	17	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0217	David Kass	1352	1372	20	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0222	University District of Columbia	2548	2637	89	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0227	Pembe Besingi, Esther Poswal, Oghogho Igodan	2643	2736	93	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0228	Brian Lederer, Micheline Lederer	3550	3603	53	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0302	Vandel Pereslenny	1479	1501	22	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0310	Kathleen Millier	3080	3188	108	3.5	208(h)(2)	07/16/2015	10/28/2015		4
W0314	Ann Fudjak	1077	1093	16	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0322	Barbara Heindel	1320	1340	20	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0331	Arlene Billings	1186	1204	18	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0419	Kevin Thompson	1707	1767	60	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0422	Senga Howat	1532	1555	23	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0429	Jane Wallace	1636	1661	25	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0506	Raj Chhikara	2355	2437	82	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0522	John Page	1732	1758	26	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0525	Lillian Cardash	980	995	15	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0527	Catherine Green	2816	2915	99	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0528	Geraldine Gardner, Peter Paul	2957	3001	44	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0533	Nona Ransom	3168	3216	48	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0607	Ivan Trujillo, Marcela Guio	2078	2151	73	3.5	208(h)(2)	07/16/2015	10/20/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of AG	Date Tenant Service Notice	Effective Date of Rent Adjustment	Unit No. (2)	Type of Service (No. below)
W0609	Nabila Khatun	2826	2925	99	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0613	Julie Schime	2411	2495	84	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0614	Vickie Vaughan	2577	2667	90	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0616	Susan Cohen	1384	1405	21	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0632	Charles Cassell, Linda Wernick-Cassell	3388	3439	51	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0701	Drew Dickson, Sara Eckert, William Vargas III	3567	3692	125	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0702	Ijana Spitz, Samantha Hetchkop	2535	2624	89	3.5	208(h)(2)	07/16/2015	10/27/2015		4
W0708	Stephen Gilson, Shereth Gilson	2087	2118	31	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0711	Betty Freeman	1095	1111	16	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0717	Wanda Brown	2524	2612	88	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0722	Nina Finston	1958	2027	69	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0728	Mark Bruzonsky	1979	2009	30	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0804	G Feldman, H Feldman, T Baker, T Baker	2088	2119	31	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0810	Antonio Aguilar, Kristian Soltes	3105	3214	109	3.5	208(h)(2)	07/16/2015	10/03/2015		4
W0827	Rick Dahnke	2260	2294	34	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0828	Barbara McNamara	3314	3364	50	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0903	Laura Desimio	2807	2905	98	3.5	208(h)(2)	07/16/2015	10/15/2015		4
W0911	Frank Buentello	1194	1212	18	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0916	Elona Evans-Mcneil	1940	1969	29	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0921	Robert Lee	2190	2267	77	3.5	208(h)(2)	07/16/2015	10/01/2015		4
W0930	Chary Annaberdiev, Maia Annaberdieve	2405	2441	36	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W0932	Herb Ernst, Ruth Ernst	1820	1847	27	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W1001	Henry Brylawski	1836	1864	28	1.5	208(h)(2)	07/16/2015	10/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	2213(a)(2) Rental Unit No.	Type of Service (No. is below)
W1021	Diana Clark	1077	1093	16	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W1026	Elizabeth Jacobson	1115	1132	17	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W1031	Suzanne Abrams	1379	1400	21	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W1032	Sheri Brady	2795	2893	98	3.5	208(h)(2)	07/16/2015	10/31/2015		4
W1106	Wayne Smith	3287	3402	115	3.5	208(h)(2)	07/16/2015	10/27/2015		4
W1109	Scott Linder	2913	2957	44	1.5	208(h)(2)	07/16/2015	10/27/2015		4
W1114	Edana Ng, Claire Wolfe	3113	3222	109	3.5	208(h)(2)	07/16/2015	10/27/2015		4
W1115	Harriet Freedman	1314	1334	20	1.5	208(h)(2)	07/16/2015	10/01/2015		4
W1120	Chloe Edmonds, Elisa Frost	3287	3402	115	3.5	208(h)(2)	07/16/2015	10/31/2015		4
W1128	Liliane Weinrob, Robert Weinrob	2853	2896	43	1.5	208(h)(2)	07/16/2015	10/01/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Susie Scott
3003 Van Ness Street, N.W. Apt # S0105
Washington, DC 20008

Date: 07/16/2015

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,430</u>
The dollar adjustment in your rent charged is:	\$ <u>21</u>
The percentage adjustment in your rent charged	<u>1.50</u> %
Your new rent charged is:	\$ <u>1,451</u>
The effective date is:	<u>10/01/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a
 BBL current: yes no
 Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**


HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2015 SEP 1 AM 10 19
 HRA/DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.  08/17/2015
 Housing Provider's Printed Name Housing Provider's Signature Date:
 Gene Santomartino, Agent For Housing Provider

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (if Rental Unit No. is different)	Type of Service (below)
S0101	Hector Cruz-Feliciano, Angela Cruz	2107	2181	74	3.5	208(h)(2)	08/17/2015	11/08/2015		4
S0411	Chinese Embassy	2680	2774	94	3.5	208(h)(2)	08/17/2015	11/20/2015		4
S0413	Chinese Embassy	2358	2441	83	3.5	208(h)(2)	08/17/2015	11/01/2015		4
S0523	Gamal Hazma	2761	2858	97	3.5	208(h)(2)	08/17/2015	11/29/2015		4
S0704	Nicholas Heras, Vana Kelijian	2832	2931	99	3.5	208(h)(2)	08/17/2015	11/28/2015		4
S0802	Yun Chen	4067	4209	142	3.5	208(h)(2)	08/17/2015	11/27/2015		4
S1003	Egyptian Embassy	1929	1997	68	3.5	208(h)(2)	08/17/2015	11/01/2015		4
W0210	Whitney Harrelson Ortiz, Orlando Ortiz	2942	3045	103	3.5	208(h)(2)	08/17/2015	11/01/2015		4
W0308	Brenda Pina	3672	3801	129	3.5	208(h)(2)	08/17/2015	11/05/2015		4
W0309	Shirley Adelstein, Joshua Sanderlin	3358	3476	118	3.5	208(h)(2)	08/17/2015	11/21/2015		4
W0407	Chinese Embassy	1968	2037	69	3.5	208(h)(2)	08/17/2015	11/01/2015		4
W0425	Erin Mann, Aren Ghazarians	1895	1961	66	3.5	208(h)(2)	08/17/2015	11/29/2015		4
W0628	Vietnam News Agency, T Phuong Nguyen, H Thai Nguyen	4223	4371	148	3.5	208(h)(2)	08/17/2015	11/01/2015		4
W0704	Chinese Embassy	2674	2768	94	3.5	208(h)(2)	08/17/2015	11/01/2015		4
W0709	Richard Rousseau, Eglal Oghia	3356	3406	50	1.5	208(h)(2)	08/17/2015	11/07/2015		4
W0726	Lotem Bar, Galit Tassi	2376	2459	83	3.5	208(h)(2)	08/17/2015	11/01/2015		4
W0730	Julie Meiburg, Albert Meiburg	3108	3217	109	3.5	208(h)(2)	08/17/2015	11/10/2015		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Hector Cruz-Feliciano, Angela Cruz
3003 Van Ness Street, N.W. Apt # S0101
Washington, DC 20008

Date: 08/17/2015

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,107</u>
The dollar adjustment in your rent charged is:	<u>\$ 74</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	<u>\$ 2,181</u>
The effective date is:	<u>11/08/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
2015 SEP 20 AM 9 22
HRA-DHGD
RENTAL
ACCOMMODATIONS
DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

09/16/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No. (No. is below)	Type of Service
S1123	Yvette Parron	1406	1427	21	1.5	208(h)(2)	09/16/2015	11/01/2015		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Line No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Yvette Parron
3003 Van Ness Street, N.W. Apt # S1123
Washington, DC 20008

Date: 09/16/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,406</u>
The dollar adjustment in your rent charged is:	\$ <u>21</u>
The percentage adjustment in your rent charged	<u>1.50</u> %
Your new rent charged is:	\$ <u>1,427</u>
The effective date is:	<u>11/01/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

09/18/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No. (See below)	Type of Service
S0203	Yan Li, Li Yangyang	2720	2815	95	3.5	208(h)(2)	09/18/2015	12/08/2015		4
S0324	Tanya Weinberg, Shlono Yahana	1784	1846	62	3.5	208(h)(2)	09/18/2015	12/08/2015		4
S0418	Dmitry Zontov	2140	2215	75	3.5	208(h)(2)	09/18/2015	12/01/2015		4
S0502	Ligong Li, Yu Qingshun	2585	2675	90	3.5	208(h)(2)	09/18/2015	12/08/2015		4
S0708	Jose Sembler, Paz Cisternas	2713	2808	95	3.5	208(h)(2)	09/18/2015	12/30/2015		4
S0821	Sam Lee	1674	1733	59	3.5	208(h)(2)	09/18/2015	12/01/2015		4
S0908	Judith Levine	3043	3150	107	3.5	208(h)(2)	09/18/2015	12/05/2015		4
S0909	Ferdous Al Faruque, Samantha Al Faruque	1748	1809	61	3.5	208(h)(2)	09/18/2015	12/20/2015		4
S0912	Chinese Embassy	3075	3183	108	3.5	208(h)(2)	09/18/2015	12/20/2015		4
S0922	Chinese Embassy	2476	2563	87	3.5	208(h)(2)	09/18/2015	12/21/2015		4
S1103	Jordan Kapiian	2851	2951	100	3.5	208(h)(2)	09/18/2015	12/26/2015		4
S1104	Embassy of the Peoples Republic Of China	2832	2931	99	3.5	208(h)(2)	09/18/2015	12/31/2015		4
W0106	Stephen Hill	2329	2411	82	3.5	208(h)(2)	09/18/2015	12/31/2015		4
W0132	Jaimie Reid, Pernell Fowler	1987	2057	70	3.5	208(h)(2)	09/18/2015	12/06/2015		4
W0326	Andrew Morrison	1887	1953	66	3.5	208(h)(2)	09/18/2015	12/01/2015		4
W0401	Embassy of the Peoples Republic of China	4515	4673	158	3.5	208(h)(2)	09/18/2015	12/15/2015		4
W0404	Benjamin Serinsky, Samantha Hassard	2642	2734	92	3.5	208(h)(2)	09/18/2015	12/01/2015		4
W0406	Jeff Schmidt	1987	2017	30	1.5	208(h)(2)	09/18/2015	12/01/2015		4
W0426	Michael Ferrari, Amanda Shipley	3218	3331	113	3.5	208(h)(2)	09/18/2015	12/14/2015		4
W0505	Diane Leeson, Kelsey McCutcheon	2139	2214	75	3.5	208(h)(2)	09/18/2015	12/01/2015		4
W0507	Jessica Crippin	2211	2288	77	3.5	208(h)(2)	09/18/2015	12/27/2015		4
W0620	Aisling Swaine	3113	3222	109	3.5	208(h)(2)	09/18/2015	12/15/2015		4
W0715	Patricia Remick	2742	2783	41	1.5	208(h)(2)	09/18/2015	12/28/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section for Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. below)
W0809	Xiaofang Yu	3423	3543	120	3.5	208(h)(2)	09/18/2015	12/15/2015		4
W0902	Donna Sharpe	2950	3053	103	3.5	208(h)(2)	09/18/2015	12/13/2015		4
W1102	Sasha Techet, Patrick Matisi	3075	3183	108	3.5	208(h)(2)	09/18/2015	12/20/2015		4
W1126	Alberto Tumiat, Emilia Cristallo	2925	3027	102	3.5	208(h)(2)	09/18/2015	12/05/2015		4
W1129	Michael Weber, Michaela Denk	2806	2904	98	3.5	208(h)(2)	09/18/2015	12/01/2015		4
W1131	Gabriel Fineman	3114	3161	47	1.5	208(h)(2)	09/18/2015	12/22/2015		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Yan Li, Li Yangyang
3003 Van Ness Street, N.W. Apt # S0203
Washington, DC 20008

Date: 09/18/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,720</u>
The dollar adjustment in your rent charged is:	\$ <u>95</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	\$ <u>2,815</u>
The effective date is:	<u>12/08/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

10/19/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Severing For Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0103	Alexander You	3136	3246	110	3.5	208(h)(2)	10/19/2015	01/03/2016		4
S0209	Samantha White	2943	3046	103	3.5	208(h)(2)	10/19/2015	01/30/2016		4
S0301	Ahmed Ali, Rania Abbas	3848	3983	135	3.5	208(h)(2)	10/19/2015	01/25/2016		4
S0303	Pamela Kelly, Skyler Kelly	3136	3246	110	3.5	208(h)(2)	10/19/2015	01/31/2016		4
S0323	Fei Zhou	2579	2669	90	3.5	208(h)(2)	10/19/2015	01/22/2016		4
S0416	Ryan Bresnahan	2484	2571	87	3.5	208(h)(2)	10/19/2015	01/31/2016		4
S0420	Vietnam News Agency	3411	3530	119	3.5	208(h)(2)	10/19/2015	01/28/2016		4
S0507	Patricia Mariani	2258	2337	79	3.5	208(h)(2)	10/19/2015	01/01/2016		4
S0601	International Committee of the Red Cross	3848	3983	135	3.5	208(h)(2)	10/19/2015	01/06/2016		4
S0606	Zachary Lyon	2390	2474	84	3.5	208(h)(2)	10/19/2015	01/18/2016		4
S0616	Allison Brown	2642	2734	92	3.5	208(h)(2)	10/19/2015	01/02/2016		4
S0617	Santiago Ramirez, Maria Clemencia Rodriguez	2415	2500	85	3.5	208(h)(2)	10/19/2015	01/17/2016		4
S0619	Silvana Straw	1973	2042	69	3.5	208(h)(2)	10/19/2015	01/01/2016		4
S0702	Matthew Sparver	4198	4345	147	3.5	208(h)(2)	10/19/2015	01/23/2016		4
S0710	Embassy of the Peoples Republic of China	2799	2897	98	3.5	208(h)(2)	10/19/2015	01/16/2016		4
S0716	Sheila Branam	2642	2734	92	3.5	208(h)(2)	10/19/2015	01/12/2016		4
S0815	Dwane Samuels, Francis Perez Del Valle	2941	3044	103	3.5	208(h)(2)	10/19/2015	01/15/2016		4
S0915	Prasad Kuduvalli	3113	3222	109	3.5	208(h)(2)	10/19/2015	01/07/2016		4
S0916	Julia Devine	1350	1397	47	3.5	208(h)(2)	10/19/2015	01/01/2016		4
S1120	Christopher Goshkarian, Elizabeth Cooley	3527	3580	53	1.5	208(h)(2)	10/19/2015	01/17/2016		4
W0110	Pamela Geiger, John Chase	2918	3020	102	3.5	208(h)(2)	10/19/2015	01/01/2016		4
W0116	Dan Ye, Eunshit Rho	2172	2248	76	3.5	208(h)(2)	10/19/2015	01/01/2016		4
W0303	Jennifer Malazo, Rolando Malazo	2606	2697	91	3.5	208(h)(2)	10/19/2015	01/31/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section on Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0327	Embassy of the Peoples Republic of China	2915	3017	102	3.5208(h)(2)		10/19/2015	01/22/2016		4
W0615	Carolina Figueiredo	2792	2890	98	3.5208(h)(2)		10/19/2015	01/20/2016		4
W0619	Sarah Pleznac	2949	3052	103	3.5208(h)(2)		10/19/2015	01/12/2016		4
W0719	Matthew Radbill, Ching Chang	1794	1857	63	3.5208(h)(2)		10/19/2015	01/01/2016		4
W0815	Sahar Ghoussoub	3287	3402	115	3.5208(h)(2)		10/19/2015	01/31/2016		4
W0821	Dwight Samuels, Michael Walcott	2786	2884	98	3.5208(h)(2)		10/19/2015	01/31/2016		4
W0830	Gal Tesler, Fentanes Adhanan	1616	1673	57	3.5208(h)(2)		10/19/2015	01/01/2016		4
W0833	Luis Viguria, Emilie Fokkelman Viguria	3762	3894	132	3.5208(h)(2)		10/19/2015	01/24/2016		4
W1008	Mary Meloy, Arthur Meloy	3672	3801	129	3.5208(h)(2)		10/19/2015	01/24/2016		4
W1023	Olivia Franken, Fnu Amit Kumar	2177	2253	76	3.5208(h)(2)		10/19/2015	01/18/2016		4
W1117	Vietnam Embassy	2605	2696	91	3.5208(h)(2)		10/19/2015	01/10/2016		4

Section/Code	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	NO	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-8505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Alexander You
3003 Van Ness Street, N.W. Apt # S0103
Washington, DC 20008

Date: 10/19/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,136</u>
The dollar adjustment in your rent charged is:	<u>\$ 110</u>
The percentage adjustment in your rent charged	<u>3.50 %</u>
Your new rent charged is:	<u>\$ 3,246</u>
The effective date is:	<u>01/03/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
----------------	------------------	---------------------

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): 3003 Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

10/22/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	W0619	Tenant(s) Name(s)	Sarah Pleznac	Period of Rent	1804	New Rent	1867	Dollar Change (\$)	63	Percent Change (%)	3.5	Section of Code	208(h)(2)	Date Tenant Served with Notice	10/22/2015	Effective Date of Rent Adjustment	01/12/2016	213(a)(2) Rental Unit No.		Type of Service (See below)	4
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Section	208(h)(2)	Description	Annual Increase of General Applicability (CPI-W based)
210		Capital Improvement	
211		Change in Services/Facilities	
212		Hardship Petition	
213(a)(1)		Vacancy (10%)	
213(a)(2)*		IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)	
214		Substantial Rehabilitation	
215		Voluntary Agreement	

Type of Service	TENANT	1	NOI	Personal service on Tenant
	ADULT	2		Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
	AGENT	3		Personal service on an authorized representative of the Tenant(s)
	MAIL	4		First class mail
	CERTIFIED	5		Certified mail
	PRIORITY	6		Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Sarah Pleznac
3003 Van Ness Street, N.W. Apt # W0619
Washington, DC 20008

Date: 10/22/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,804</u>
The dollar adjustment in your rent charged is:	<u>\$ 63</u>
The percentage adjustment in your rent charged	<u>3.50 %</u>
Your new rent charged is:	<u>\$ 1,867</u>
The effective date is:	<u>01/12/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
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Effective date of Authorization	Case number and Date of Decision, if applicable
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Section of Act	Description
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The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

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Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

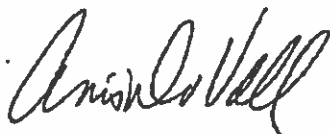
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

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Washington, D.C. 20008

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202-971-7065, rgrealy@eqr.com

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I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

11/19/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Previous Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0119	Joel Macaluso	1991	2061	70	3.5	208(h)(2)	11/19/2015	02/01/2016		4
S0210	Juan Mendez, Cinthia Arevalo	2474	2561	87	3.5	208(h)(2)	11/19/2015	02/12/2016		4
S0305	Lise Pasquet	2658	2751	93	3.5	208(h)(2)	11/19/2015	02/18/2016		4
S0312	University District of Columbia	2787	2885	98	3.5	208(h)(2)	11/19/2015	02/01/2016		4
S0512	Chinese Embassy	3287	3402	115	3.5	208(h)(2)	11/19/2015	02/07/2016		4
S0820	Rachel Evans	3603	3657	54	1.5	208(h)(2)	11/19/2015	02/18/2016		4
S0825	Giuseppe Cataldo, Maria Constanca Mallo Rivero	3967	4106	139	3.5	208(h)(2)	11/19/2015	02/28/2016		4
S1002	T.Gebrehiwot, S.Gebrehiwot, H.Salomeron, J.Jglesias	1914	1981	67	3.5	208(h)(2)	11/19/2015	02/01/2016		4
S1005	Alireza Taheri Dezfuli, Zahra Djahandideh	2344	2426	82	3.5	208(h)(2)	11/19/2015	02/01/2016		4
S1115	Hesham Khedr, Sozan Elshamy	3287	3402	115	3.5	208(h)(2)	11/19/2015	02/07/2016		4
W0124	Katherine Whatley, Michael Whatley	2634	2726	92	3.5	208(h)(2)	11/19/2015	02/28/2016		4
W0133	Rosemary Adams, Alexander Langhorne	2459	2545	86	3.5	208(h)(2)	11/19/2015	02/07/2016		4
W0203	Jamekaa Flowers	2807	2905	98	3.5	208(h)(2)	11/19/2015	02/06/2016		4
W0307	Hua Liu	2286	2366	80	3.5	208(h)(2)	11/19/2015	02/28/2016		4
W0421	Terria Bowser; Terrica Carrington	2713	2808	95	3.5	208(h)(2)	11/19/2015	02/04/2016		4
W0431	Earl Kelton	3309	3425	116	3.5	208(h)(2)	11/19/2015	02/28/2016		4
W0504	Rebecca Pass	2900	3002	102	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W0514	Latroj Glover, Jillian Garis	3312	3428	116	3.5	208(h)(2)	11/19/2015	02/26/2016		4
W0518	Blair Coward, Vladimir Semendyai	2908	3010	102	3.5	208(h)(2)	11/19/2015	02/09/2016		4
W0519	University District of Columbia	2787	2885	98	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W0531	Vietnam News Agency	3309	3425	116	3.5	208(h)(2)	11/19/2015	02/06/2016		4
W0610	Catherine Saret	2981	3085	104	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W0624	Arthur McDaniel, Ayana Tomlinson	2642	2734	92	3.5	208(h)(2)	11/19/2015	02/10/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Apartment No. (a/c)	Type of Service (A/Cs Below)
W0806	Brittany Balmer	3036	3142	106	3.5	208(h)(2)	11/19/2015	02/09/2016		4
W0816	University District of Columbia	2787	2885	98	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W0822	Yanyu Zhang, Jing Zhao, Lei Cao	2800	2898	98	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W0823	VanAnh Bui, Nang Nguyen	3224	3337	113	3.5	208(h)(2)	11/19/2015	02/15/2016		4
W0919	University District of Columbia	2787	2885	98	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W0926	Sharon English	1691	1750	59	3.5	208(h)(2)	11/19/2015	02/01/2016		4
W1009	Chinese Embassy	3111	3220	109	3.5	208(h)(2)	11/19/2015	02/27/2016		4
W1014	Edwin Roa, Randy Corum	3052	3159	107	3.5	208(h)(2)	11/19/2015	02/22/2016		4
W1022	Anne Dubois	3031	3137	106	3.5	208(h)(2)	11/19/2015	02/17/2016		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Section	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Joel Macaluso
3003 Van Ness Street, N.W. Apt # S0119
Washington, DC 20008

Date: 11/19/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 1,991
The dollar adjustment in your rent charged is:	\$ 70
The percentage adjustment in your rent charged	3.50 %
Your new rent charged is:	\$ 2,061
The effective date is:	<u>02/01/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
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213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

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(No P.O. Box):

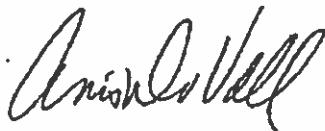
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
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Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

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9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Terri Stachura

Housing Provider's Signature

Terri Stachura, Agent For Housing Provider

12/17/2015

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No.	Type of Service (Not below)
S0109	Neary Ung	3136	3246	110	3.5	208(h)(2)	12/17/2015	03/18/2016		4
S0201	Ceara Flake	1934	2002	68	3.5	208(h)(2)	12/17/2015	03/01/2016		4
S0216	Corinne Rucker	1410	1459	49	3.5	208(h)(2)	12/17/2015	03/01/2016		4
S0517	Edward Wyatt	2419	2504	85	3.5	208(h)(2)	12/17/2015	03/29/2016		4
S0621	Ethan Trevino, Jennifer Trevino	2652	2745	93	3.5	208(h)(2)	12/17/2015	03/08/2016		4
S0805	Ruth Rose	2121	2195	74	3.5	208(h)(2)	12/17/2015	03/01/2016		4
S0917	Blake Delaplaine, Chester Hubbard	2732	2828	96	3.5	208(h)(2)	12/17/2015	03/15/2016		4
S1011	Andrew Lavenburg, Thomas Corcoran	2612	2703	91	3.5	208(h)(2)	12/17/2015	03/14/2016		4
S1018	Isabella Gelleitch	2086	2117	31	1.5	208(h)(2)	12/17/2015	03/01/2016		4
S1105	Philip Matcovich	2658	2751	93	3.5	208(h)(2)	12/17/2015	03/03/2016		4
W0104	Mary Jane Maxwell	3287	3402	115	3.5	208(h)(2)	12/17/2015	03/20/2016		4
W0207	Timothy Olmstead	1907	1974	67	3.5	208(h)(2)	12/17/2015	03/17/2016		4
W0208	Sharon Buck	2236	2270	34	1.5	208(h)(2)	12/17/2015	03/01/2016		4
W0209	Mariana Barros, Steven Titus, Stephanie Singleton	3423	3543	120	3.5	208(h)(2)	12/17/2015	03/30/2016		4
W0230	Xiaojun Guo	2806	2904	98	3.5	208(h)(2)	12/17/2015	03/01/2016		4
W0318	David Hendin	3113	3222	109	3.5	208(h)(2)	12/17/2015	03/09/2016		4
W0325	Silvia Savich	1752	1813	61	3.5	208(h)(2)	12/17/2015	03/01/2016		4
W0405	Moshe Elmaleh	3139	3249	110	3.5	208(h)(2)	12/17/2015	03/31/2016		4
W0415	Daniel Green, Sean Guy	2952	3055	103	3.5	208(h)(2)	12/17/2015	03/01/2016		4
W0621	Monika Hinterman	3065	3172	107	3.5	208(h)(2)	12/17/2015	03/13/2016		4
W0724	Robyn Angley, Heather Cogswell	3198	3310	112	3.5	208(h)(2)	12/17/2015	03/04/2016		4
W0802	Mark Lofacono, Lisette Jamora	2950	3053	103	3.5	208(h)(2)	12/17/2015	03/14/2016		4
W0803	Thomas Trimbur	2218	2296	78	3.5	208(h)(2)	12/17/2015	03/01/2016		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Priority Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	208(1)(2) Rental Unit No.	Type of Service (No. below)
W0901	Zhong Dan, Eric Crain, Piyou Tan	3591	3717	126	3.5	208(h)(2)	12/17/2015	03/01/2016		4
W0931	Edward Sair	3070	3177	107	3.5	208(h)(2)	12/17/2015	03/01/2016		4
W1012	Kelly Tucker, Brittany Goetsch	3287	3402	115	3.5	208(h)(2)	12/17/2015	03/17/2016		4
W1028	Luciano Melo, William Parker Jr	4330	4482	152	3.5	208(h)(2)	12/17/2015	03/07/2016		4
W1105	Melissa Weeden, Gertold HasanBelliu	3287	3402	115	3.5	208(h)(2)	12/17/2015	03/31/2016		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Neary Ung
3003 Van Ness Street, N.W. Apt # S0109
Washington, DC 20008

Date: 12/17/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>3,136</u>
The dollar adjustment in your rent charged is:	\$ <u>110</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	\$ <u>3,246</u>
The effective date is:	<u>03/18/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

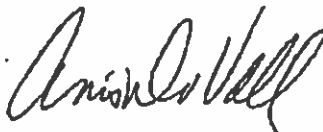
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, aduvall@eqr.com

Housing Provider's Telephone Number and E-mail address:

EXHIBIT CC

HOUSING PROVIDER FILINGS TO THE RENTAL

ACCOMMODATIONS DIVISION

OBTAINED VIA FOIA

2014



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5020, rgrealy@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

03/17/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0101	William Poyner	1599	1621	22	1.4	208(h)(2)	03/17/2014	06/01/2014		4
S0117	Elissa Barnes	2332	2411	79	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0202	Patti Schaffhausen, Charles Schilke	3496	3615	119	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0302	Chinese Embassy	3146	3253	107	3.4	208(h)(2)	03/17/2014	06/15/2014		4
S0319	Dimitrios Papaioannou	2138	2211	73	3.4	208(h)(2)	03/17/2014	06/02/2014		4
S0402	Sarah Hoffman, Karl Hoffman	3496	3615	119	3.4	208(h)(2)	03/17/2014	06/30/2014		4
S0504	Kathleen Harrell	2739	2832	93	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0506	Derek Smith	2311	2390	79	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0511	Zeinab Adham, Egyptian Embassy	1808	1869	61	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0514	Mary Ellen Nunes	1862	1925	63	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0515	Leslie Atherholt	1826	1888	62	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0608	Paolo Foscherari	1106	1121	15	1.4	208(h)(2)	03/17/2014	06/01/2014		4
S0624	Tchilatou Sogoyou Bekeyi, Fatou Sogoyou Bekeyi	2827	2923	96	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0705	Shana Brand	2267	2344	77	3.4	208(h)(2)	03/17/2014	06/20/2014		4
S0715	Chao Yang Li	2618	2707	89	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0719	Nathan Pobre	2305	2383	78	3.4	208(h)(2)	03/17/2014	06/05/2014		4
S0724	G. Keefe, E. St John, S. Garza, J. Karsten	3577	3699	122	3.4	208(h)(2)	03/17/2014	06/03/2014		4
S0803	Luz Lopez, Marc Stone	2573	2660	87	3.4	208(h)(2)	03/17/2014	06/16/2014		4
S0814	Elizabeth Crowe, Samantha Levine	2704	2796	92	3.4	208(h)(2)	03/17/2014	06/09/2014		4
S0816	Lauren Miller	2066	2136	70	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0901	Stephanie Anderson	2871	2969	98	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S0905	Brian Chernoff, Stephanie Chernoff	2316	2395	79	3.4	208(h)(2)	03/17/2014	06/19/2014		4
S0907	Lama Shadi	2770	2864	94	3.4	208(h)(2)	03/17/2014	06/09/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Brior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0913	Emily Shinay, Zachary Rosenfeld	2407	2489	82	3.4	208(h)(2)	03/17/2014	06/21/2014		4
S1012	Sarah Seltzer, Brett Grindrod	2287	2365	78	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S1013	Sebastian Guderian, Kimberly Christian	2129	2201	72	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S1014	Mikhail Kuznetsov, Nancy Corado	2595	2683	88	3.4	208(h)(2)	03/17/2014	06/28/2014		4
S1109	David Wise	1313	1358	45	3.4	208(h)(2)	03/17/2014	06/01/2014		4
S1118	Susan Crowley, George Knowles	2713	2805	92	3.4	208(h)(2)	03/17/2014	06/15/2014		4
W0126	Nur Mannan, Katarino Corco, Taz Mannan	2714	2806	92	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0127	Brittany McCall, Emily Finch	2839	2936	97	3.4	208(h)(2)	03/17/2014	06/30/2014		4
W0132	Thomas Jenkins	1747	1806	59	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0214	Donald Ward	2019	2088	69	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0225	Monica Devlin, Paulina Yanez	2270	2347	77	3.4	208(h)(2)	03/17/2014	06/15/2014		4
W0305	Eleanore Elser	1824	1850	26	1.4	208(h)(2)	03/17/2014	06/01/2014		4
W0316	William Hedley, Robert Evans	2839	2936	97	3.4	208(h)(2)	03/17/2014	06/15/2014		4
W0411	Kara Harkins, Andrea Shettle	2337	2416	79	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0416	Jennifer Griffiths	2282	2360	78	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0421	Alexandra Beninda, Wendy Beninda	2018	2087	69	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0503	Melanie Waits	2468	2552	84	3.4	208(h)(2)	03/17/2014	06/15/2014		4
W0516	Arthur Levine	2254	2331	77	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0530	Marvin Levy	2286	2318	32	1.4	208(h)(2)	03/17/2014	06/01/2014		4
W0602	Stacie McLenachien	2815	2911	96	3.4	208(h)(2)	03/17/2014	06/29/2014		4
W0608	Linda Coble, Linda Jackson	2668	2759	91	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0612	Chinese Embassy	2890	2988	98	3.4	208(h)(2)	03/17/2014	06/27/2014		4
W0618	Stacey Mescall, Robert Alejnikov	2704	2796	92	3.4	208(h)(2)	03/17/2014	06/27/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0718	Isabelle Daverne	2406	2440	34	1.4	208(h)(2)	03/17/2014	06/01/2014		4
W0808	Charlotte Greenhut	2390	2423	33	1.4	208(h)(2)	03/17/2014	06/01/2014		4
W0823	Eva Prsa Simonovic	2404	2486	82	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0829	Bakar Ould-Abdallah, Nelly Daynac	2460	2544	84	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0831	Janet McCabe	3071	3175	104	3.4	208(h)(2)	03/17/2014	06/15/2014		4
W0904	Jamie Shenk, Kate Shenk	2507	2592	85	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0912	Nancy Okail	2117	2189	72	3.4	208(h)(2)	03/17/2014	06/08/2014		4
W0914	Lisa Goldberg, Lisa Marrone	2586	2674	88	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W0917	Gillian Abrams	2524	2610	86	3.4	208(h)(2)	03/17/2014	06/06/2014		4
W0923	David Tuchsneider	2714	2806	92	3.4	208(h)(2)	03/17/2014	06/12/2014		4
W0933	Clark Bogle, Ryan Daly, Dale Bishop	4781	4944	163	3.4	208(h)(2)	03/17/2014	06/20/2014		4
W1004	Baheyeldin Salem	2704	2796	92	3.4	208(h)(2)	03/17/2014	06/13/2014		4
W1007	Jennifer Bilinkas	1770	1830	60	3.4	208(h)(2)	03/17/2014	06/20/2014		4
W1013	Chinese Embassy	2890	2988	98	3.4	208(h)(2)	03/17/2014	06/08/2014		4
W1017	Adrian Wilairat	2007	2075	68	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W1116	Mark Bauder	2264	2341	77	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W1127	Meredith Jachowicz, Emma Wojtowicz, Taylor Smith	2689	2780	91	3.4	208(h)(2)	03/17/2014	06/01/2014		4
W1133	Elizabeth Lay, Monica McKenna	4425	4575	150	3.4	208(h)(2)	03/17/2014	06/01/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

William Poyner
3003 Van Ness Street, N.W. Apt # S0101
Washington, DC 20008

Date: 03/17/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,599</u>
The dollar adjustment in your rent charged is:	<u>\$ 22</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	<u>\$ 1,621</u>
The effective date is:	<u>06/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

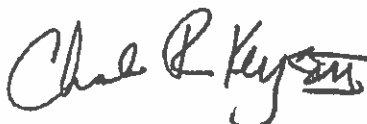
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeyes@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5020, rgrealy@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2014 MAY 21 11 08 AM
 DISTRICT OF COLUMBIA
 HOUSING REGULATION ADMINISTRATION

RECEIVED

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

03/17/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0411	Kara Harkins, Andrea Shettle	2337	2370	33	1.4	208(h)(2)	03/17/2014	06/01/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Kara Harkins, Andrea Shettle
3003 Van Ness Street, N.W. Apt # W0411
Washington, DC 20008

Date: 03/17/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,337</u>
The dollar adjustment in your rent charged is:	<u>\$ 33</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	<u>\$ 2,370</u>
The effective date is:	<u>06/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	§ Increase Authorized
----------------	------------------	--------------------------

Effective date of Authorization	Case number and Date of Decision, if applicable
---------------------------------	---

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
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212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

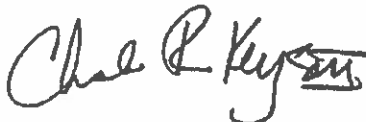
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

RECEIVED

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

2014 APR 30 PM 1:05

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5020, rgrealy@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

04/16/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0102	United Arab Emirates Embassy	3691	3816	125	3.4	208(h)(2)	04/16/2014	07/13/2014		4
S0116	Jeffrey Abbott	2332	2411	79	3.4	208(h)(2)	04/16/2014	07/29/2014		4
S0207	Robert Klein	2264	2341	77	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S0219	Kenielle Ford	2305	2383	78	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S0224	Michael Merriman, Alexander Lowman	3804	3933	129	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S0321	Angela Urbano	2192	2267	75	3.4	208(h)(2)	04/16/2014	07/20/2014		4
S0323	Erin Jay, Adrian Day	1919	1984	65	3.4	208(h)(2)	04/16/2014	07/27/2014		4
S0405	Hannah Pierson Compeau, Alexander Baum	2394	2475	81	3.4	208(h)(2)	04/16/2014	07/29/2014		4
S0412	Diego Abente Brun, Maria Meza Mezgolitis	2737	2830	93	3.4	208(h)(2)	04/16/2014	07/28/2014		4
S0419	Elizabeth Rekowski	2305	2383	78	3.4	208(h)(2)	04/16/2014	07/17/2014		4
S0605	Igor Arakelov	2037	2106	69	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S0620	David Wolkowicz, Daniel Gubb	2447	2530	83	3.4	208(h)(2)	04/16/2014	07/25/2014		4
S0625	Jessica Debakey, Meena Al Talib	3131	3237	106	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S0701	Upasana Kaku, Adithi Grama, Laura Machlin	3436	3553	117	3.4	208(h)(2)	04/16/2014	07/27/2014		4
S0713	Francesca Alesi, Michael Press	2407	2489	82	3.4	208(h)(2)	04/16/2014	07/19/2014		4
S0714	Danielle Pullan, Marco Panessa	2716	2808	92	3.4	208(h)(2)	04/16/2014	07/12/2014		4
S0725	Rabiat Osunsade	3246	3356	110	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S0804	Joseph Lawrence, Maria Mychajluk	2739	2832	93	3.4	208(h)(2)	04/16/2014	07/15/2014		4
S0812	Kara Klem, Kathleen Kernke	2880	2978	98	3.4	208(h)(2)	04/16/2014	07/19/2014		4
S0914	Shellye Suttles, Joseph Suttles	2488	2573	85	3.4	208(h)(2)	04/16/2014	07/13/2014		4
S0920	Casper Uldriks, Evandro Fontoura	3143	3250	107	3.4	208(h)(2)	04/16/2014	07/12/2014		4
S1021	Hayley Aja	2120	2192	72	3.4	208(h)(2)	04/16/2014	07/01/2014		4
S1024	Joseph Gierut, John Leganski	3481	3599	118	3.4	208(h)(2)	04/16/2014	07/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S1121	Jeffrey Garland	2192	2267	75	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0105	Molly Canty, Bert Loudis	2890	2988	98	3.4	208(h)(2)	04/16/2014	07/10/2014		4
W0113	Barbara Zaicoff	1872	1936	64	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0224	Joseph Arena, Alex Stone	2811	2907	96	3.4	208(h)(2)	04/16/2014	07/19/2014		4
W0324	Nakia Martin, Becky Enartheva	2668	2759	91	3.4	208(h)(2)	04/16/2014	07/15/2014		4
W0333	Michael Benjamin, Jonathan Lenner, Evan Goldfarb	4057	4195	138	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0401	Frederico Amui, Maria Garcia Ruiz	3969	4104	135	3.4	208(h)(2)	04/16/2014	07/13/2014		4
W0408	Kerry Townsend, Mikal Davis, Nevena Bosnic	3057	3161	104	3.4	208(h)(2)	04/16/2014	07/13/2014		4
W0410	Jonathan Lauderdale, Jennifer Lauderdale	2776	2870	94	3.4	208(h)(2)	04/16/2014	07/13/2014		4
W0412	Alex Barbag, Emily Schweitzer	2149	2222	73	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0512	Jennie Watson, Jarlath Bloom	2890	2988	98	3.4	208(h)(2)	04/16/2014	07/27/2014		4
W0515	Merav Levkowitz, Moran Tzur	2293	2371	78	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0517	Steven Taubenkibel, Susan Comins	2330	2409	79	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0601	S. Groveunder, W. Chung, K. Kemper, M. Kenney	3969	4104	135	3.4	208(h)(2)	04/16/2014	07/15/2014		4
W0611	Saadia Mahmud	2465	2549	84	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W0630	Lindsey Petry, Samuel Colin Petry	2474	2558	84	3.4	208(h)(2)	04/16/2014	07/10/2014		4
W0705	Casey Perrino, Maxwell Ronci	2921	3020	99	3.4	208(h)(2)	04/16/2014	07/25/2014		4
W0710	Chastity Threadcraft, Leah Hill	2103	2175	72	3.4	208(h)(2)	04/16/2014	07/19/2014		4
W0801	Erin Baker, Emily Swartz, Lydia Erb	4366	4514	148	3.4	208(h)(2)	04/16/2014	07/08/2014		4
W0813	Brian Williams, Courtney Fraser	2384	2465	81	3.4	208(h)(2)	04/16/2014	07/14/2014		4
W0927	Alexandra Wilson	2915	3014	99	3.4	208(h)(2)	04/16/2014	07/12/2014		4
W0928	Hadas Raanan Kiperwas, Shai Kiperwas	4182	4324	142	3.4	208(h)(2)	04/16/2014	07/19/2014		4
W1006	Gayathri Prabhakar, Emily OBrien	2627	2716	89	3.4	208(h)(2)	04/16/2014	07/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1010	S Milla, A Tarascio, S Castellano	2548	2635	87	3.4	208(h)(2)	04/16/2014	07/01/2014		4
W1027	Joanna Persio, Matthew Bart	2874	2972	98	3.4	208(h)(2)	04/16/2014	07/18/2014		4
W1124	Yasmine Alotaibi, Christopher Williams	2555	2642	87	3.4	208(h)(2)	04/16/2014	07/13/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

United Arab Emirates Embassy
3003 Van Ness Street, N.W. Apt # S0102
Washington, DC 20008

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Date: 04/16/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>3,691</u>
The dollar adjustment in your rent charged is:	\$ <u>125</u>
The percentage adjustment in your rent charged	<u>3.40</u> %
Your new rent charged is:	\$ <u>3,816</u>
The effective date is:	<u>07/13/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
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212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
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214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
703-636-5020, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

2014 MAY 29 AM 8:43
 RAD ACCOMMODATIONS
 DIVISION

RECEIVED

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

05/15/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent (%) Change	Section of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0104	Reena Chudgar	2036	2126	70	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0124	A.Abergel, R.Morowitz, T. Adams-Falconer	3651	3775	124	3.4	208(h)(2)	05/15/2014	08/16/2014		4
S0218	Claire Boyd, Rachel Barker	2340	2420	80	3.4	208(h)(2)	05/15/2014	08/09/2014		4
S0301	Terezinha Dias, Rita Oliveira	2929	3029	100	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0322	Daryl Douglass	1287	1331	44	3.4	208(h)(2)	05/15/2014	08/09/2014		4
S0408	Dur Kaitan, Faisal Philby	2025	2094	69	3.4	208(h)(2)	05/15/2014	08/16/2014		4
S0409	Robert Murphy	2624	2713	89	3.4	208(h)(2)	05/15/2014	08/17/2014		4
S0425	M. Garretson, C. Beckner, P. Yazdy, D. Higgins	3181	3289	108	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0510	Danielle Schreiber, Lauren Bachtel	2490	2575	85	3.4	208(h)(2)	05/15/2014	08/28/2014		4
S0524	Kristine Evrard, Ashley Whittington	3197	3306	109	3.4	208(h)(2)	05/15/2014	08/12/2014		4
S0603	Chinese Embassy	2445	2528	83	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0604	Jennifer Rosser, Sarah Meadows	2408	2490	82	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0611	Chinese Embassy	2339	2625	86	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0616	Jessica Adams	2285	2363	78	3.4	208(h)(2)	05/15/2014	08/07/2014		4
S0712	Chinese Embassy	2795	2890	95	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0716	Heather Chaney	2028	2097	69	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S0817	Caswell Monyela	2305	2383	78	3.4	208(h)(2)	05/15/2014	08/02/2014		4
S0825	Brecht Castelein, Elena Villanueva Olivo	3487	3606	119	3.4	208(h)(2)	05/15/2014	08/25/2014		4
S1019	Nicholas Zachar	2305	2383	78	3.4	208(h)(2)	05/15/2014	08/16/2014		4
S1020	Whitney Sayce, Jonathan Morgan	2752	2846	94	3.4	208(h)(2)	05/15/2014	08/01/2014		4
S1022	Ashley Cross, Andrew Butler	2670	2761	91	3.4	208(h)(2)	05/15/2014	08/15/2014		4
S1025	Chinese Embassy	3398	3514	116	3.4	208(h)(2)	05/15/2014	08/14/2014		4
S1119	Orte Enav	2138	2211	73	3.4	208(h)(2)	05/15/2014	08/14/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0101	University District of Columbia	3969	4104	135	3.4	208(h)(2)	05/15/2014	08/21/2014		4
W0117	Paul Margel, Danna Margel	1930	1957	27	1.4	208(h)(2)	05/15/2014	08/01/2014		4
W0229	Ahmad Al Khalifa	2473	2557	84	3.4	208(h)(2)	05/15/2014	08/19/2014		4
W0301	The Voice of Vietnam	3321	3434	113	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0311	Greichen Schrader, Christopher Pike	2556	2643	87	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0312	Vincent Depasquale, Anthony Depasquale	2512	2597	85	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0313	Jolena Jeffrey, Adrenis Hooks	2890	2988	98	3.4	208(h)(2)	05/15/2014	08/23/2014		4
W0321	Gloria Polastri Amat	2467	2551	84	3.4	208(h)(2)	05/15/2014	08/30/2014		4
W0328	Thomas Mason LLC	3396	3511	115	3.4	208(h)(2)	05/15/2014	08/16/2014		4
W0402	Stanley Hall	2354	2434	80	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0413	Brigitte Gagnon, Bianka Baptiste	2627	2716	89	3.4	208(h)(2)	05/15/2014	08/19/2014		4
W0432	Sandra McDermott, Benjamin Faulkner	4043	4100	57	1.4	208(h)(2)	05/15/2014	08/14/2014		4
W0508	Clay Greenberg, Numira Greenberg, Leroy McCune	3551	3672	121	3.4	208(h)(2)	05/15/2014	08/17/2014		4
W0513	Ana Fernandes, Alexandre Baptista	2356	2436	80	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0605	Elizabeth Ward, James Fletcher	1516	1568	52	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0617	Ali Alzaabi	2890	2988	98	3.4	208(h)(2)	05/15/2014	08/14/2014		4
W0625	Chinese Embassy	2365	2445	80	3.4	208(h)(2)	05/15/2014	08/25/2014		4
W0633	Jiacheng Zheng, Taylor Campbell, Kelly Stringer	3427	3544	117	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0703	Spencer Sayce	1957	2024	67	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0706	Marcos Chiffiatto Leite, Addressa Lin Fidelis	2512	2597	85	3.4	208(h)(2)	05/15/2014	08/28/2014		4
W0721	Roger Yohn, Katherine Kramer	2655	2745	90	3.4	208(h)(2)	05/15/2014	08/10/2014		4
W0732	Judith Koranteng, Mahlet Ayalew	2212	2287	75	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W0824	Tiffany Nichols, Auguste Humphries	1867	1930	63	3.4	208(h)(2)	05/15/2014	08/26/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0906	Marios Savva, Arai Monteforte	2974	3075	101	3.4	208(h)(2)	05/15/2014	08/03/2014		4
W0907	Steven Wongsoredjo	1770	1830	60	3.4	208(h)(2)	05/15/2014	08/10/2014		4
W0920	Edward Vogtman, David Treichler	2217	2292	75	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W1015	Eser Yildirim, Eileen Marutink	2890	2988	98	3.4	208(h)(2)	05/15/2014	08/23/2014		4
W1018	Alejandro Taddia	2555	2642	87	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W1019	Bryan Adams, Karen Kavanaugh, Susan Adams	2186	2260	74	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W1024	Emma Beck, Deborah Goldberg	2687	2778	91	3.4	208(h)(2)	05/15/2014	08/06/2014		4
W1025	Theresa Santella	2190	2264	74	3.4	208(h)(2)	05/15/2014	08/01/2014		4
W1101	Thomas Mason LLC	3969	4104	135	3.4	208(h)(2)	05/15/2014	08/16/2014		4
W1104	Caroline Duchin, Stephanie Anglesey	2921	3020	99	3.4	208(h)(2)	05/15/2014	08/15/2014		4
W1107	Mayesha Quasem	1845	1908	63	3.4	208(h)(2)	05/15/2014	08/15/2014		4
W1113	Chinese Embassy	2522	2608	86	3.4	208(h)(2)	05/15/2014	08/10/2014		4
W1120	Vivek Garg, Raashi Bhatia	2890	2988	98	3.4	208(h)(2)	05/15/2014	08/09/2014		4
W1122	Matthew Brodsky	2318	2397	79	3.4	208(h)(2)	05/15/2014	08/01/2014		4

Section of Act	Description
208(b)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Reena Chudgar
3003 Van Ness Street, N.W. Apt # S0104
Washington, DC 20008

Date: 05/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,056</u>
The dollar adjustment in your rent charged is:	<u>\$ 70</u>
The percentage adjustment in your rent charged	<u>3.40</u> %
Your new rent charged is:	<u>\$ 2,126</u>
The effective date is:	<u>08/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

04/16/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0920	Casper Uldriks, Evandro Fontoura	3143	3187	44	1.4	208(h)(2)	04/16/2014	07/12/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Casper Uldriks, Evandro Fontoura
3003 Van Ness Street, N.W. Apt # S0920
Washington, DC 20008

Date: 04/16/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,143</u>
The dollar adjustment in your rent charged is:	<u>\$ 44</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	<u>\$ 3,187</u>
The effective date is:	<u>07/12/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

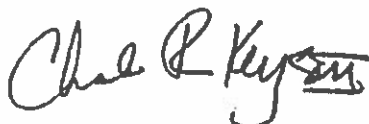
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/19/2014

Date:

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 RENTAL ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0103	Vivian Nho	2757	2851	94	3.4	208(h)(2)	06/19/2014	09/17/2014		4
S0113	Chinese Embassy	2280	2358	78	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0121	Alexander Baumgart	2332	2411	79	3.4	208(h)(2)	06/19/2014	09/06/2014		4
S0205	Sharon Nakhimovsky, Evan Herring Nathan	2571	2658	87	3.4	208(h)(2)	06/19/2014	09/28/2014		4
S0211	Sylvia Schurian	2974	3075	101	3.4	208(h)(2)	06/19/2014	09/16/2014		4
S0222	Chinese Embassy	2529	2615	86	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0223	Chinese Embassy	2347	2427	80	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0308	University District of Columbia	2624	2713	89	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0309	University District of Columbia	2506	2591	85	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0313	Chinese Embassy	2280	2358	78	3.4	208(h)(2)	06/19/2014	09/26/2014		4
S0314	University District of Columbia	2596	2684	88	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0315	Lauren Smigelski, Katherine Wylly	2921	3020	99	3.4	208(h)(2)	06/19/2014	09/07/2014		4
S0316	Can Gulan	2166	2240	74	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0403	Chinese Embassy	2249	2325	76	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0410	Ajjeet Singh, Navjeet Singh	2284	2362	78	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0415	Chinese Embassy	2627	2716	89	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0421	Savannah Marion	2192	2267	75	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0424	Laura Stonehill, Nathan Dieck	2737	2830	93	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0513	Chinese Embassy	2190	2264	74	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0522	Ruth Raubitschek	1756	1816	60	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0602	Mary Stonehill	3933	4067	134	3.4	208(h)(2)	06/19/2014	09/17/2014		4
S0614	Chinese Embassy	2974	3075	101	3.4	208(h)(2)	06/19/2014	09/10/2014		4
S0615	Staci Goldbergelle, John Hamman	2890	2988	98	3.4	208(h)(2)	06/19/2014	09/09/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent (%) Change	Section of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0618	David Sullivan, Rebecca Harris	2456	2540	84	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0702	Gisella Pereda, Mario Calderon	3691	3816	125	3.4	208(h)(2)	06/19/2014	09/20/2014		4
S0711	University District of Columbia	2695	2787	92	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0718	University District of Columbia	2613	2702	89	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0720	University District of Columbia	2993	3095	102	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0721	Michael Gargulak, Morgan Becker	2332	2411	79	3.4	208(h)(2)	06/19/2014	09/28/2014		4
S0722	Tamara Coble	2670	2761	91	3.4	208(h)(2)	06/19/2014	09/20/2014		4
S0806	Tiffani Smith	2235	2311	76	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0807	University District of Columbia	2236	2312	76	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0809	Elyssa Sham, Daniel Scheinfeld	2757	2851	94	3.4	208(h)(2)	06/19/2014	09/07/2014		4
S0811	University District of Columbia	2596	2684	88	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0819	University District of Columbia	2258	2335	77	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0823	Chinese Embassy	2397	2478	81	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0911	Kevin Walsh, Laura Porter	2974	3075	101	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S0924	Veronica Beebe, Brittany Hill	3935	4069	134	3.4	208(h)(2)	06/19/2014	09/14/2014		4
S1009	University District of Columbia	2506	2591	85	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S1017	University District of Columbia	2024	2093	69	3.4	208(h)(2)	06/19/2014	09/01/2014		4
S1023	Megan Sliwa	2670	2761	91	3.4	208(h)(2)	06/19/2014	09/13/2014		4
W0120	Chinese Embassy	2890	2988	98	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0121	University District of Columbia	2464	2548	84	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0122	University District of Columbia	2542	2628	86	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0130	Pinki Chaudhuri	2259	2336	77	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0220	Carmela Marinelli	2723	2761	38	1.4	208(h)(2)	06/19/2014	09/29/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0226	Giovani Simandjuntak, Brent Dieleman	2813	2909	96	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0309	Benjamin Fagel	2953	3053	100	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0323	University District of Columbia	2542	2628	86	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0329	University District of Columbia	2542	2628	86	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0417	University District of Columbia	2596	2684	88	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0420	Chinese Embassy	2508	2593	85	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0521	University District of Columbia	2464	2548	84	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0524	Sasa Toperic, Dajana Dzindo	2811	2907	96	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0529	University District of Columbia	2542	2628	86	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0532	Lauren Reed, Erica Lawton, Natalie Hinton	4122	4262	140	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0606	Phillip Samowski, Lisa Danchy	2633	2723	90	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0621	Michael Friedlander	2694	2786	92	3.4	208(h)(2)	06/19/2014	09/20/2014		4
W0627	Angelique Bianco, Joel Battle	2418	2500	82	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0629	Debra Cohn	2081	2152	71	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0720	University District of Columbia	2596	2684	88	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0723	Daphne Rubin-Vega	2177	2251	74	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0811	Adrienne Williams, Klaas Lindemann	2621	2710	89	3.4	208(h)(2)	06/19/2014	09/27/2014		4
W0817	Chinese Embassy	2546	2633	87	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0820	Lauren Marx, Ashley Miller	3179	3287	108	3.4	208(h)(2)	06/19/2014	09/21/2014		4
W0832	Alicia Sullivan, Michael Baumstein	4382	4531	149	3.4	208(h)(2)	06/19/2014	09/18/2014		4
W0903	Nilly Fux	2468	2552	84	3.4	208(h)(2)	06/19/2014	09/28/2014		4
W0913	Qais Biltaji	2921	3020	99	3.4	208(h)(2)	06/19/2014	09/21/2014		4
W0918	Colleen Quinn	2846	2943	97	3.4	208(h)(2)	06/19/2014	09/07/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0922	University District of Columbia	2714	2806	92	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W0929	University District of Columbia	2713	2805	92	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W1002	Borut Blaj, Mateja Blaj	2853	2950	97	3.4	208(h)(2)	06/19/2014	09/16/2014		4
W1020	University District of Columbia	2596	2684	88	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W1033	Elizabeth Darius-Clarke	4095	4234	139	3.4	208(h)(2)	06/19/2014	09/14/2014		4
W1102	Judith Levine, Trevor Levine	2703	2795	92	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W1103	University District of Columbia	2520	2606	86	3.4	208(h)(2)	06/19/2014	09/09/2014		4
W1112	University District of Columbia	2596	2684	88	3.4	208(h)(2)	06/19/2014	09/01/2014		4
W1130	University District of Columbia	2542	2628	86	3.4	208(h)(2)	06/19/2014	09/01/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Vivian Nho
3003 Van Ness Street, N.W. Apt # S0103
Washington, DC 20008

Date: 06/19/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,757</u>
The dollar adjustment in your rent charged is:	\$ <u>94</u>
The percentage adjustment in your rent charged	<u>3.40</u> %
Your new rent charged is:	\$ <u>2,851</u>
The effective date is:	<u>09/17/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

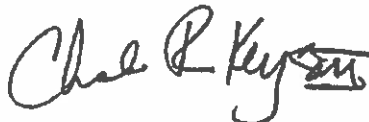
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

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I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

07/15/2014

Date:

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 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(e)(2) Rental Unit No.*	Type of Service (No. is below)
S0105	Susie Scott	1410	1430	20	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0109	Nicole Stein	2757	2851	94	3.4	208(h)(2)	07/15/2014	10/12/2014		4
S0204	Harry Herman	1582	1604	22	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0213	Erin Garth	2111	2183	72	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S0215	Dorothea Nahm	1283	1301	18	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0225	Elizabeth Frese	1550	1572	22	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0303	Nicole Snyder, Taylor Carico	2757	2851	94	3.4	208(h)(2)	07/15/2014	10/06/2014		4
S0304	Chinese Embassy	2507	2592	85	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S0305	Ina Goldsten	2273	2350	77	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S0311	Mary Byrd	1883	1909	26	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0317	Justine Hrvatin	2223	2299	76	3.4	208(h)(2)	07/15/2014	10/10/2014		4
S0320	Jan Vinicombe	1967	1995	28	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0401	Anita Sanders	1369	1388	19	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0406	Carol Woodard	842	854	12	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0422	Ruth Ann Pfeifer	1012	1026	14	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0503	Lonnie Sanders	1688	1712	24	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0521	Ronald Zisk, Luzia Zisk	890	902	12	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0525	Stanley Clasen	1369	1388	19	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0609	Joan Headlee	1012	1026	14	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0610	Nancy Roth	1100	1115	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0622	Gerald Elskan	1012	1026	14	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0710	Catherine Melone, Timothy Perlow	2082	2153	71	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S0717	Carlton Westcott	1090	1105	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice 1	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0808	Madeleine Touvenet	1428	1448	20	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0813	Betty Edgehill	944	957	13	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0822	Barbara Raskin	2079	2150	71	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S0902	Walter Kroeger	1424	1444	20	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0904	Mary Fields	1104	1119	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S0918	M Gale Dugan	1281	1299	18	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S1001	Mariisa Gribb, Ariel Ley, Melinda Boisjolie	3255	3366	111	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S1006	David Wilson, Margot Wilson	1648	1671	23	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S1016	Lillian Richardson	894	907	13	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S1101	Roselle Abramson	1395	1415	20	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S1106	Lynn Zablotsky	1727	1786	59	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S1108	James Lewis, Ursula Lewis	1178	1194	16	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S1110	Francois Van Laethem, Cecile Le Saout	2497	2582	85	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S1111	Charles Potter	1258	1276	18	1.4	208(h)(2)	07/15/2014	10/01/2014		4
S1116	Kimberly Medland	2020	2089	69	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S1120	Omri Sender, Nira Schneebaum Sender	3101	3206	105	3.4	208(h)(2)	07/15/2014	10/12/2014		4
S1122	Radja Mitra, Teodoro Zaltsman	1990	2058	68	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S1123	Yvette Parron	1360	1406	46	3.4	208(h)(2)	07/15/2014	10/01/2014		4
S1124	Craig Little, Susan Giambalvo	2731	2824	93	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0112	Susan Burke, William Jamicki	2351	2384	33	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0118	Karen Perry	1125	1141	16	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0123	William Hayden, Ruth Hayden	1025	1039	14	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0129	Brenda Small	2011	2079	68	3.4	208(h)(2)	07/15/2014	10/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(e)(2) Rental Unit No.*	Type of Service (No. is below)
W0131	Abia Majaj	2283	2361	78	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0201	Mary Bailey	3169	3213	44	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0204	Claude Nicolas, Diona Howard-Nicolas	1456	1506	50	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0211	Uma Hiremagalur	2517	2603	86	3.4	208(h)(2)	07/15/2014	10/14/2014		4
W0212	Eileen Dent	1063	1078	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0215	Ruth Hart	1142	1158	16	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0217	David Kass	1333	1352	19	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0222	University District of Columbia	2464	2548	84	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0227	Pembe Besingi, Esther Poswal, Oghogho Igodan	2556	2643	87	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0228	Brian Lederer, Micheline Lederer	3501	3550	49	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0302	Vandel Pereslony	1459	1479	20	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0310	Kathleen Millier	2979	3080	101	3.4	208(h)(2)	07/15/2014	10/28/2014		4
W0314	Ann Fudjak	1062	1077	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0322	Barbara Heindel	1302	1320	18	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0331	Arlene Billings	1170	1186	16	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0419	Kevin Thompson	1651	1707	56	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0422	Senga Howat	1511	1532	21	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0429	Jane Wallace	1613	1636	23	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0430	Lillian Joice	1076	1091	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0506	Raj Chikara	2278	2355	77	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0509	Rachel Schaengold, Joshua Wojniower	2823	2919	96	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0522	John Page	1708	1732	24	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0525	Lillian Cardash	966	980	14	1.4	208(h)(2)	07/15/2014	10/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s)/Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0527	Catherine Green	2723	2816	93	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0528	Geraldine Gardner, Peter Paul	2916	2957	41	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0533	Nona Ransom	3124	3168	44	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0607	Ivan Trujillo, Marcela Guio	2010	2078	68	3.4	208(h)(2)	07/15/2014	10/20/2014		4
W0609	Alyssa Ramirez, Diana Maas, Amanda Harris	2733	2826	93	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0613	Julie Schimel	2332	2411	79	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0614	Vickie Vaughan	2492	2577	85	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0616	Susan Cohen	1365	1384	19	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0632	Charles Cassell, Linda Wernick-Cassell	3341	3388	47	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0701	D Dickson, F Donahue, E Gray, V Gray	3450	3567	117	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0702	Ilana Spitz, Samantha Heichkop	2452	2535	83	3.4	208(h)(2)	07/15/2014	10/27/2014		4
W0708	Stephen Gilson, Shereth Gilson	2058	2087	29	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0711	Betty Freeman	1080	1095	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0717	Wanda Brown	2441	2524	83	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0722	Nina Finston	1894	1958	64	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0728	Mark Bruzonsky	1952	1979	27	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0804	G Feldman, H Feldman, T Baker, T Baker	2059	2088	29	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0810	Antonio Aguilar, Anitu Chadwick	3003	3105	102	3.4	208(h)(2)	07/15/2014	10/03/2014		4
W0827	Rick Dahnke	2229	2260	31	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0828	Barbara McNamara	3268	3314	46	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0911	Frank Buentello	1178	1194	16	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0916	Elona Evans-Mcneill	1913	1940	27	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W0921	Robert Lee	2118	2190	72	3.4	208(h)(2)	07/15/2014	10/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No. *	Type of Service (No. is below)
W0930	Chary Annaberdiev, Maia Annaberdyeve	2372	2453	81	3.4	208(h)(2)	07/15/2014	10/01/2014		4
W0932	Herb Ernst, Ruth Ernst	1795	1820	25	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1001	Henry Brylawski	1811	1836	25	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1021	Diana Clark	1062	1077	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1026	Elizabeth Jacobson	1100	1115	15	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1029	Eleanor Allen	2301	2333	32	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1031	Suzanne Abrams	1360	1379	19	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1032	Sheri Brady	2703	2795	92	3.4	208(h)(2)	07/15/2014	10/31/2014		4
W1106	Laura Desimio	3179	3287	108	3.4	208(h)(2)	07/15/2014	10/25/2014		4
W1109	Scott Linder	2873	2971	98	3.4	208(h)(2)	07/15/2014	10/27/2014		4
W1114	Angela Moran, Sarah Brookshier	3011	3113	102	3.4	208(h)(2)	07/15/2014	10/27/2014		4
W1115	Harriet Freedman	1296	1314	18	1.4	208(h)(2)	07/15/2014	10/01/2014		4
W1128	Liliane Weinrob, Robert Weinrob	2814	2853	39	1.4	208(h)(2)	07/15/2014	10/01/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Susie Scott
3003 Van Ness Street, N.W. Apt # S0105
Washington, DC 20008

Date: 07/15/2014

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,410</u>
The dollar adjustment in your rent charged is:	<u>\$ 20</u>
The percentage adjustment in your rent charged	<u>1.40 %</u>
Your new rent charged is:	<u>\$ 1,430</u>
The effective date is:	<u>10/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

1, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

08/15/2014

Date:

RECEIVED
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 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0411	Chinese Embassy	2592	2680	88	3.4	208(h)(2)	08/15/2014	11/20/2014		4
S0413	Chinese Embassy	2280	2358	78	3.4	208(h)(2)	08/15/2014	11/01/2014		4
S0523	Gamal Hazna	2670	2761	91	3.4	208(h)(2)	08/15/2014	11/29/2014		4
S0704	Nicholas Heras, Vana Keljian	2739	2832	93	3.4	208(h)(2)	08/15/2014	11/28/2014		4
S0706	Carlyle Abbott	2235	2311	76	3.4	208(h)(2)	08/15/2014	11/01/2014		4
S0802	Yun Chen	3933	4067	134	3.4	208(h)(2)	08/15/2014	11/27/2014		4
S0908	Laurie Chamberlain	2264	2341	77	3.4	208(h)(2)	08/15/2014	11/01/2014		4
S1003	Egyptian Embassy	1866	1929	63	3.4	208(h)(2)	08/15/2014	11/01/2014		4
W0107	Brandon Comer, Kristina Ramos	1804	1865	61	3.4	208(h)(2)	08/15/2014	11/23/2014		4
W0404	Benjamin Serinsky, Samantha Hassard	2555	2642	87	3.4	208(h)(2)	08/15/2014	11/23/2014		4
W0407	Chinese Embassy	1903	1968	65	3.4	208(h)(2)	08/15/2014	11/01/2014		4
W0425	Erin Mann, Aren Gliazarinns	1833	1895	62	3.4	208(h)(2)	08/15/2014	11/29/2014		4
W0623	Andrew Loa, Hailey Harris	2829	2925	96	3.4	208(h)(2)	08/15/2014	11/23/2014		4
W0628	Vietnam News Agency, T Phuong Nguyen, H Thai Nguyen	4084	4223	139	3.4	208(h)(2)	08/15/2014	11/01/2014		4
W0704	Chinese Embassy	2586	2674	88	3.4	208(h)(2)	08/15/2014	11/01/2014		4
W0709	Richard Rousseau, Eglal Oghia	3310	3423	113	3.4	208(h)(2)	08/15/2014	11/07/2014		4
W0712	Chinese Embassy	2977	3078	101	3.4	208(h)(2)	08/15/2014	11/16/2014		4
W0726	Lotem Bar, Galit Tassi	2298	2376	78	3.4	208(h)(2)	08/15/2014	11/01/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

! Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Chinese Embassy
3003 Van Ness Street, N.W. Apt # S0411
Washington, DC 20008

Date: 08/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 2,592
The dollar adjustment in your rent charged is:	\$ 88
The percentage adjustment in your rent charged	3.40 %
Your new rent charged is:	\$ 2,680
The effective date is:	11/20/2014

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
----------------	------------------	---------------------

Effective date of Authorization	Case number and Date of Decision, if applicable
---------------------------------	---

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

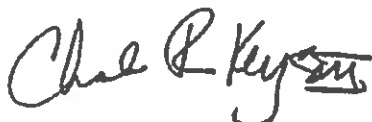
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/19/2014

Date:

RECEIVED
2014 AUG 29 PM 2 35
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RENTAL
ACCOMMODATIONS
DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0602	Mary Stonehill	3933	3988	55	1.4	208(h)(2)	06/19/2014	09/17/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Mary Stonehill
3003 Van Ness Street, N.W. Apt # S0602
Washington, DC 20008

Date: 06/19/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,933</u>
The dollar adjustment in your rent charged is:	<u>\$ 55</u>
The percentage adjustment in your rent charged	<u>1.40 %</u>
Your new rent charged is:	<u>\$ 3,988</u>
The effective date is:	<u>09/17/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

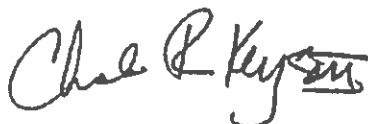
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeyser@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
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1, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

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Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

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 RENTAL
 ACCOMMODATIONS
 DIVISION

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

09/15/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0203	Yan Li, Li Yangyang	2631	2720	89	3.4	208(h)(2)	09/15/2014	12/08/2014		4
S0324	Tanya Weinberg, Shlono Yahana	1725	1784	59	3.4	208(h)(2)	09/15/2014	12/08/2014		4
S0418	Dmitry Zontov	2070	2140	70	3.4	208(h)(2)	09/15/2014	12/01/2014		4
S0502	Ligong Li, Yu Qingshun	2500	2585	85	3.4	208(h)(2)	09/15/2014	12/08/2014		4
S0607	Lauren Jarrell, Adam Ahmad	2770	2864	94	3.4	208(h)(2)	09/15/2014	12/21/2014		4
S0708	Jose Sembler, Paz Cisternas	2624	2713	89	3.4	208(h)(2)	09/15/2014	12/30/2014		4
S0821	Sam Lee	1619	1674	55	3.4	208(h)(2)	09/15/2014	12/01/2014		4
S0912	Chinese Embassy	2974	3075	101	3.4	208(h)(2)	09/15/2014	12/30/2014		4
S0922	Chinese Embassy	2395	2476	81	3.4	208(h)(2)	09/15/2014	12/21/2014		4
S1103	Jordan Kaplan	2757	2851	94	3.4	208(h)(2)	09/15/2014	12/26/2014		4
S1104	Embassy of the Peoples Republic Of China	2739	2832	93	3.4	208(h)(2)	09/15/2014	12/31/2014		4
S1107	Mark Bohannon	2770	2864	94	3.4	208(h)(2)	09/15/2014	12/27/2014		4
W0319	Elizabeth Cohen	2616	2705	89	3.4	208(h)(2)	09/15/2014	12/05/2014		4
W0326	Andrew Morrison	1825	1887	62	3.4	208(h)(2)	09/15/2014	12/01/2014		4
W0406	Jeff Schmidt	1960	1987	27	1.4	208(h)(2)	09/15/2014	12/01/2014		4
W0426	Michael Ferrari, Amanda Shipley	3112	3218	106	3.4	208(h)(2)	09/15/2014	12/14/2014		4
W0505	Diane Leeson, Carlyn Luu	2069	2139	70	3.4	208(h)(2)	09/15/2014	12/01/2014		4
W0620	Aisling Swaine	3011	3113	102	3.4	208(h)(2)	09/15/2014	12/15/2014		4
W0715	Patricia Remick	2704	2796	92	3.4	208(h)(2)	09/15/2014	12/28/2014		4
W0809	Xiaofang Yu	3310	3423	113	3.4	208(h)(2)	09/15/2014	12/15/2014		4
W0815	Zelda Kartika	2737	2830	93	3.4	208(h)(2)	09/15/2014	12/08/2014		4
W0902	Donna Sharpe	2853	2950	97	3.4	208(h)(2)	09/15/2014	12/13/2014		4
W0909	Dorothy Johnson	2507	2542	35	1.4	208(h)(2)	09/15/2014	12/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1126	Alberto Tumiati, Emilia Cristallo	2829	2925	96	3.4	208(h)(2)	09/15/2014	12/05/2014		4
W1129	Michael Weber, Michaela Denk	2714	2806	92	3.4	208(h)(2)	09/15/2014	12/01/2014		4
W1131	Gabriel Fineman	3071	3175	104	3.4	208(h)(2)	09/15/2014	12/22/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No. ¹	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Yan Li, Li Yangyang
3003 Van Ness Street, N.W. Apt # S0203
Washington, DC 20008

Date: 09/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,631</u>
The dollar adjustment in your rent charged is:	<u>\$ 89</u>
The percentage adjustment in your rent charged	<u>3.40 %</u>
Your new rent charged is:	<u>\$ 2,720</u>
The effective date is:	<u>12/08/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	§ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

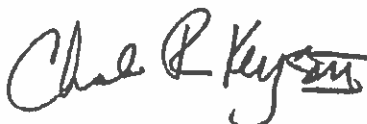
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
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I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

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2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

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8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

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Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

07/15/2014

Date:

RECEIVED

2014 SEP 29 AM 11 24

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 RENTAL
 ACCOMMODATIONS
 DIVISION

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1109	Scott Linder	2873	2913	40	1.4 ¹	208(h)(2)	07/15/2014	10/27/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
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Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Scott Linder
3003 Van Ness Street, N.W. Apt # W1109
Washington, DC 20008

Date: 07/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,873</u>
The dollar adjustment in your rent charged is:	<u>\$ 40</u>
The percentage adjustment in your rent charged	<u>1.40 %</u>
Your new rent charged is:	<u>\$ 2,913</u>
The effective date is:	<u>10/27/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

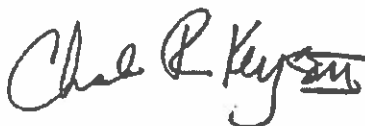
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2014 OCT 27 9PM 9 51
 HHA-RAD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

10/15/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0318	Charles Chisley II, Felicia Chisley	2863	2960	97	3.4	208(h)(2)	10/15/2014	01/23/2015		4
S0416	Ryan Bresnahan	2402	2484	82	3.4	208(h)(2)	10/15/2014	01/31/2015		4
S0420	Vietnam News Agency	3299	3411	112	3.4	208(h)(2)	10/15/2014	01/28/2015		4
S0507	Patricia Mariani	2184	2258	74	3.4	208(h)(2)	10/15/2014	01/01/2015		4
S0601	International Committee of the Red Cross	3721	3848	127	3.4	208(h)(2)	10/15/2014	01/06/2015		4
S0606	Zachary Lyon	2311	2390	79	3.4	208(h)(2)	10/15/2014	01/18/2015		4
S0619	Silvana Straw	1908	1973	65	3.4	208(h)(2)	10/15/2014	01/01/2015		4
S0815	Dwight Samuels, Dvane Samuels	2844	2941	97	3.4	208(h)(2)	10/15/2014	01/15/2015		4
S0909	Carole Karp	1724	1748	24	1.4	208(h)(2)	10/15/2014	01/01/2015		4
S0915	Prasad Kuduvailli	3011	3113	102	3.4	208(h)(2)	10/15/2014	01/07/2015		4
S0916	Julia Devine	1306	1350	44	3.4	208(h)(2)	10/15/2014	01/01/2015		4
S1005	Alireza Taheri Dezfouli, Zahra Djaliandideh	2267	2344	77	3.4	208(h)(2)	10/15/2014	01/18/2015		4
S1011	Mahmoud Elsayed, Abdalla Abdelbaky, Santogh Cox	2612	2701	89	3.4	208(h)(2)	10/15/2014	01/13/2015		4
W0110	Pamela Geiger, John Chase	2822	2918	96	3.4	208(h)(2)	10/15/2014	01/01/2015		4
W0116	Dan Ye, Eunshil Rho	2101	2172	71	3.4	208(h)(2)	10/15/2014	01/01/2015		4
W0223	Fei Zhou	3224	3334	110	3.4	208(h)(2)	10/15/2014	01/27/2015		4
W0303	Jennifer Malazo, Rolando Malazo	2520	2606	86	3.4	208(h)(2)	10/15/2014	01/31/2015		4
W0423	Christina Schlecht, Rajesh Nair	2223	2299	76	3.4	208(h)(2)	10/15/2014	01/01/2015		4
W0615	Carolina Figueiredo	2700	2792	92	3.4	208(h)(2)	10/15/2014	01/20/2015		4
W0619	Sarah Pleznac	2852	2949	97	3.4	208(h)(2)	10/15/2014	01/12/2015		4
W0719	Matthew Radbill, Ching Chang	1735	1794	59	3.4	208(h)(2)	10/15/2014	01/01/2015		4
W0818	Silvia Espindola	2252	2329	77	3.4	208(h)(2)	10/15/2014	01/01/2015		4
W0830	Gal Tesler, Fentancsh Adhanan	1563	1616	53	3.4	208(h)(2)	10/15/2014	01/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1014	Timothy Holley, Obianuju Okasi	2348	2428	80	3.4	208(h)(2)	10/15/2014	01/31/2015		4
W1023	Olivia Franken, Fnu Amit Kumar	2105	2177	72	3.4	208(h)(2)	10/15/2014	01/18/2015		4
W1117	Vietnam Embassy	2519	2605	86	3.4	208(h)(2)	10/15/2014	01/10/2015		4
W1118	Luzelentia Casanova	3103	3209	106	3.4	208(h)(2)	10/15/2014	01/23/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Charles Chisley II, Felicia Chisley
3003 Van Ness Street, N.W. Apt # S0318
Washington, DC 20008

Date: 10/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,863</u>
The dollar adjustment in your rent charged is:	\$ <u>97</u>
The percentage adjustment in your rent charged	<u>3.40</u> %
Your new rent charged is:	\$ <u>2,960</u>
The effective date is:	<u>01/23/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
----------------	------------------	---------------------

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

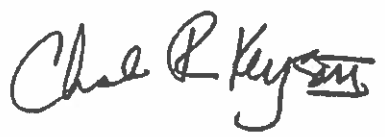
Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)
 Owner Authorized Agent
 Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2014 OCT 23 PM 5:52
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

08/15/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0709	Richard Rousseau, Eglal Oghia	3310	3356	46	1.4	208(h)(2)	08/15/2014	11/07/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Richard Rousseau, Eglal Oghia
3003 Van Ness Street, N.W. Apt # W0709
Washington, DC 20008

Date: 08/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,310</u>
The dollar adjustment in your rent charged is:	<u>\$ 46</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	<u>\$ 3,356</u>
The effective date is:	<u>11/07/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
----------------	------------------	---------------------

Effective date of Authorization	Case number and Date of Decision, if applicable
---------------------------------	---

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

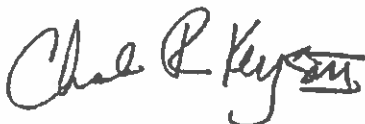
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

09/15/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1131	Gabriel Fineman	3071	3114	43	1.4	208(h)(2)	09/15/2014	12/22/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Gabriel Fineman
3003 Van Ness Street, N.W. Apt # W1131
Washington, DC 20008

Date: 09/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,071
The dollar adjustment in your rent charged is:	\$ 43
The percentage adjustment in your rent charged	1.40 %
Your new rent charged is:	\$ 3,114
The effective date is:	12/22/2014

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

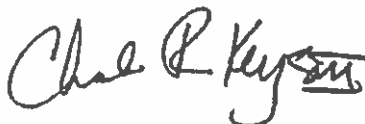
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 2014 OCT 23 PM 5 56
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein. to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

09/15/2014

Housing Provider's Printed Name

Housing Provider's Signature

Date:

Gene Santomartino, Agent For Housing Provider

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W 0715	Patricia Remick	2704	2742	38	1.4	208(h)(2)	09/15/2014	12/28/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) +	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Patricia Remick
3003 Van Ness Street, N.W. Apt # W0715
Washington, DC 20008

Date: 09/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,704</u>
The dollar adjustment in your rent charged is:	<u>\$ 38</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	<u>\$ 2,742</u>
The effective date is:	<u>12/28/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**


**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
- My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2015
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- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 HRA-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION
 29 NOV 9 27

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.  12/16/2014
 Housing Provider's Printed Name Housing Provider's Signature Date:
 Gene Santomartino, Agent For Housing Provider

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Unit Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Start of New Rent	Date Tenant Moved into New Rent	Effective Date of Adjustment	212(a)(2) Rental Unit No.	Type of Sample (See 15 below)
S0201	Ceara Flake	1870	1934	64	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0216	Corinne Rucker	1364	1410	46	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0423	Altea Cico, Genci Sallabanda	2737	2830	93	3.4	208(h)(2)	12/16/2014	03/29/2015		4
S0517	Edward Wyatt	2339	2419	80	3.4	208(h)(2)	12/16/2014	03/29/2015		4
S0617	Lerato Morwe	2415	2497	82	3.4	208(h)(2)	12/16/2014	03/15/2015		4
S0621	Lawrence Rudden	2192	2267	75	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0805	Ruth Rose	2051	2121	70	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0810	Antonio Baptista, Alessandra Piccolotto	3060	3164	104	3.4	208(h)(2)	12/16/2014	03/27/2015		4
S0818	Amy Wyatt, Joshua Rosenblum	2118	2190	72	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0921	Claudia Brown	1969	2036	67	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S1018	Isabella Gelletich	2057	2086	29	1.4	208(h)(2)	12/16/2014	03/01/2015		4
S1105	Philip Maicovich	2571	2658	87	3.4	208(h)(2)	12/16/2014	03/03/2015		4
S1113	Elizabeth Cooley	2460	2494	34	1.4	208(h)(2)	12/16/2014	03/10/2015		4
S1115	Christopher Goshkarian	2979	3080	101	3.4	208(h)(2)	12/16/2014	03/10/2015		4
W0104	Mary Jane Maxwell	3179	3287	108	3.4	208(h)(2)	12/16/2014	03/20/2015		4
W0207	Timothy Olmstead	1844	1907	63	3.4	208(h)(2)	12/16/2014	03/17/2015		4
W0208	Sharon Buck	2205	2236	31	1.4	208(h)(2)	12/16/2014	03/01/2015		4
W0209	Mariana Barros, Katie Johnson, Joseyna Hanna	3310	3423	113	3.4	208(h)(2)	12/16/2014	03/30/2015		4
W0230	Xiaojun Guo	2714	2806	92	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0304	Rodrigo Silva	2263	2340	77	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0318	David Hendin	3011	3113	102	3.4	208(h)(2)	12/16/2014	03/09/2015		4
W0325	Silvia Savich	1694	1752	58	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0405	Moshe Eimaleh	3036	3139	103	3.4	208(h)(2)	12/16/2014	03/31/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Unitholder Name(s)	Old Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Station of Act	Date Tenancy Started with Tenant	Effective Date of Rent Adjustment	2015 Rent Increase	Type of Statute (Sub. 45 (b)(1)(v))
W0415	Daniel Green, Sean Guy	2855	2952	97	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0424	Rosemary Adams, Alexander Langhorne	2811	2907	96	3.4	208(h)(2)	12/16/2014	03/31/2015		4
W0622	Laroy Glover, Jillian Garis	3173	3281	108	3.4	208(h)(2)	12/16/2014	03/22/2015		4
W0725	Thomas Mellor	2365	2445	80	3.4	208(h)(2)	12/16/2014	03/20/2015		4
W0802	Mark Lolocono, Lisette Jamora	2853	2950	97	3.4	208(h)(2)	12/16/2014	03/14/2015		4
W0803	Thomas Trimbur	2145	2218	73	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0901	Zhong Dan, Eric Crain, Piyou Tan	3473	3591	118	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0925	Javier Echeverri	2365	2445	80	3.4	208(h)(2)	12/16/2014	03/27/2015		4
W0931	Edward Sair	2969	3070	101	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W1012	Kelly Tucker, Brittany Goetsch	3179	3287	108	3.4	208(h)(2)	12/16/2014	03/17/2015		4
W1028	Luciano Melo, William Parker Jr	4188	4330	142	3.4	208(h)(2)	12/16/2014	03/07/2015		4
W1105	Melissa Weeden, Gertold HasanBelliu	3179	3287	108	3.4	208(h)(2)	12/16/2014	03/31/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Seq.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Ceara Flake
3003 Van Ness Street, N.W. Apt # S0201
Washington, DC 20008

Date: 12/16/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,870</u>
The dollar adjustment in your rent charged is:	<u>\$ 64</u>
The percentage adjustment in your rent charged	<u>3.40 %</u>
Your new rent charged is:	<u>\$ 1,934</u>
The effective date is:	<u>03/01/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

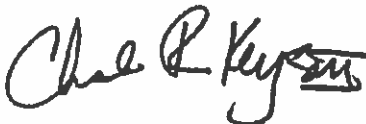
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



Internal Use Only
 C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s):
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005
3. My business telephone number and email address are:
202-971-7065, rgrealy@eqr.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

RECEIVED
 HRH-DHCD
 RENTAL
 ACCOMMODATIONS
 DIVISION
 29 DEC 29 PM 9 27

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

12/16/2014

Housing Provider's Printed Name

Housing Provider's Signature

Date:

Gene Santomartino, Agent For Housing Provider

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Leasing Agent Name(s)	Unit Rent	New Rent	Monthly Rent Change (\$)	Percent Change (%)	Start of New Rent	Date of Rent Change	Effective Date of Rent Adjustment	2015 (h)(2) Rental Increase*	Types of Samples (No. of below)
S0201	Ceara Flake	1870	1934	64	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0216	Corinne Rucker	1364	1410	46	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0423	Altea Cico, Gencl Sallabanda	2737	2830	93	3.4	208(h)(2)	12/16/2014	03/29/2015		4
S0517	Edward Wyatt	2339	2419	80	3.4	208(h)(2)	12/16/2014	03/29/2015		4
S0617	Lerato Morwe	2415	2497	82	3.4	208(h)(2)	12/16/2014	03/15/2015		4
S0621	Lawrence Rudden	2192	2267	75	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0805	Ruth Rose	2051	2121	70	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0810	Antonio Baptista, Alessandra Piccolotto	3060	3164	104	3.4	208(h)(2)	12/16/2014	03/27/2015		4
S0818	Amy Wyatt, Joshua Rosenblum	2118	2190	72	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S0921	Claudia Brown	1969	2036	67	3.4	208(h)(2)	12/16/2014	03/01/2015		4
S1018	Isabella Gelleitch	2057	2086	29	1.4	208(h)(2)	12/16/2014	03/01/2015		4
S1105	Philip Matcovich	2571	2658	87	3.4	208(h)(2)	12/16/2014	03/03/2015		4
S1113	Elizabeth Cooley	2460	2494	34	1.4	208(h)(2)	12/16/2014	03/10/2015		4
S1115	Christopher Goshkarian	2979	3080	101	3.4	208(h)(2)	12/16/2014	03/10/2015		4
W0104	Mary Jane Maxwell	3179	3287	108	3.4	208(h)(2)	12/16/2014	03/20/2015		4
W0207	Timothy Olmstead	1844	1907	63	3.4	208(h)(2)	12/16/2014	03/17/2015		4
W0208	Sharon Buck	2205	2236	31	1.4	208(h)(2)	12/16/2014	03/01/2015		4
W0209	Mariana Barros, Katie Johnson, Joseyna Hanna	3310	3423	113	3.4	208(h)(2)	12/16/2014	03/30/2015		4
W0230	Xiaojun Guo	2714	2806	92	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0304	Rodrigo Silva	2263	2340	77	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0318	David Hendin	3011	3113	102	3.4	208(h)(2)	12/16/2014	03/09/2015		4
W0325	Silvia Savich	1694	1752	58	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0405	Moshe Elmalch	3036	3139	103	3.4	208(h)(2)	12/16/2014	03/31/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Location(s) in Area(s)	Unit Rent	New Rent	Delta (Change) (\$)	Delta (%) Change	Step(s) of Adj	Date Tenant Signed with Notice	Effective Date of Rent Adjustment	2013 (a) (2)	Type of Step(s) (See 10.1)
W0415	Daniel Green, Sean Guy	2855	2952	97	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0424	Rosemary Adams, Alexander Langhorne	2811	2907	96	3.4	208(h)(2)	12/16/2014	03/31/2015		4
W0622	Latroy Glover, Jillian Garis	3173	3281	108	3.4	208(h)(2)	12/16/2014	03/22/2015		4
W0725	Thomas Mellor	2365	2445	80	3.4	208(h)(2)	12/16/2014	03/20/2015		4
W0802	Mark Lofacono, Lisette Jamora	2853	2950	97	3.4	208(h)(2)	12/16/2014	03/14/2015		4
W0803	Thomas Trimbur	2145	2218	73	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0901	Zhong Dan, Eric Crain, Piyon Tan	3473	3591	118	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W0925	Javier Echeverri	2365	2445	80	3.4	208(h)(2)	12/16/2014	03/27/2015		4
W0931	Edward Sair	2969	3070	101	3.4	208(h)(2)	12/16/2014	03/01/2015		4
W1012	Kelly Tucker, Britiany Goetsch	3179	3287	108	3.4	208(h)(2)	12/16/2014	03/17/2015		4
W1028	Luciano Melo, William Parker Jr	4188	4330	142	3.4	208(h)(2)	12/16/2014	03/07/2015		4
W1105	Melissa Weeden, Gertold HasanBelliu	3179	3287	108	3.4	208(h)(2)	12/16/2014	03/31/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Seq.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Ceara Flake
3003 Van Ness Street, N.W. Apt # S0201
Washington, DC 20008

Date: 12/16/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 1,870
The dollar adjustment in your rent charged is:	\$ 64
The percentage adjustment in your rent charged	3.40 %
Your new rent charged is:	\$ 1,934
The effective date is:	03/01/2015

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

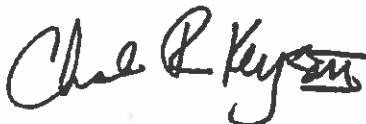
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

11/17/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0119	Joel Macaluso	1926	1991	65	3.4	208(h)(2)	11/17/2014	02/01/2015		4
S0210	Juan Mendez, Cinthia Arevalo	2393	2474	81	3.4	208(h)(2)	11/17/2014	02/12/2015		4
S0312	University District of Columbia	2695	2787	92	3.4	208(h)(2)	11/17/2014	02/01/2015		4
S0512	Chinese Embassy	3179	3287	108	3.4	208(h)(2)	11/17/2014	02/07/2015		4
S0917	Lena Halasa	2402	2484	82	3.4	208(h)(2)	11/17/2014	02/20/2015		4
SI002	Tseday Gebrehiwot, Sophia Gebrehiwot	1851	1914	63	3.4	208(h)(2)	11/17/2014	02/01/2015		4
SI007	Jessica Pierce	2886	2984	98	3.4	208(h)(2)	11/17/2014	02/28/2015		4
W0124	Katherine Whatley, Michael Whatley	2547	2634	87	3.4	208(h)(2)	11/17/2014	02/28/2015		4
W0203	Jordan Pinsky	2291	2369	78	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0307	Hua Liu	2211	2286	75	3.4	208(h)(2)	11/17/2014	02/28/2015		4
W0504	Rebecca Pass	2805	2900	95	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0514	Jamekaa Flowers	3011	3113	102	3.4	208(h)(2)	11/17/2014	02/10/2015		4
W0518	Blair Coward, Vladimir Semendyai	2812	2908	96	3.4	208(h)(2)	11/17/2014	02/09/2015		4
W0519	University District of Columbia	2695	2787	92	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0520	Patrick Lum, Wendy Ramirez Santos	1382	1429	47	3.4	208(h)(2)	11/17/2014	02/20/2015		4
W0531	Vietnam News Agency	3200	3309	109	3.4	208(h)(2)	11/17/2014	02/06/2015		4
W0610	Catherine Saret	2883	2981	98	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0624	Arthur McDaniel, Ayana Tomlinson	2555	2642	87	3.4	208(h)(2)	11/17/2014	02/10/2015		4
W0713	Vietnam Embassy	2855	2952	97	3.4	208(h)(2)	11/17/2014	02/02/2015		4
W0806	Brittany Balmer	2936	3036	100	3.4	208(h)(2)	11/17/2014	02/09/2015		4
W0812	David Novoa	2736	2829	93	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0816	University District of Columbia	2695	2787	92	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0822	Yanyu Zhang, Lei Cao, Jing Zhao	2708	2800	92	3.4	208(h)(2)	11/17/2014	02/01/2015		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0919	University District of Columbia	2695	2787	92	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W0926	Sharon English	1635	1691	56	3.4	208(h)(2)	11/17/2014	02/01/2015		4
W1009	Chinese Embassy	3009	3111	102	3.4	208(h)(2)	11/17/2014	02/27/2015		4
W1022	Anne Dubois	2931	3031	100	3.4	208(h)(2)	11/17/2014	02/17/2015		4
W1119	Jeffrey Bell, Kelly Smith	3011	3113	102	3.4	208(h)(2)	11/17/2014	02/07/2015		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
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AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Joel Macaluso
3003 Van Ness Street, N.W. Apt # S0119
Washington, DC 20008

Date: 11/17/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,926</u>
The dollar adjustment in your rent charged is:	<u>\$ 65</u>
The percentage adjustment in your rent charged	<u>3.40 %</u>
Your new rent charged is:	<u>\$ 1,991</u>
The effective date is:	<u>02/01/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1500 Massachusetts Ave NW, Suite 25, Washington, DC 20005

3. My business telephone number and email address are:

202-971-7065, rgrealy@eqr.com

4. The Certificate of Occupancy number for the Housing Accommodation is B17554

11/11/15

5. My Basic Business License number is 54002038

and expires on (date) 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

07/15/2014

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0930	Chary Annaberdiyev, Maia Annaberdyeva	2372	2405	33	1.4	208(h)(2)	07/15/2014	10/01/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description:
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Chary Annaberdiev, Maia Annaberdyeve
3003 Van Ness Street, N.W. Apt # W0930
Washington, DC 20008

Date: 07/15/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,372</u>
The dollar adjustment in your rent charged is:	<u>\$ 33</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	<u>\$ 2,405</u>
The effective date is:	<u>10/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:

EXHIBIT DD

HOUSING PROVIDER FILINGS TO THE RENTAL

ACCOMMODATIONS DIVISION

OBTAINED VIA FOIA

2013



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 JUL - 1 PM 12:11

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature
 Gene Santomartino, Agent For Housing Provider

02/21/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Section	Code	Section	Code	Section	Code	Section	Code	Section	Code	Type of Notice (Refer to Appendix)
SZ09	Conway Downing	2185	2233	48	2-2208(b)(2)	02/21/2013	05/01/2013			1	

Code	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Category	No.	Description of Service
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail.
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Conway Downing
3003 Van Ness Street, N.W. Apt # S209
Washington, DC 20008

Date: 02/21/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,185</u>
The dollar adjustment in your rent charged is:	\$ <u>48</u>
The percentage adjustment in your rent charged	<u>2.20</u> %
Your new rent charged is:	\$ <u>2,233</u>
The effective date is:	<u>05/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
----------------	------------------	------------------------

Effective date of Authorization	Case number and Date of Decision, if applicable
---------------------------------	---

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@cqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 MAR 18 AM 11:14

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
 Housing Provider's Printed Name

Gene Santomartino, Agent For Housing Provider
 Housing Provider's Signature

03/15/2013
 Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No.	Number of Service (Below)
S106	Alexander Prudovsky	1850	1928	78	4.2	208(h)(2)	03/15/2013	05/30/2013		4
S117	Irina Dubinina	2035	2120	85	4.2	208(h)(2)	03/15/2013	05/13/2013		4
S206	Zack Proser; Paris Jones	2134	2224	90	4.2	208(h)(2)	03/15/2013	05/17/2013		4
S224	Carmel Henry & Andrea Threet	3319	3458	139	4.2	208(h)(2)	03/15/2013	05/18/2013		4
S520	Abigail Baum & Elizabeth Karan	2976	3101	125	4.2	208(h)(2)	03/15/2013	05/14/2013		4
S620	Steven Collins, Guzel Gutranova	1806	1882	76	4.2	208(h)(2)	03/15/2013	05/10/2013		4
S912	John Raffetto	2464	2567	103	4.2	208(h)(2)	03/15/2013	05/14/2013		4
W102	Catherine Stewart & Elizabeth Thompson	2152	2242	90	4.2	208(h)(2)	03/15/2013	05/31/2013		4
W114	Bradford Hilson, Nicholas Yarosh	2453	2556	103	4.2	208(h)(2)	03/15/2013	05/24/2013		4
W410	Rachael Wood, Samuel Collins	2495	2600	105	4.2	208(h)(2)	03/15/2013	05/23/2013		4
W603	Catherine Torri	2125	2214	89	4.2	208(h)(2)	03/15/2013	05/27/2013		4
W631	Tatiana Zelaya	2698	2811	113	4.2	208(h)(2)	03/15/2013	05/31/2013		4
W801	Devan Dineen, Brinkley Faulcon, Ander Swanson	3809	3969	160	4.2	208(h)(2)	03/15/2013	05/25/2013		4
W831	Andrew Medak	2589	2698	109	4.2	208(h)(2)	03/15/2013	05/02/2013		4
W832	Joseph Rogan, Marc Pollak	3823	3984	161	4.2	208(h)(2)	03/15/2013	05/14/2013		4
S1114	Diane Butts	2011	2095	84	4.2	208(h)(2)	03/15/2013	05/10/2013		4
W1105	Ignacio Herrera, Ingrid Arana	2566	2674	108	4.2	208(h)(2)	03/15/2013	05/26/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
44 Canal Center Plaza
Suite 600
Alexandria, VA 22314

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Alexander Prudovsky
3003 Van Ness Street, N.W. Apt # S106
Washington, DC 20008

Date: 03/15/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,850</u>
The dollar adjustment in your rent charged is:	<u>\$ 78</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	<u>\$ 1,928</u>
The effective date is:	<u>05/30/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness LP
44 Canal Center Plaza
Suite 600
Alexandria, VA 22314

Equity Residential

Housing Provider's Name (print).

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

703-636-5053, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 APR -8 AM 10:16

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

03/22/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No. (if different)	Type of Service (None below)
S101	William Poyner	1565	1599	34	2.2	208(h)(2)	03/22/2013	06/01/2013		4
S121	Christina Delane	1811	1887	76	4.2	208(h)(2)	03/22/2013	06/30/2013		4
S202	Patti Schaffhausen & Charles Schilke	3355	3496	141	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S302	Embassy of Republic Bulgaria	2420	2522	102	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S318	Anne Mutashi	2113	2202	89	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S319	Dimitrios Papaioannou	2052	2138	86	4.2	208(h)(2)	03/22/2013	06/02/2013		4
S402	Sarah Hoffman, Karl Hoffman	3355	3496	141	4.2	208(h)(2)	03/22/2013	06/30/2013		4
S505	Andrew Dean & Nadia Asgaraly	1593	1660	67	4.2	208(h)(2)	03/22/2013	06/29/2013		4
S511	Zeinab Adham, Egyptian Embassy	1735	1808	73	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S514	Mary Ellen Nunes	1787	1862	75	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S515	Leslie Atherholt	1752	1826	74	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S607	Mike Mustante	2168	2259	91	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S608	Paolo Foscherari	1082	1106	24	2.2	208(h)(2)	03/22/2013	06/01/2013		4
S614	Tao, Song	2482	2586	104	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S624	Tchilalou Sogoyou-Bekeyi, Fatou Sogoyou Bekeyi	2713	2827	114	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S705	Shana Brand	2176	2267	91	4.2	208(h)(2)	03/22/2013	06/20/2013		4
S709	Gisella Pereda	2405	2506	101	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S715	Chao Yang Li	2512	2618	106	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S724	G. Keefe, K. Cisco, J. Hoover, M. DeHart	3433	3577	144	4.2	208(h)(2)	03/22/2013	06/03/2013		4
S809	Ana Tejada	2405	2506	101	4.2	208(h)(2)	03/22/2013	06/29/2013		4
S814	Elizabeth Crowe; Samantha Levine	2595	2704	109	4.2	208(h)(2)	03/22/2013	06/09/2013		4
S901	Stephanie Anderson	2755	2871	116	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W126	Nur Mannan, Taz Mannan and Katarina Corco	2605	2714	109	4.2	208(h)(2)	03/22/2013	06/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Sequence of Prot.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	Unit No.	Type of Service (Details Below)
W127	Christopher Cruz, Michael Bluestone	2581	2689	108	4.2	208(h)(2)	03/22/2013	06/18/2013		4
W132	Thomas Jenkins	1677	1747	70	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W214	Donald Ward	1938	2019	81	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W224	Carolyn Spiro & Jamie Mash	2452	2555	103	4.2	208(h)(2)	03/22/2013	06/05/2013		4
W225	Wenxi Li, Emily Poe	1948	2030	82	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W305	Eleanore Elser	1785	1824	39	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W328	Florence Rossi	2612	2669	57	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W411	Kara Harkins Andrea Shettle	2243	2337	94	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W416	Jennifer Griffiths	2190	2282	92	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W421	Alexandra Beninda, Wendy Beninda	1937	2018	81	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W516	Arthur Levine	2163	2254	91	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W530	Marvin Levy	2237	2286	49	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W602	Stacie McLenachen	2702	2815	113	4.2	208(h)(2)	03/22/2013	06/29/2013		4
W608	Linda Coble, Linda Jackson	2560	2668	108	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W618	S. Mescall, R. Alejnikov	2595	2704	109	4.2	208(h)(2)	03/22/2013	06/27/2013		4
W718	Isabelle Daverne	2354	2406	52	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W808	Charlotte Greenhut	2339	2390	51	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W823	Eva Prsa Simonovic	2307	2404	97	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W825	Richard Berner, Bonnie Berner	1898	1940	42	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W829	Bakar Ould-Abdallah, Nelly Daynac	2361	2460	99	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W904	Jamie Shenk, Kate Shenk	2406	2507	101	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W914	Lisa Goldberg, Lisa Marrone	2482	2586	104	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W917	Gillian Abrams	2422	2524	102	4.2	208(h)(2)	03/22/2013	06/06/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No.	Type of Service (None or Below)
W923	David Tuchsneider	2605	2714	109	4.2	208(h)(2)	03/22/2013	06/12/2013		4
W925	Norah Green	2270	2365	95	4.2	208(h)(2)	03/22/2013	06/15/2013		4
W933	A. Gentle, C. Bogle, A. Smith	4588	4781	193	4.2	208(h)(2)	03/22/2013	06/20/2013		4
S1012	Kathleen Hall and Sarah Seltzer	2195	2287	92	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S1013	Sebastian Guderian, Kimberly Christian	2043	2129	86	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S1019	Leah Rothschild	1830	1907	77	4.2	208(h)(2)	03/22/2013	06/01/2013		4
S1109	David Wise	1260	1313	53	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W1004	Baheyeldin Salem	2595	2704	109	4.2	208(h)(2)	03/22/2013	06/13/2013		4
W1007	Elissa Barnes	1699	1770	71	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W1017	Adrian Wilairat	1926	2007	81	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W1028	Scott Linder, Todd Metzler	3654	3807	153	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W1101	Lucy Mallan	2997	3063	66	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W1103	Jennifer Hagan	2199	2291	92	4.2	208(h)(2)	03/22/2013	06/17/2013		4
W1109	Rose Savadow	2162	2210	48	2.2	208(h)(2)	03/22/2013	06/01/2013		4
W1116	Mark Bauder	2173	2264	91	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W1127	Meredith Jachowicz, Emma Wojtowicz, Taylor Smith	2581	2689	108	4.2	208(h)(2)	03/22/2013	06/01/2013		4
W1133	Elizabeth Lay & Monica McKenna	4247	4425	178	4.2	208(h)(2)	03/22/2013	06/01/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
44 Canal Center Plaza
Suite 600
Alexandria, VA 22314

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

William Poyner
3003 Van Ness Street, N.W. Apt # S101
Washington, DC 20008

Date: 03/22/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,565</u>
The dollar adjustment in your rent charged is:	\$ <u>34</u>
The percentage adjustment in your rent charged	<u>2.20</u> %
Your new rent charged is:	\$ <u>1,599</u>
The effective date is:	<u>06/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$ _____

Effective date of Authorization	Case number and Date of Decision, if applicable

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

- Owner Authorized Agent
 Other Title (if applicable): _____



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness LP
44 Canal Center Plaza
Suite 600
Alexandria, VA 22314



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 APR 29 PM 4:00

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

04/23/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of App.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S207	Robert Klein	2173	2264	91	4.2	208(h)(2)	04/23/2013	07/01/2013		4
S321	Angela Urbano	2104	2192	88	4.2	208(h)(2)	04/23/2013	07/20/2013		4
S323	Erin Jay & Adrian Day	1842	1919	77	4.2	208(h)(2)	04/23/2013	07/27/2013		4
S405	Mahshid Majlessi	2176	2267	91	4.2	208(h)(2)	04/23/2013	07/19/2013		4
S412	Diego Abente-Brun & Maria Mez Mezgozits	2627	2737	110	4.2	208(h)(2)	04/23/2013	07/28/2013		4
S605	Igor Arakelov	1955	2037	82	4.2	208(h)(2)	04/23/2013	07/01/2013		4
S606	Hayley Zachary	1869	1947	78	4.2	208(h)(2)	04/23/2013	07/01/2013		4
S625	Nancy Okail	3131	3263	132	4.2	208(h)(2)	04/23/2013	07/15/2013		4
S704	Paul Mayo	2374	2474	100	4.2	208(h)(2)	04/23/2013	07/13/2013		4
S725	Rabiat Osunsade	3115	3246	131	4.2	208(h)(2)	04/23/2013	07/01/2013		4
S803	Natalie Rusch, Alaina Goldense	1979	2062	83	4.2	208(h)(2)	04/23/2013	07/01/2013		4
S914	Jatin Dua & Bailey FunderBurk	2488	2592	104	4.2	208(h)(2)	04/23/2013	07/25/2013		4
S924	Amanda Butler-Jones, Ashley Cross	3433	3577	144	4.2	208(h)(2)	04/23/2013	07/16/2013		4
W106	Lauren Cresse, Adam Brown	2117	2206	89	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W113	Barbara Zatcoff	1797	1872	75	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W133	Kirk Phillips & Robert Arrington III	2145	2235	90	4.2	208(h)(2)	04/23/2013	07/25/2013		4
W206	Aaron Arnfeld & Cynthia Levay-Lysne	2210	2303	93	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W216	Alexander Coren	2488	2592	104	4.2	208(h)(2)	04/23/2013	07/15/2013		4
W229	Hernan Winkler	1825	1902	77	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W333	M. Benjamin, J. Lenner, J. Dannheisser	3893	4057	164	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W408	M. Ruiz, J. Barber, B. Peng	2934	3057	123	4.2	208(h)(2)	04/23/2013	07/13/2013		4
W412	Evan Tyroler, Alex Barbag	2062	2149	87	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W428	Langhome Rorer, Lang Rorer	3663	3744	81	2.2	208(h)(2)	04/23/2013	07/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	2013(h)(2) Rental Unit No.	Type of Service (No. 1 Below)
W508	Kevin Chesley, Catarina Marques, Rachel Pietron	3098	3228	130	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W515	Merav Levkowitz, Moran Tzur	2201	2293	92	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W517	Steven Taubenkibel, Susan Comins	2236	2330	94	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W524	Natalie Rice, Peter McIntyre	2354	2453	99	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W611	Saadia Mahmud	2366	2465	99	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W630	Sangamitra Bomzon, Nichaya Soothipan, K. Peterson	1903	1983	80	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W710	Julissa Giron	1618	1686	68	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W832	Joseph Rogan, Marc Pollak	3823	3984	161	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W912	Landon Hairgrove & Jonathan Stroud	2117	2206	89	4.2	208(h)(2)	04/23/2013	07/21/2013		4
W928	K. Rattahnakorn, P. Wathanawanichakun	3802	3962	160	4.2	208(h)(2)	04/23/2013	07/14/2013		4
S1121	Garland, Jeffrey	2104	2192	88	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W1010	Sophia Milla, Kailey Waring & Danielle Adams	2445	2548	103	4.2	208(h)(2)	04/23/2013	07/01/2013		4
W1027	Joanna Persio, Matthew Bart	2758	2874	116	4.2	208(h)(2)	04/23/2013	07/18/2013		4
W1108	Helena Ramos, Nicholas Jenks	2693	2806	113	4.2	208(h)(2)	04/23/2013	07/01/2013		4

Section or Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Robert Klein
3003 Van Ness Street, N.W. Apt # S207
Washington, DC 20008

Date: 04/23/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,173</u>
The dollar adjustment in your rent charged is:	<u>\$ 91</u>
The percentage adjustment in your rent charged	<u>4.20 %</u>
Your new rent charged is:	<u>\$ 2,264</u>
The effective date is:	<u>07/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	
208(h)(2)	Annual Increase of General Applicability (CPI-W based)	
210	Capital Improvement	
211	Change in Services/Facilities	
212	Hardship Petition	
213(a)(1)	Vacancy (10% Increase)	
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)	
214	Substantial Rehabilitation	
215	Voluntary Agreement	

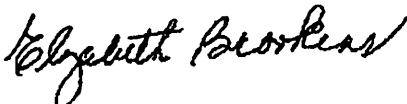
The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

- Owner Authorized Agent
 Other Title (if applicable): _____



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
 B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
 (No P.O. Box):

Smith Property Holdings Van Ness L.P.
 2 N. Riverside Plaza
 Suite 400
 Chicago, IL 60606



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Elizabeth Brookins

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5053, ebrookins@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

05/24/2013

Date:

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 MAY 31 11 11 AM '13

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Adj.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	2010 Rental Unit No.	Type of Service (No. is below)
S104	Reena Chudgar	2083	2170	87	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S124	Ehud Rosenhand, Joshua Wohl & Austin Mandel	3651	3804	153	4.2	208(h)(2)	05/24/2013	08/12/2013		4
S218	Claire Boyd & Rachel Barker	2246	2340	94	4.2	208(h)(2)	05/24/2013	08/09/2013		4
S301	Terezinha Dias, Rita Oliveira	2811	2929	118	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S315	Andrew Butler, Michael Makinde	2529	2635	106	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S425	Meredith Garretson; Carley Beckner; Pegah Yazdy	3053	3181	128	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S602	E. Calhoun, J. Perez. N. Wild	3431	3575	144	4.2	208(h)(2)	05/24/2013	08/14/2013		4
S603	Chinese Embassy	2346	2445	99	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S604	Jennifer Rosser, Santana Crouse	2311	2408	97	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S611	Chinese Embassy	2437	2539	102	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S616	Nabila Isaodidi	1758	1832	74	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S716	Heather Chancy	1946	2028	82	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S825	Brecht Castelein & Elena Villanueva Olivo	3346	3487	141	4.2	208(h)(2)	05/24/2013	08/25/2013		4
W101	University of the District of Columbia	3809	3969	160	4.2	208(h)(2)	05/24/2013	08/21/2013		4
W107	Quinette Bonds	1574	1640	66	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W117	Paul Margel, D'Anna Margel	1888	1930	42	2.2	208(h)(2)	05/24/2013	08/01/2013		4
W119	Aurelia Ortiz, Triana Tello, Janeth Merchan	2263	2358	95	4.2	208(h)(2)	05/24/2013	08/04/2013		4
W120	Clay & Nurmira Greenberg	2392	2492	100	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W213	Meredith Lucas, Elizabeth Grenfell	2169	2260	91	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W226	Tensie Rivera, Yasmine Rosario	2501	2606	105	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W301	The Voice of Vietnam	3187	3321	134	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W310	Sara Prieto, Stephen Mathews	2708	2822	114	4.2	208(h)(2)	05/24/2013	08/15/2013		4
W311	Gretchen Schrader, Christopher Pike	2453	2556	103	4.2	208(h)(2)	05/24/2013	08/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (see below)
W312	Dustin Baker, Vincent Depasquale	2411	2512	101	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W324	Clare Ryan; Kristen Mattioli	2425	2527	102	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W332	M. Schell, B. Vickers	3436	3580	144	4.2	208(h)(2)	05/24/2013	08/25/2013		4
W402	Stanley Hall	2259	2354	95	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W403	Kawahara Kenji	2199	2291	92	4.2	208(h)(2)	05/24/2013	08/04/2013		4
W409	M. Saldarriaga, A. Lantero, J. Michalek	2772	2888	116	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W413	Scarlett Lee & Ayla Cash	2627	2737	110	4.2	208(h)(2)	05/24/2013	08/13/2013		4
W424	Ahmad Al Khalifa	2452	2555	103	4.2	208(h)(2)	05/24/2013	08/16/2013		4
W432	S. McDermott, B. Faulkner	3956	4122	166	4.2	208(h)(2)	05/24/2013	08/14/2013		4
W512	Peter Roushdy, Kelly Franklin	2394	2495	101	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W513	Ana Fernandes & Alexandre Baptista	2261	2356	95	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W605	Elizabeth Ward	1455	1516	61	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W617	Chinese Embassy	2428	2530	102	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W620	J. Jacoby, D. Witry	2627	2737	110	4.2	208(h)(2)	05/24/2013	08/30/2013		4
W625	Chinese Embassy	2270	2365	95	4.2	208(h)(2)	05/24/2013	08/25/2013		4
W626	Robert Ferrigno, Nicholas Webb	2714	2828	114	4.2	208(h)(2)	05/24/2013	08/09/2013		4
W703	Spencer Sayce	1878	1957	79	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W706	Marcos Chiliatto Leite & Andressa Lin Fidelis	2411	2512	101	4.2	208(h)(2)	05/24/2013	08/28/2013		4
W725	Michelle Morgenbesser	1981	2064	83	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W730	Jeff Adler	2295	2391	96	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W732	Judith Koranteng, Mahlet Ayalew	2123	2212	89	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W907	Steven Wongsoredjo	1699	1770	71	4.2	208(h)(2)	05/24/2013	08/10/2013		4
W920	Edward Vogtman; David Treichler	2128	2217	89	4.2	208(h)(2)	05/24/2013	08/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Ord.	Date Tenant Served with Notice	Effective Date of Rent Adjustment	29(c)(2) Rental Unit No.	Type of Service Notice (Below)
S1020	Whitney Sayce, Jonathan Morgan	2641	2752	111	4.2	208(h)(2)	05/24/2013	08/01/2013		4
S1021	Wallace Babington	1853	1894	41	2.2	208(h)(2)	05/24/2013	08/01/2013		4
S1102	Eric Fox, Kyle Perkinson, Reid Dvorak	2788	2905	117	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1018	Alejandro Taddia	2452	2555	103	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1019	Bryan Adams, Susan Adams, Karen Kavanaugh	2098	2186	88	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1024	Meredith Cutler, Hannah Pierson-Compeau	2067	2154	87	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1025	Theresa Santella	2102	2190	88	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1113	Christine Zink, Jordan McCord	1940	2021	81	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1122	Matthew Brodsky	2225	2318	93	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1124	Amanda Matthews, Matthew Woerman	2238	2332	94	4.2	208(h)(2)	05/24/2013	08/01/2013		4
W1126	Gregory Phillips, Joseph Galletta	2155	2246	91	4.2	208(h)(2)	05/24/2013	08/01/2013		4

Section of ADL	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Reena Chudgar
3003 Van Ness Street, N.W. Apt # S104
Washington, DC 20008

Date: 05/24/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenant(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 2,083
The dollar adjustment in your rent charged is:	\$ 87
The percentage adjustment in your rent charged	4.20 %
Your new rent charged is:	\$ 2,170
The effective date is:	08/01/2013

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.


You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a
 BBL current: yes no
 Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5020, rgrealy@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
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7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
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9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT

2013 AUG 15 AM 11:44

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

05/24/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Unit No.	City	Ballot Change	Percent Change	Section	Date of Tenant's Notice	Effective Date of Rent Adjustment	(a)(2) Rental Unit No.	Type of Service (No. is below)
W0432	S. McDermott, B. Faulkner	3956	4043	87	2.2	208(h)(2)	05/24/2013	08/14/2013		1

Section or AC	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
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Type of Service	No.	Description
TENANT	1	Personal service on Tenant
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¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

S. McDermott, B. Faulkner
3003 Van Ness Street, N.W. Apt # W0432
Washington, DC 20008

Date: 05/24/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
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Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,956</u>
The dollar adjustment in your rent charged is:	<u>\$ 87</u>
The percentage adjustment in your rent charged	<u>2.20</u> %
Your new rent charged is:	<u>\$ 4,043</u>
The effective date is:	<u>08/14/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfores@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration - Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

2013 JUN 17 AM 10:47
 DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/12/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prch. Rent	New Rent	Change (\$)	Percent Change	Section	Date Tenant Served with Notice	Effective Date of Rent Adjustment	(a)(2) Rental Unit No.	Type of Service No. is below)
S103	Vivian Nho	2646	2757	111	4.2	208(h)(2)	06/12/2013	09/17/2013		4
S113	Chinese Embassy	2188	2280	92	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S205	Lynne Zusman	2243	2337	94	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S219	Izzet Yildiz	2095	2183	88	4.2	208(h)(2)	06/12/2013	09/23/2013		4
S222	Chinese Embassy	2427	2529	102	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S223	Chinese Embassy	2252	2347	95	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S308	University of the District of Columbia	2518	2624	106	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S309	University of the District of Columbia	2405	2506	101	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S313	Chinese Embassy	2188	2280	92	4.2	208(h)(2)	06/12/2013	09/26/2013		4
S314	University of the District of Columbia	2491	2596	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S316	Can Gulan	2079	2166	87	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S325	Pramit Patel, Robert Gaither	2811	2929	118	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S403	Chinese Embassy	2158	2249	91	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S410	Avjeet Singh, Navjeet Singh	2192	2284	92	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S416	Holly Tambellini	1834	1911	77	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S419	Lester Archambeau	2305	2402	97	4.2	208(h)(2)	06/12/2013	09/13/2013		4
S421	Savannah Marion	2104	2192	88	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S424	N. Dieck, L. Stonehill	2627	2737	110	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S513	Chinese Embassy	2102	2190	88	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S517	Amanda Dreyfuss, Thacha Thanarat	2095	2183	88	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S522	Ruth Raubitschek	1685	1756	71	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S612	Gecta Dhingra, Whitney Evans	1717	1789	72	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S617	University of the District of Columbia	2107	2195	88	4.2	208(h)(2)	06/12/2013	09/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Signed with Notice	Effective Date of Rent Adjustment	2013(1)(2) Rent Unit No.	Type of Service (No. is below)
S618	David Sullivan, Rebecca Harris	2357	2456	99	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S711	University of the District of Columbia	2586	2695	109	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S718	University of the District of Columbia	2508	2613	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S720	University of the District of Columbia	2872	2993	121	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S721	Anna Ciszak	2104	2192	88	4.2	208(h)(2)	06/12/2013	09/15/2013		4
S722	Charles Parrish	1998	2082	84	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S806	Tiffani Smith	2145	2235	90	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S807	University of the District of Columbia	2146	2236	90	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S811	University of the District of Columbia	2491	2596	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S819	University of the District of Columbia	2167	2258	91	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S823	Chinese Embassy	2300	2397	97	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W121	University of the District of Columbia	2365	2464	99	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W122	University of the District of Columbia	2440	2542	102	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W130	Pinki Chaudhuri	2168	2259	91	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W205	Shane Huang, Randall Henderson	2482	2586	104	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W220	Carmela Marinelli	2664	2723	59	2.2	208(h)(2)	06/12/2013	09/29/2013		4
W231	University of the District of Columbia	2195	2287	92	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W309	Benjamin Fagel	2834	2953	119	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W323	University of the District of Columbia	2440	2542	102	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W329	University of the District of Columbia	2440	2542	102	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W417	University of the District of Columbia	2491	2596	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W420	Chinese Embassy	2407	2508	101	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W521	University of the District of Columbia	2365	2464	99	4.2	208(h)(2)	06/12/2013	09/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Code	Date when Service with Notice	Effective Date of Rent Adjustment	2013(2) Rental Unit No.	Type of Service (No. is below)
W529	University of the District of Columbia	2440	2542	102	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W532	Lauren Reed, Erica Lawton, Natalie Hinton	3956	4122	166	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W606	Phillip Sanrowski, Lisa Danehy	2527	2633	106	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W627	Angelique Biancotto, Joel Battle	2321	2418	97	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W629	Debra Cohn	1997	2081	84	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W720	University of the District of Columbia	2491	2596	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W723	Daphne Rubin-Vega	2089	2177	88	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W733	E. Wathen, Y. Sivalingam, M. Halek	3696	3851	155	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W809	C. Gugoff, K. Reeves, S. Muddasani	2655	2767	112	4.2	208(h)(2)	06/12/2013	09/20/2013		4
W811	Jason Ordene	2383	2435	52	2.2	208(h)(2)	06/12/2013	09/15/2013		4
W820	Min Shen, Irene Cho	2890	3011	121	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W902	Odile Gabay, David Engel	2353	2452	99	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W903	Robert Dennen & Celia Dalou	2199	2291	92	4.2	208(h)(2)	06/12/2013	09/15/2013		4
W922	University of the District of Columbia	2605	2714	109	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W929	University of the District of Columbia	2604	2713	109	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S1009	University of the District of Columbia	2405	2506	101	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S1017	University of the District of Columbia	1942	2024	82	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S1025	Hillary Gross, Natalia Protopopoff, Sacha Slacum	2879	3000	121	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S1107	Larissa Kouglblenou-Siebens & James Siebens	2321	2418	97	4.2	208(h)(2)	06/12/2013	09/01/2013		4
S1117	Dilek Cengiz	2167	2258	91	4.2	208(h)(2)	06/12/2013	09/07/2013		4
W1002	Borut Blaj, Mateja Blaj	2738	2853	115	4.2	208(h)(2)	06/12/2013	09/16/2013		4
W1012	Linden Korhumel, Kristine Korhumel, Charles Treece	2509	2614	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W1020	University of the District of Columbia	2491	2596	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(c)(2) Rental Unit No.	Type of Service (No. is below)
W1033	Elizabeth Darius-Clarke	3930	4095	165	4.2	208(h)(2)	06/12/2013	09/14/2013		4
W1102	Judith Levine, Trevor Levine	2594	2703	109	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W1112	University of the District of Columbia	2491	2596	105	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W1130	University of the District of Columbia	2440	2542	102	4.2	208(h)(2)	06/12/2013	09/01/2013		4
W1132	Patricia Ruggles	4027	4196	169	4.2	208(h)(2)	06/12/2013	09/13/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Vivian Nho
3003 Van Ness Street, N.W. Apt # S103
Washington, DC 20008

Date: 06/12/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,646</u>
The dollar adjustment in your rent charged is:	\$ <u>111</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>2,757</u>
The effective date is:	<u>09/17/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20002
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Elizabeth Brookins

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5053, ebrookins@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change (%)	Section 208(a)(2)	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0105	Susie Scott	1380	1410	30	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0109	Chinese Embassy	2405	2506	101	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0204	Harry Herman	1548	1582	34	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0213	Erin Garth	2026	2111	85	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0215	Dorothea Nahm	1255	1283	28	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0225	Elizabeth Frese	1517	1550	33	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0303	Bako Orionzi & Ranjani Logaraj	2646	2757	111	4.2	208(h)(2)	06/26/2013	10/06/2013		4
S0304	Chinese Embassy	2406	2507	101	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0305	Ina Goldsten	2181	2273	92	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0311	Mary Byrd	1842	1883	41	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0317	L. Moser, D. Iwler	2223	2316	93	4.2	208(h)(2)	06/26/2013	10/21/2013		4
S0320	Jan Vinicombe	1925	1967	42	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0322	Irene Mcmanus	990	1012	22	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0401	Anita Sanders	1340	1369	29	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0406	Carol Woodard	824	842	18	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0422	Ruth Ann Pfeifer	990	1012	22	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0503	Sanders, Lonnie	1652	1688	36	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0512	Qais Biltaji	2482	2586	104	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0519	Afsaneh Shams	2167	2258	91	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0521	Ronald & Luzia Zisk	871	890	19	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0524	Embassy Bulgarian	2459	2562	103	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0525	Stanley Clasen	1340	1369	29	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0609	Joan Headlee	990	1012	22	2.2	208(h)(2)	06/26/2013	10/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	21(a)(2) Rental Unit No.	Type of Service (No. is below)
S0610	Nancy Roth	1076	1100	24	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0622	Gerald Elsen	990	1012	22	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0702	Lori Permut, Andrew Seifter	3355	3496	141	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0710	Catherine Melone, Timothy Perlow	1998	2082	84	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0717	Carlton Westcott	1067	1090	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0808	Madeleine Touvenel	1397	1428	31	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0813	Betty Edgehill	924	944	20	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0822	Barbara Raskin	1995	2079	84	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S0902	Walter Kroeger	1393	1424	31	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0904	Mary Fields	1080	1104	24	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S0918	M Gale Dugan	1253	1281	28	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S1001	C. Kettle, E. Fernandez, I. Roberts	3124	3255	131	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S1006	David & Margot Wilson	1613	1648	35	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S1010	Brooke Hollister	2396	2497	101	4.2	208(h)(2)	06/26/2013	10/10/2013		4
S1016	Lillian Richardson	875	894	19	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S1101	Roselle Abramson	1365	1395	30	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S1106	Lynn Zablotsky	1657	1727	70	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S1108	James & Ursula Lewis	1153	1178	25	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S1110	Francois Van Laethem & Cecile Le Saout	2396	2497	101	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S1111	Charles Potter	1231	1258	27	2.2	208(h)(2)	06/26/2013	10/01/2013		4
S1116	Kimberly Medland	1939	2020	81	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S1120	Omri Sender & Nira Schneebaum Sender	2976	3101	125	4.2	208(h)(2)	06/26/2013	10/12/2013		4
S1122	Radja Mitra, Teodoro Zaltsman	1910	1990	80	4.2	208(h)(2)	06/26/2013	10/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No:	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1123	Yvette Parron	1305	1360	55	4.2	208(h)(2)	06/26/2013	10/01/2013		4
S1124	Craig Little	2621	2731	110	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0112	Susan Burke	2300	2397	97	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0115	Alahna Sergi	2482	2586	104	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0118	Karen Perry	1101	1125	24	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0123	William & Ruth Hayden	1003	1025	22	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0128	Paul Suding & Elena Corgiolu-Suding	3935	4022	87	2.2	208(h)(2)	06/26/2013	10/25/2013		4
W0129	Brenda Small	1930	2011	81	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0131	Abla Majaj	2191	2283	92	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0201	Mary Bailey	3101	3169	68	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0204	Claude Nicolas & Diona Howard-Nicolas	1397	1456	59	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0212	Eileen Dent	1040	1063	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0215	Ruth Hartl	1117	1142	25	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0217	David Kass	1304	1333	29	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0219	Zachary Rabovsky & Adam Sneed	2268	2363	95	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0221	Alexander Schoening, Yu Schoening	2256	2351	95	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0222	University District of Columbia	2365	2464	99	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0227	Margaret Herrmann, Lauren Miner, Amy Holter	2453	2556	103	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0228	Brian Lederer	3426	3570	144	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0233	L. Seigle, A. Harding, C. Olson	3231	3367	136	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0302	Vandel Pereslery	1428	1459	31	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0313	Fozia Fayyaz	2586	2695	109	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0314	Ann Fudjak	1039	1062	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0319	Manuel Schiffres	1969	2012	43	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0322	Barbara Heindel	1274	1302	28	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0331	Arlene Billings	1145	1170	25	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0405	Do Thuy	2241	2335	94	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0419	Kevin Thompson	1584	1651	67	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0422	Senga Howat	1478	1511	33	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0426	Alberto Tumiati & Emilia Cristallo	2715	2829	114	4.2	208(h)(2)	06/26/2013	10/02/2013		4
W0429	Jane Wallace	1578	1613	35	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0430	Lillian Joice	1053	1076	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0506	Raj Chhikara	2186	2278	92	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0509	Rachel Schaengold, Joshua Wojnilower	2709	2823	114	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0520	Mary Jane McGavish	1040	1063	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0522	John Page	1671	1708	37	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0525	Lillian Cardash	945	966	21	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0527	Catherine Green	2613	2723	110	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0528	Geraldine Gardner, Peter Paul	2853	2916	63	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0533	Nona Ransom	3057	3124	67	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0607	I. Trujillo, M. Guio	1929	2010	81	4.2	208(h)(2)	06/26/2013	10/20/2013		4
W0609	Diana Maas, Elisa Arthur, Alyssa Penna	2623	2733	110	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0613	Julie Schimel	2238	2332	94	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0614	Vickie Vaughan	2392	2492	100	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0616	Susan Cohen	1336	1365	29	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0621	Chinese Embassy	2449	2552	103	4.2	208(h)(2)	06/26/2013	10/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	§ 213(a)(2) Rental Unit No.	Type of Service (No. is below)
W0632	Charles Cassell	3269	3341	72	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0701	D. Dickson, F. Donahue, E. Gray, V. Gray	3311	3450	139	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0702	Stefanie Litman & Ilana Spitz	2353	2452	99	4.2	208(h)(2)	06/26/2013	10/27/2013		4
W0707	Phuong Nguyen & Hoang Do	1770	1844	74	4.2	208(h)(2)	06/26/2013	10/27/2013		4
W0708	Stephen Gilson, Shereth Gilson	2014	2058	44	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0709	Douglas Klusmeyer	2888	3009	121	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0711	Betty Freeman	1057	1080	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0717	Wanda Brown	2343	2441	98	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0722	Nina Finston	1818	1894	76	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0728	Mark Bruzonsky	1910	1952	42	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0804	Gloria Feldman, Henry Feldman	2015	2059	44	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0824	Norma Schulman	1436	1468	32	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0827	Rick Dahnke	2181	2273	92	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0828	Barbara McNamara	3198	3268	70	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0911	Frank Buentello	1153	1178	25	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W0916	Elona Evans-Mcneill	1946	2028	82	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0921	Robert Lee	2033	2118	85	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0927	Julianna Kuhn, Dinah Dougals	2650	2761	111	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0930	Chary Annaberdiev, Maia Annaberdyeve	2276	2372	96	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W0932	Herb Ernst	1756	1795	39	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1001	Henry Brylawski	1772	1811	39	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1003	Jennifer Blasko	1906	1986	80	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W1021	Diana Clark	1039	1062	23	2.2	208(h)(2)	06/26/2013	10/01/2013		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W1023	Karen Gilgoff, Jerome Fountain	1554	1619	65	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W1026	Elizabeth Jacobson	1076	1100	24	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1029	Eleanore Allen	2251	2301	50	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1031	Suzanne Abrams	1331	1360	29	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1032	Sheri Brady	2594	2703	109	4.2	208(h)(2)	06/26/2013	10/31/2013		4
W1114	A. Moran, S. Brookshier	2890	3011	121	4.2	208(h)(2)	06/26/2013	10/27/2013		4
W1115	Harriet Freedman	1268	1296	28	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1120	Tettah Quaynor & Robert Medine	2441	2544	103	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W1121	Robin Levenston	2414	2515	101	4.2	208(h)(2)	06/26/2013	10/01/2013		4
W1128	Liliane Weinrob, Robert Weinrob	2753	2814	61	2.2	208(h)(2)	06/26/2013	10/01/2013		4
W1131	Czech Embassy	2375	2475	100	4.2	208(h)(2)	06/26/2013	10/01/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Susie Scott
3003 Van Ness Street, N.W. Apt # S0105
Washington, DC 20008

Date: 06/26/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,380</u>
The dollar adjustment in your rent charged is:	<u>\$ 30</u>
The percentage adjustment in your rent charged	<u>2.20 %</u>
Your new rent charged is:	<u>\$ 1,410</u>
The effective date is:	<u>10/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(b)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.


You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Elizabeth Brookins

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5053, ebrookins@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in-Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in-Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed-Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit	Tenant(s) Name(s)	Old Rent	New Rent	Change (%)	Percent Change	Section for Code	Date Tenant(s) Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Section (see below)
S1119	Orie Enav	2052	2138	86	4.2	208(h)(2)	06/26/2013	08/14/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness, L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Orie Enav
3003 Van Ness Street, N.W. Apt # S1119
Washington, DC 20008

Date: 06/26/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,052</u>
The dollar adjustment in your rent charged is:	\$ <u>86</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>2,138</u>
The effective date is:	<u>08/14/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
----------------	------------------	------------------------

Effective date of Authorization	Case number and Date of Decision, if applicable
---------------------------------	---

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

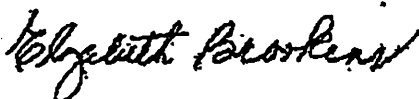
Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 JUL - 1 PM 12:01

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Pre-Adj. Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Served with Notice	Effective Date of Adjustment	29B(a)(2) Rental Unit No.	Type of Service (see 29B)
S1023	Haykaram Nahapetyan, Mary Terzian	2122	2211	89	4.2	208(h)(2)	06/26/2013	09/01/2013		4
W0817	Chinese Embassy	2443	2546	103	4.2	208(h)(2)	06/26/2013	09/01/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Chinese Embassy
3003 Van Ness Street, N.W. Apt # W0817
Washington, DC 20008

Date: 08/26/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,443</u>
The dollar adjustment in your rent charged is:	\$ <u>103</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>2,546</u>
The effective date is:	<u>09/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

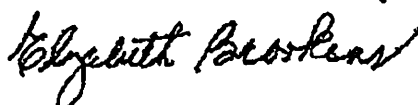
Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only
 C/O current:

yes no n/a
 BBL current: yes no
 Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5020, rgrealy@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 AUG 15 AM 11:52

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant's Name	Pro. Ref. No.	New Rent	Old Rent	Change	Section	Date of Service	Effective Date of Adjustment	Days of Service Delay
W0228	Brian Lederer, Micheline Lederer	3426	3501	75	2.2	208(h)(2)	06/26/2013	10/01/2013	1

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Days	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Brian Lederer, Micheline Lederer
3003 Van Ness Street, N.W. Apt # W0228
Washington, DC 20008

Date: 06/26/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>3,426</u>
The dollar adjustment in your rent charged is:	\$ <u>75</u>
The percentage adjustment in your rent charged	<u>2.20</u> %
Your new rent charged is:	\$ <u>3,501</u>
The effective date is:	<u>10/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
----------------	------------------	------------------------

Effective date of Authorization	Case number and Date of Decision, if applicable
---------------------------------	---

Section of Act	Type of Increase
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):


Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfoles@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Elizabeth Brookins

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5053, ebrookins@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT

2013 JUN 15 AM 11:52

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date of Tenant Service Notice	Effective Date of Rent Adjustment	213(a) Rental Unit No.	Type of Service (See below)
W1121	Robin Levenston	2315	2412	97	4.2	208(h)(2)	06/26/2013	10/01/2013		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Code	Number	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Robin Levenston
3003 Van Ness Street, N.W. Apt # W1121
Washington, DC 20008

Date: 06/26/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,315</u>
The dollar adjustment in your rent charged is:	\$ <u>97</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>2,412</u>
The effective date is:	<u>10/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60608

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Elizabeth Brookins

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5053, ebrookins@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

W0827 / Rick Danke	2181	2229	48	2.2/208(h)(2)	06/26/2013	10/01/2013	1
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208(b)(2)	Annual Increase of General Applicability (CPL-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Rick Dahnke
3003 Van Ness Street, N.W. Apt # W0827
Washington, DC 20008

Date: 06/26/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,181</u>
The dollar adjustment in your rent charged is:	\$ <u>48</u>
The percentage adjustment in your rent charged	<u>2.20</u> %
Your new rent charged is:	\$ <u>2,229</u>
The effective date is:	<u>10/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
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Effective date of Authorization	Case number and Date of Decision, if applicable
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Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

(703) 636-505, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5020, rgrealy@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

DC DEPT. OF HOUSING & COMMUNITY DEVELOPMENT

2013 AUG 15 AM 11:48

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

07/30/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Sector or Act	Start Date of Tenant Service with SOLI	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0208	Prasad Indla	2038	2124	86	4.2	208(h)(2)	07/30/2013	11/01/2013		4
S0310	Chinese Embassy	2427	2529	102	4.2	208(h)(2)	07/30/2013	11/01/2013		4
S0411	Chinese Embassy	2488	2592	104	4.2	208(h)(2)	07/30/2013	11/20/2013		4
S0413	Chinese Embassy	2188	2280	92	4.2	208(h)(2)	07/30/2013	11/01/2013		4
S0501	Selene Obolensky	3064	3131	67	2.2	208(h)(2)	07/30/2013	11/01/2013		4
S0523	Chinese Embassy	2427	2529	102	4.2	208(h)(2)	07/30/2013	11/01/2013		4
S0601	Int'l Red Cross	3247	3383	136	4.2	208(h)(2)	07/30/2013	11/12/2013		4
S0706	Carlyle Abbott	2145	2235	90	4.2	208(h)(2)	07/30/2013	11/01/2013		4
S0908	Laurie Chamberlain	2173	2264	91	4.2	208(h)(2)	07/30/2013	11/01/2013		4
S0919	Michael Gulotta & Tiffany Dantin	2305	2402	97	4.2	208(h)(2)	07/30/2013	11/06/2013		4
S1003	Egyptian Embassy	1791	1866	75	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0308	Zachary Klitzman, Paul Cheh & Lee Sutton	3098	3228	130	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0330	Evan Kasper, Jessica Burns	1600	1667	67	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0407	Chinese Embassy	1826	1903	77	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0425	E. Mann A. Ghazarians	1759	1833	74	4.2	208(h)(2)	07/30/2013	11/29/2013		4
W0433	Embassy of Tunisia	4672	4868	196	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0628	Vietnam News Agency, T Phuong Nguyen, H Thai Nguyen	3919	4084	165	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0704	Chinese Embassy	2482	2586	104	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W0712	Chinese Embassy	2857	2977	120	4.2	208(h)(2)	07/30/2013	11/16/2013		4
W0726	Noa Yosef & Michal Danieli	2205	2298	93	4.2	208(h)(2)	07/30/2013	11/01/2013		4
W1118	Michael McTiernan & Kimi Wetterauer	2387	2487	100	4.2	208(h)(2)	07/30/2013	11/01/2013		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Mail Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Prasad Indla
3003 Van Ness Street, N.W. Apt # S0208
Washington, DC 20008

Date: 07/30/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,038.</u>
The dollar adjustment in your rent charged is:	\$ <u>86</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>2,124</u>
The effective date is:	<u>11/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		§
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

- Owner Authorized Agent
 Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfores@eqr.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

Internal Use Only
 C/O current: yes no n/a
 BBL current: yes no
 Reg. current: yes no

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5020, rgrealy@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 09/03/2013 11:35 AM

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature
 Gene Santomartino, Agent For Housing Provider

09/04/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant's Name(s)	Prev. Rent	New Rent	Dollar Change	Percent Change	Section 208(a)(2)	Date Tenant Served with Notice	Effective Date of Rent Adjustment	208(a)(2) Rent Unit No.	Lines of Service (None below)
S0203	Yan Li & Li Yangyang	2525	2631	106	4.2	208(h)(2)	09/04/2013	12/08/2013		4
S0324	Tanya Weinberg & Shlono Yahana	1655	1725	70	4.2	208(h)(2)	09/04/2013	12/08/2013		4
S0418	Dmitry Zontov	1987	2070	83	4.2	208(h)(2)	09/04/2013	12/01/2013		4
S0502	Ligong Li & Yu Qingshun	2399	2500	101	4.2	208(h)(2)	09/04/2013	12/08/2013		4
S0708	J. Sembler, P. Cisternas	2518	2624	106	4.2	208(h)(2)	09/04/2013	12/30/2013		4
S0821	Sam Lee	1554	1619	65	4.2	208(h)(2)	09/04/2013	12/01/2013		4
S0910	Erick Bluhum & Erika Marin	2427	2529	102	4.2	208(h)(2)	09/04/2013	12/28/2013		4
S0922	Chinese Embassy	2298	2395	97	4.2	208(h)(2)	09/04/2013	12/21/2013		4
S1011	Dipanker Jyoti	2009	2093	84	4.2	208(h)(2)	09/04/2013	12/01/2013		4
S1103	Jordan Kaplan	2646	2757	111	4.2	208(h)(2)	09/04/2013	12/26/2013		4
S1105	Clay Pederson	2243	2337	94	4.2	208(h)(2)	09/04/2013	12/22/2013		4
W0110	J. Chase, P. Geiger	2708	2822	114	4.2	208(h)(2)	09/04/2013	12/14/2013		4
W0223	M. Ferrari, A. Shipley	2813	2931	118	4.2	208(h)(2)	09/04/2013	12/28/2013		4
W0326	Andrew Morrison	1751	1825	74	4.2	208(h)(2)	09/04/2013	12/01/2013		4
W0406	Jeff Schmidt	1918	1960	42	2.2	208(h)(2)	09/04/2013	12/01/2013		4
W0505	Diane Leeson, Carlyn Luu	1986	2069	83	4.2	208(h)(2)	09/04/2013	12/01/2013		4
W0715	Patricia Remick	2595	2704	109	4.2	208(h)(2)	09/04/2013	12/28/2013		4
W0815	Zelda Kartika	2627	2737	110	4.2	208(h)(2)	09/04/2013	12/08/2013		4
W0909	Dorothy Johnson	2453	2507	54	2.2	208(h)(2)	09/04/2013	12/01/2013		4
W1011	Charlie Finch, Amelia Griffith	2455	2558	103	4.2	208(h)(2)	09/04/2013	12/01/2013		4
W1117	Vietnam Embassy	2417	2519	102	4.2	208(h)(2)	09/04/2013	12/10/2013		4
W1129	Michael Weber, Michaela Denk	2605	2714	109	4.2	208(h)(2)	09/04/2013	12/01/2013		4

Section of Act	Description
208(b)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

- Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Yan Li & Li Yangyang
3003 Van Ness Street, N.W. Apt # S0203
Washington, DC 20008

Date: 09/04/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,525</u>
The dollar adjustment in your rent charged is:	\$ <u>106</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>2,631</u>
The effective date is:	<u>12/08/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfones@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5020, rgrealy@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

09/30/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Old Rent	New Rent	Dollar Change	Percent Change	Section of Code	Date Tenant Received Notice	Effective Date of Rent Adjustment	218(a)(2) Rental Unit No.	Type of Service (No. is below)
S0407	L. Papoulakos, K. Ait-El-Hadj	2770	2886	116	4.2	208(h)(2)	09/30/2013	01/19/2014		4
S0507	Patricia Mariani	2096	2184	88	4.2	208(h)(2)	09/30/2013	01/01/2014		4
S0619	Silvana Straw	1831	1908	77	4.2	208(h)(2)	09/30/2013	01/01/2014		4
S0723	Saurabh Rohatgi, Janubi Devendra	1810	1886	76	4.2	208(h)(2)	09/30/2013	01/01/2014		4
S0815	Dwight Samuels, Dwane Samuels	2729	2844	115	4.2	208(h)(2)	09/30/2013	01/15/2014		4
S0906	Lauren Wilkins & David Stone	1776	1851	75	4.2	208(h)(2)	09/30/2013	01/01/2014		4
S0909	Carole Karp	1753	1827	74	4.2	208(h)(2)	09/30/2013	01/01/2014		4
S0915	P. Kuduvalli	2890	3011	121	4.2	208(h)(2)	09/30/2013	01/07/2014		4
S0916	Julia Devine	1253	1306	53	4.2	208(h)(2)	09/30/2013	01/01/2014		4
S1005	A. Dezfuli, Z. Djahandideh	2176	2267	91	4.2	208(h)(2)	09/30/2013	01/18/2014		4
S1104	Sean Tyson	2739	2854	115	4.2	208(h)(2)	09/30/2013	01/05/2014		4
W0116	Dan Ye, Eunshil Rho	2016	2101	85	4.2	208(h)(2)	09/30/2013	01/01/2014		4
W0418	Timothy Shorrocks	2155	2246	91	4.2	208(h)(2)	09/30/2013	01/01/2014		4
W0423	Christina Schlecht, Rajesh Nair	2133	2223	90	4.2	208(h)(2)	09/30/2013	01/01/2014		4
W0427	Janelle Smith	2761	2877	116	4.2	208(h)(2)	09/30/2013	01/11/2014		4
W0615	Carolina Figueiredo	2591	2700	109	4.2	208(h)(2)	09/30/2013	01/20/2014		4
W0619	Sarah Pleznac	2737	2852	115	4.2	208(h)(2)	09/30/2013	01/12/2014		4
W0719	Matthew Radbill & Ching Chang	1665	1735	70	4.2	208(h)(2)	09/30/2013	01/01/2014		4
W0818	Silvia Espindola	2161	2252	91	4.2	208(h)(2)	09/30/2013	01/01/2014		4
W0821	S. Newins; R. Andrade; N. Grizzle	2240	2334	94	4.2	208(h)(2)	09/30/2013	01/01/2014		4
W0830	Gai Tesler, A. Fentanesh	1500	1563	63	4.2	208(h)(2)	09/30/2013	01/01/2014		4

Section	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	Code	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

L. Papoulakos, K. Ait-El-Hadj
3003 Van Ness Street, N.W. Apt # S0407
Washington, DC 20008

Date: 09/30/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,770</u>
The dollar adjustment in your rent charged is:	<u>\$ 116</u>
The percentage adjustment in your rent charged	<u>4.20 %</u>
Your new rent charged is:	<u>\$ 2,886</u>
The effective date is:	<u>01/19/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Type of Increase
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfones@eqr.com

Housing Provider's Telephone Number and E-mail address:



RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Robert Grealy
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5020, rgrealy@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

OCT 10 11 12 AM '13
 DISTRICT OF COLUMBIA
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

09/30/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0909	Carole Karp	1687	1724	37	2.2	208(h)(2)	09/30/2013	01/01/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Carole Karp
3003 Van Ness Street, N.W. Apt # S0909
Washington, DC 20008

Date: 09/30/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 1,687</u>
The dollar adjustment in your rent charged is:	<u>\$ 37</u>
The percentage adjustment in your rent charged	<u>2.20 %</u>
Your new rent charged is:	<u>\$ 1,724</u>
The effective date is:	<u>01/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	
208(h)(2)	Annual Increase of General Applicability (CPI-W based)	
210	Capital Improvement	
211	Change in Services/Facilities	
212	Hardship Petition	
213(a)(1)	Vacancy (10% Increase)	
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)	
214	Substantial Rehabilitation	
215	Voluntary Agreement	

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfoles@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5020, rgrealy@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

06/26/2013

Date:

RECEIVED OF HOUSING DIVISION
 2013 OCT 31 PM 12:35

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

W0112	Susan Burke, William Janicki	2300	2351	51	2.2/208(h)(2)	06/26/2013	10/01/2013		1
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208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9506

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Susan Burke, William Janicki
3003 Van Ness Street, N.W. Apt # W0112
Washington, DC 20008

Date: 06/26/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenant(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,300</u>
The dollar adjustment in your rent charged is:	<u>\$ 51</u>
The percentage adjustment in your rent charged	<u>2.20 %</u>
Your new rent charged is:	<u>\$ 2,351</u>
The effective date is:	<u>10/01/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

202-244-3100, tfones@eqr.com

Housing Provider's Telephone Number and E-mail address:



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

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 OF ADJUSTMENTS IN RENT CHARGED**

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1953 Gallows Road - Suite 340, Vienna, VA 22182

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703-636-5020, rgrealy@eqrworld.com

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8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

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I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

10/30/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S0119	Joel Macaluso	1848	1926	78	4.2	208(h)(2)	10/30/2013	02/01/2014		4
S0312	University of the District of Columbia	2586	2695	109	4.2	208(h)(2)	10/30/2013	02/01/2014		4
S0623	Christopher Atwater , Beatrice Atwater	2427	2529	102	4.2	208(h)(2)	10/30/2013	02/22/2014		4
S0810	V. Shiguiyama	2670	2782	112	4.2	208(h)(2)	10/30/2013	02/02/2014		4
S0917	Lena Halasa	2305	2402	97	4.2	208(h)(2)	10/30/2013	02/20/2014		4
S1002	Tseday Gebrehiwot, Gurra Qavdarbasha, S.Gebrehiwot	1776	1851	75	4.2	208(h)(2)	10/30/2013	02/01/2014		4
S1007	Kleber Fertrin	2517	2623	106	4.2	208(h)(2)	10/30/2013	02/17/2014		4
S1112	Maria-Jose Conejo-Mir Vazquez	2890	3011	121	4.2	208(h)(2)	10/30/2013	02/14/2014		4
W0124	K. Whatley, M. Whatley	2444	2547	103	4.2	208(h)(2)	10/30/2013	02/28/2014		4
W0209	Patrick Lum, Jennifer Nelligan, Christina Rios	2572	2680	108	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0307	Nicholas Sanders	1929	2010	81	4.2	208(h)(2)	10/30/2013	02/02/2014		4
W0504	Rebecca Pass	2692	2805	113	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0510	Carlos Mulas-Granados & Irene Zoe Alameda Nieto	2776	2893	117	4.2	208(h)(2)	10/30/2013	02/11/2014		4
W0514	Jamekaa Flowers	2890	3011	121	4.2	208(h)(2)	10/30/2013	02/10/2014		4
W0518	Blair Coward & Vladimir Semendyai	2699	2812	113	4.2	208(h)(2)	10/30/2013	02/09/2014		4
W0519	University of the District of Columbia	2586	2695	109	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0526	Sandra Vega	2722	2836	114	4.2	208(h)(2)	10/30/2013	02/23/2014		4
W0531	Vietnam News Agency	3071	3200	129	4.2	208(h)(2)	10/30/2013	02/06/2014		4
W0610	Catherine Saret	2767	2883	116	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0622	E. Baek, S. Baek	2441	2544	103	4.2	208(h)(2)	10/30/2013	02/12/2014		4
W0624	Arthur McDaniel & Ayana Tomlinson	2452	2555	103	4.2	208(h)(2)	10/30/2013	02/10/2014		4
W0713	Vietnam Embassy	2740	2855	115	4.2	208(h)(2)	10/30/2013	02/02/2014		4
W0716	Pedro Delencastre	2890	3011	121	4.2	208(h)(2)	10/30/2013	02/17/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. 1-5, below)
W0806	Brittany Balmer	2818	2936	118	4.2	208(h)(2)	10/30/2013	02/09/2014		4
W0812	David Novoa, Mariane Nunes	2626	2736	110	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0816	University of the District of Columbia	2586	2695	109	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0822	Yanyu Zhang, Jing Zhao	2599	2708	109	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0919	University of the District of Columbia	2586	2695	109	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W0924	W.McClure, K. Dastjerd	2507	2612	105	4.2	208(h)(2)	10/30/2013	02/22/2014		4
W0926	Sharon English	1569	1635	66	4.2	208(h)(2)	10/30/2013	02/01/2014		4
W1009	Chinese Embassy	2888	3009	121	4.2	208(h)(2)	10/30/2013	02/27/2014		4
W1014	S. Shome, K. Biddapa	2348	2447	99	4.2	208(h)(2)	10/30/2013	02/21/2014		4
W1022	Anne Dubois	2813	2931	118	4.2	208(h)(2)	10/30/2013	02/17/2014		4
W1110	Constance Jones	2277	2327	50	2.2	208(h)(2)	10/30/2013	02/01/2014		4
W1119	Robin Choi	2890	3011	121	4.2	208(h)(2)	10/30/2013	02/07/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Joel Macaluso
3003 Van Ness Street, N.W. Apt # S0119
Washington, DC 20008

Date: 10/30/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,848</u>
The dollar adjustment in your rent charged is:	\$ <u>78</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>1,926</u>
The effective date is:	<u>02/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement


The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

- Owner Authorized Agent
 Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, tfones@eqr.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

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Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

11/26/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0201	Ceara Flake	1795	1870	75	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0216	Corinne Rucker	1309	1364	55	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0220	Tomi Vest & Ronald Vest	2211	2304	93	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0423	Altea Cico, Genci Sallabanda	2627	2737	110	4.2	208(h)(2)	11/26/2013	03/29/2014		4
S0621	Lawrence Rudden	2104	2192	88	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0805	Ruth Rose	1968	2051	83	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0818	Amy Wyatt & Joshua Rosenblum	2033	2118	85	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0820	Susan Hildreth	3143	3275	132	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0921	Claudia Brown	1890	1969	79	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0923	Loreta Papakostandini	1987	2070	83	4.2	208(h)(2)	11/26/2013	03/01/2014		4
S0925	Ca Tran	3346	3487	141	4.2	208(h)(2)	11/26/2013	03/28/2014		4
S1018	Isabel Gelletich	2013	2057	44	2.2	208(h)(2)	11/26/2013	03/01/2014		4
S1113	E. Cooley	2407	2508	101	4.2	208(h)(2)	11/26/2013	03/10/2014		4
S1115	C. Goshkarian	2859	2979	120	4.2	208(h)(2)	11/26/2013	03/10/2014		4
W0103	Juliana Bellusci	1985	2068	83	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0125	Cindy Nadeau, Tracy Burnette	1845	1922	77	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0202	Thomas McGinty	2853	2973	120	4.2	208(h)(2)	11/26/2013	03/15/2014		4
W0207	Timothy Olmstead	1770	1844	74	4.2	208(h)(2)	11/26/2013	03/17/2014		4
W0208	Sharon Buck	2158	2205	47	2.2	208(h)(2)	11/26/2013	03/01/2014		4
W0210	Nicole Lallemand & Chad Lallemand	2172	2263	91	4.2	208(h)(2)	11/26/2013	03/11/2014		4
W0230	Xiaojun Guo	2605	2714	109	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0303	Sara Shirzad	2244	2338	94	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0304	Rodrigo Silva	2172	2263	91	4.2	208(h)(2)	11/26/2013	03/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0318	David Hendin	2890	3011	121	4.2	208(h)(2)	11/26/2013	03/09/2014		4
W0325	Silvia Savich	1626	1694	68	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0415	Naor Peretz, Daniel Green	2740	2855	115	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0802	M. Lolocono, L. Jamora	2738	2853	115	4.2	208(h)(2)	11/26/2013	03/14/2014		4
W0803	Thomas Trimbur	2059	2145	86	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0901	Eric Crain, Zhong Dan, Piyou Tan	3333	3473	140	4.2	208(h)(2)	11/26/2013	03/01/2014		4
W0931	Edward Sair	2849	2969	120	4.2	208(h)(2)	11/26/2013	03/01/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Ceara Flake
3003 Van Ness Street, N.W. Apt # S0201
Washington, DC 20008

Date: 11/26/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,795</u>
The dollar adjustment in your rent charged is:	\$ <u>75</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>1,870</u>
The effective date is:	<u>03/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

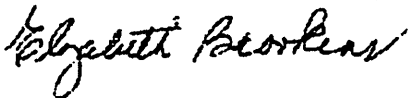
The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Equity Residential

Housing Provider's Name (print)

- Owner Authorized Agent
 Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness L.P.
2 N. Riverside Plaza
Suite 400
Chicago, IL 60606



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.**

I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box): Robert Grealy

1953 Gallows Road - Suite 340, Vienna, VA 22182

3. My business telephone number and email address are:

703-636-5020, rgrealy@eqrworld.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175547

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2015

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

11/26/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S1113	Elizabeth Cooley	2407	2460	53	2.2	208(h)(2)	11/26/2013	03/10/2014		1

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9605

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

Elizabeth Cooley
3003 Van Ness Street, N.W. Apt # S1113
Washington, DC 20008

Date: 11/26/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,407</u>
The dollar adjustment in your rent charged is:	\$ <u>53</u>
The percentage adjustment in your rent charged	<u>2.20</u> %
Your new rent charged is:	\$ <u>2,460</u>
The effective date is:	<u>03/10/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	Increase Authorized
		\$

Effective date of Authorization	Case number and Date of Decision, if applicable

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

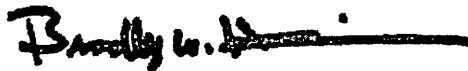
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

703-636-5050, bharrison@eqrworld.com

Housing Provider's Telephone Number and E-mail address.



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 DEC 30 AM 11:24

- I, Smith Property Holdings Van Ness L.P., declare, affirm and ratify as follows
 (Housing Provider's Name)
- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
 - My business address is (No P.O. Box): Robert Grealy
1953 Gallows Road - Suite 340, Vienna, VA 22182
 - My business telephone number and email address are:
703-636-5020, rgrealy@eqrworld.com
 - The Certificate of Occupancy number for the Housing Accommodation is B175541
 - My Basic Business License number is 54002038 and expires on (date): 10/31/2015
 - My RAD Registration Number for the Housing Accommodation is: 54002038
 - Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
 - The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
 - The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness L.P.

Housing Provider's Printed Name

Housing Provider's Signature
 Gene Santomartino, Agent For Housing Provider

12/05/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S0209	Conway Downing	2233	2264	31	1.4	208(h)(2)	02/24/2014	05/01/2014		4
S0404	Benjamin Norwalk, David Mora	2248	2324	76	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S0414	Moshe Moradov	2660	2750	90	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S0508	Margaret OConnor	2572	2608	36	1.4	208(h)(2)	02/24/2014	05/01/2014		4
S0509	Michelle Ghiselli	2156	2229	73	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S0516	Sandra Angarita	2116	2188	72	3.4	208(h)(2)	02/24/2014	05/07/2014		4
S0518	Amy Danks, Daniel Burgener	2704	2796	92	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S0520	Elizabeth Karan, Samantha Ringer	3101	3206	105	3.4	208(h)(2)	02/24/2014	05/14/2014		4
S0703	Rebecca Highsmith	1470	1491	21	1.4	208(h)(2)	02/24/2014	05/01/2014		4
S0801	L. Shirvani, S. Will, S. Brown, S. Denckla	3082	3187	105	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S0824	Cynthia Giles, Carl Bogus	3334	3447	113	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S0903	Ismet Dil	2496	2581	85	3.4	208(h)(2)	02/24/2014	05/26/2014		4
S1004	Embassy of Bulgaria	2739	2832	93	3.4	208(h)(2)	02/24/2014	05/18/2014		4
S1015	Yahia Amehraye	2579	2667	88	3.4	208(h)(2)	02/24/2014	05/01/2014		4
S1114	Diane Butts	2095	2166	71	3.4	208(h)(2)	02/24/2014	05/10/2014		4
S1125	Bailey Funderburk, Alexander Coren	3398	3514	116	3.4	208(h)(2)	02/24/2014	05/15/2014		4
W0102	Catherine Stewart, Elizabeth Thompson	2242	2318	76	3.4	208(h)(2)	02/24/2014	05/31/2014		4
W0114	Nicholas Yarosh, Nicholas Donahue	2556	2643	87	3.4	208(h)(2)	02/24/2014	05/24/2014		4
W0306	Christopher Hong, Natalie Kroc	1370	1417	47	3.4	208(h)(2)	02/24/2014	05/23/2014		4
W0315	Matthew Virgile, Benjamin Clarke	2890	2988	98	3.4	208(h)(2)	02/24/2014	05/25/2014		4
W0317	Carlos Bolo Bolano, Sebastian Quintana	2704	2796	92	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W0414	Anna Abaimova, Mariana Madrid	2592	2680	88	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W0501	Sidikat Kadri, Cristian Grueso	2156	2229	73	3.4	208(h)(2)	02/24/2014	05/01/2014		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W0502	Jason Facci, James Facci, Eric Stromfeld	2853	2950	97	3.4	208(h)(2)	02/24/2014	05/12/2014		4
W0507	Ferdous Al Faruque, Samantha Al Faruque	1929	1995	66	3.4	208(h)(2)	02/24/2014	05/25/2014		4
W0603	Catherine Torri	2214	2289	75	3.4	208(h)(2)	02/24/2014	05/27/2014		4
W0724	Trevor Dineen, Devan Dineen	2589	2677	88	3.4	208(h)(2)	02/24/2014	05/24/2014		4
W0729	Rosana Brandao	2099	2170	71	3.4	208(h)(2)	02/24/2014	05/19/2014		4
W0805	Martine Khadr-Van Schoote	1794	1819	25	1.4	208(h)(2)	02/24/2014	05/01/2014		4
W0814	The Voice of Vietnam	2328	2407	79	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W0819	Monica Sanz de Santamaria, Rodrigo Amaya	2193	2268	75	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W0826	Matthew Sparveri	2217	2292	75	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W0910	Marc Tomik, Nathan Dolezal	1559	1612	53	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W1008	Luke Barron, Carolina Herrera	3057	3161	104	3.4	208(h)(2)	02/24/2014	05/01/2014		4
W1125	Carina Clark, Nicholas Federico	1989	2057	68	3.4	208(h)(2)	02/24/2014	05/01/2014		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Conway Downing
3003 Van Ness Street, N.W. Apt # S0209
Washington, DC 20008

Date: 02/24/2014

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>2,233</u>
The dollar adjustment in your rent charged is:	\$ <u>31</u>
The percentage adjustment in your rent charged	<u>1.40</u> %
Your new rent charged is:	\$ <u>2,264</u>
The effective date is:	<u>05/01/2014</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2014 through April 2015 is 1.4%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	§ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

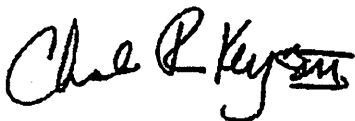
Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

Equity Residential

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if applicable): _____



Housing Provider's Signature

202-244-3100, ckeys@eqr.com

Housing Provider's Telephone Number and E-mail address:

EXHIBIT EE

HOUSING PROVIDER FILINGS TO THE RENTAL

ACCOMMODATIONS DIVISION

OBTAINED VIA FOIA

2006-2012

Incomplete records



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

**HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS**

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

1 I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address) Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P O Box)-

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4 The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date). 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name



Housing Provider's Signature

DEC 23 2009

Date

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No-is below)
S814	Tanisha Elliot	1992	1955	-37	-1.9	n/a		12/15/2009		
S816	Warren S Riley	1852	1475	-377	-20.4	n/a		12/05/2009		
W505	Stephanie Buszczar Charly Mar	1746	1805	59	3.4	213(a)(1)		12/05/2009		
W818	Silvia Espindola	1930	1925	-5	-0.3	n/a		12/04/2009		
W1107	Clarence Stanback	1620	1345	-275	-17	n/a		12/09/2009		

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-4610

RAD Date Stamp

Internal Use Only
C/O current:

[] yes [] no [] n/a

BBL current [] yes [] no

Reg current. [] yes [] no

CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED

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ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- 1. I am the Housing Provider of the following Housing Accommodation or Rental Unit
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box):
2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B143476
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2009
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the
Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of
Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices
of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the
Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this
"Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance
with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of
Tenant neglect or misconduct.

DC DEPT OF HOUSING &
COMMUNITY DEVELOPMENT
2009 DEC -4 A 10:45
HOUSING REGULATION
ADMINISTRATION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate
to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed
to be the taking of an oath or affirmation regarding all of the information provided herein, to which the
sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 &
2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Brooker
Housing Provider's Signature

DEC 04 2009
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S1005	Yuping Li & Ronald Burr	2044	1860	-184	-9	n/a		11/29/2009		

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
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¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
Housing Regulation Administration - Rental Accommodations Division (RAD)
1800 Martin Luther King Jr Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-4610

RAD Date Stamp

Internal Use Only
CJO current

[] yes [] no [] n/a

BBL current [] yes [] no

Reg current [] yes [] no

CERTIFICATE OF NOTICE TO RAD
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2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B143476

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2009

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Handwritten signature of Elizabeth Brook

Housing Provider's Signature

NOV 24 2009

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W408	Vietnam News Agency, Dzung Nguyen Quoc	2308	2419	111	4.8	208(h)(2)	07/29/2009	11/01/2009		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE – State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Vietnam News Agency, Dzung Nguyen Quoc
3003 Van Ness Street, N W Apt # W408
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice 07/29/2009

RECEIVED
OFFICE OF
REGISTRATION
ADMINISTRATION
NOV 21 2009
11/01/2009

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,308 The increase in your rent charged is: \$ 111.40
Your new rent charged is: \$ 2,419 The effective date is: 11/01/2009

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2009 through April 30th 2010 is 4.8%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E , Washington, DC 20002 A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-4610

RAD Date Stamp

Internal Use Only
C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B143476
- My Basic Business License number is 54002038 and expires on (date): 10/31/2009
- My RAD Registration Number for the Housing Accommodation is: 39605235
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Brook
Housing Provider's Signature

NOV 24 2009
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$)-Change	Percent (%) Change	Section of Act	Date-Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2)-Rental Unit No.*	Type of Service (No. is below)
S223	Cynthia Glasser	1646	1758	112	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S321	Matt Robbins	1435	1533	98	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S403	Elizabeth Laurenca	2034	2172	138	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S420	Marek Belka	2320	2478	158	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S623	Hella Bel Hadj Amor	1710	1826	116	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S812	Jacqueline Lucas & Sara Bronnenkant	1950	2083	133	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S825	Jonathan Kossak & Adam Kossak	2705	2889	184	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S910	Elaine Schenberg	1740	1824	84	4.8	208(h)(2)	07/29/2009	11/01/2009		4
W403	Denise Robinson	1458	1557	99	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W408	Vietnam News Agency	2308	2465	157	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W508	Sean Wallace, Iden Baghdadchi, Daniel Ross	2449	2616	167	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W515	Gladys Leithauser	1983	2118	135	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W604	Alan Loeb	1810	1933	123	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W712	Luke Barron	1935	2067	132	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W810	Ana Urrechaga	2120	2264	144	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W915	Nathan Borgford-Parnell, Valkyrie Hanson	2076	2217	141	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W928	Dave Sterrett	3010	3215	205	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S1113	Andrew Reiver	1575	1682	107	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W1107	Maria Bennaton	1517	1620	103	6.8	208(h)(2)	07/29/2009	11/01/2009		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Cynthia Glasser
3003 Van Ness Street, N W Apt # S223
Washington, DC 20008

Archstone Van Ness
Registration No & Date 39605235-11/07/1985
Date Of Notice 07/29/2009

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is: \$ 1,646 The increase in your rent charged is \$ 112
Your new rent charged is: \$ 1,758 The effective date is: 11/01/2009

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2009 through April 30th 2010 is 4.8%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcre.dc.gov



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

2009 NOV 4 2:32 PM
HOUSING REGULATION ADMINISTRATION



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W
Washington, D.C. 20008

2. My business address is (No P O Box) _____

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s). (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

L. Brookins
 Housing Provider's Signature

JUN 30 2010

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S101	William Poyner	1477	1478	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2010 JUN 30 P 1:20

HOUSING REGULATION
ADMINISTRATION

William Poyner
3003 Van Ness Street, N W Apt # S101
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice 03/19/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is: \$ 1,477 The increase in your rent charged is: \$ 1
Your new rent charged is \$ 1,478 The effective date is 06/01/2010

The basis of the increase in rent charged is as follows

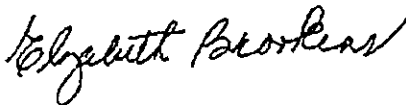
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0 05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www dhcd dc gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows.
 (Housing Provider's Name)

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 (address). Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

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2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3 My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com

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I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate
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 sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 &
 2405 (Supp 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
 Housing Provider's Printed Name

Elizabeth Brook
 Housing Provider's Signature

JUN 30 2010
 Date

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S202	Patti Schaffhausen & Charles Schilke	2988	3049	61	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S224	Arnola Rolly	2770	2827	57	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S302	Embassy Republic Of Bulgaria, Marnela Petkova	2156	2200	44	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S405	Leonardo Franco	1605	1638	33	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S511	Zeinab Adham	1545	1577	32	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S514	Mary Ellen Nunes	1591	1624	33	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S515	Leslie Atherholt	1560	1592	32	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S517	Jerrica Morris-Frazier	1708	1743	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S603	Keiko Namba	1910	1949	39	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S608	Paolo Foscherari	1021	1022	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
S901	Stephanie Anderson	2454	2504	50	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S903	Patricia Casiro	1763	1799	36	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S905	Erica Sarrì	1875	1913	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W103	Rebecca Diamond	1461	1491	30	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W114	Stephanie Sai, Vida Lina Alpuerto	1775	1811	36	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W132	Thomas Jenkins	1493	1524	31	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W214	Donald Ward	1726	1761	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W220	Calixte Ahokossi	1825	1862	37	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W224	Elizabeth Turrell	1717	1752	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W305	Eleanor Elser	1685	1686	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W316	Embassy of Egypt	1945	1985	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W328	Florence Rossi	2466	2467	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W426	Jill Pokorney	2050	2092	42	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W432	Adam Hunzeker, Jan Chung	2618	2672	54	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W516	Arthur Levine	1926	1965	39	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W518	Carla Bosco	1849	1887	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W530	Marvin Levy	2112	2113	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W608	Linda J Coble	2279	2336	47	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W611	Saadia Mahmud	2108	2151	43	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W619	Rachel Gross	1875	1913	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W620	Barry Moyer	2119	2120	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W718	Isabelle Daverne	2222	2223	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W808	Charlotte Greenhut	2208	2209	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W817	Marc Chapman, Rebecca Chapman	1709	1744	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W823	Eva Prsa Simonovic	2055	2097	42	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W825	Ken B Blagburn, Asmara Siu	1381	1409	28	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W829	Baker Ould Abdallah, Nelly Daynac	2103	2146	43	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W919	Embassy Of Czech	1927	1967	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W925	Breanne Fitzsimmons, Kelly Allen	1705	1740	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1008	Kay Gilley	2115	2158	43	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1012	Julie Sandler Kathleen Hall	1955	1995	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1013	Sebastian Guderian	1820	1857	37	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1102	Inge-Karen Reilly	2258	2259	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
S1109	David Wise	1122	1145	23	2.05	208(h)(2)	03/19/2010	06/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No is below)
W1009	Melissa Diemand, Amy Pepin, Darby Reppart	2267	2313	46	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W1017	James Howell	1910	1949	39	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W1028	Freda Wornley	3003	3005	2	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W1101	Lucy Mallan	2830	2831	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W1105	Michael Park, Marc Ambinder	1856	1894	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W1109	Rose Savadow	2041	2042	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4

Section - of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
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PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2010 JUN 30 P 1:20

HOUSING REGULATION
ADMINISTRATION

William Pointer
3003 Van Ness Street, N.W. Apt # S101
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice 03/19/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is: \$ 1,477 The increase in your rent charged is \$ 1
Your new rent charged is \$ 1,478 The effective date is 06/01/2010

The basis of the increase in rent charged is as follows

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www dhcd dc gov



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration – Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
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I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

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3. My business telephone number and email address are:
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4. The Certificate of Occupancy number for the Housing Accommodation is B175541

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 Housing Provider's Printed Name

Elizabeth Brook
 Housing Provider's Signature

JUN 30 2010
 Date

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W431	Hieu Vu, Mai Thi Bach Phan, Anh Quynh Vu	1970	2010	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
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Type of Service	No	Description
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2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2010 JUN 30 P 1:19

HOUSING REGULATION
ADMINISTRATION

Heru Vu, Mai Thi Bach Phan, Anh Quynh Vu
3003 Van Ness Street, N W Apt # W431
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice 03/19/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is \$ 1,970 The increase in your rent charged is \$ 40
Your new rent charged is \$ 2,010 The effective date is 06/01/2010

The basis of the increase in rent charged is as follows

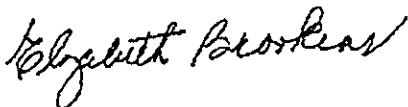
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Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

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(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

AUG 31 2010

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Elizabeth Brookins
Housing Provider's Signature

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S102	Hannah Mills, Taylor Robinson, Christie Jackson	2611	2665	54	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S113	Terezinha Dias	1846	1884	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S203	Yarrow Rothstein and Jennifer Sheldon	1685	1720	35	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S217	Dana Walcott William Lewis	1500	1531	31	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S218	Aaron Richterman & Alexander Hodsy	2000	2041	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S221	Rachel Friedmann	1559	1591	32	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S310	Nicole Young, Jeffrey Peterson	1875	1913	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S316	Cristin Kane	1602	1635	33	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S317	Francois Van Laethem	1555	1587	32	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S423	Renzo Bosoni & Ana Sousa	1800	1837	37	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S425	Ashley Yehl, Ashanti Smith, Carry Smith	2718	2774	56	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S613	Natalie DeBoer, Scott Siler	1693	1728	35	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S706	Brenda Harkavy	1511	1542	31	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S716	Heather Chaney	1733	1769	36	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S720	Whitney Tarella & Hanna Goitein	2325	2373	48	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S801	Danielle Neves	2630	2684	54	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S802	Tasha Laspina and Peter Scharif	2750	2806	56	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S823	Stephanie Harasewych Micah Kagan	1925	1964	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S914	Czech Embassy	2024	2065	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W104	Bonnie Thompson & Scott Wise	2131	2175	44	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W105	Katarina Wiegelt	1858	1896	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W117	Paul Margel, D'Anna Margel	1782	1783	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W119	Alison Miles	1975	2015	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W203	Robert Mander	1660	1661	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W230	Alexis Kramer	1930	1970	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W301	The Voice of Vietnam	2838	2896	58	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W303	Therese Beaudreault	1650	1684	34	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W307	Joanna Kujat	1425	1454	29	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W311	Marta Dunn	2026	2068	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W318	Eliezer Zupnick Allison Kerbel	1860	1898	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W332	S. Lichtenberg-Scanlan, M. Hardiman, M. Felbinger	3060	3123	63	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W402	Stanley N. Hall	2012	2053	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W415	Laura Londono Jennifer Reid	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W425	Orren Poleg	1204	1229	25	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W428	Heather Drake, Jamie Lyons & Catherine Lavelle	3145	3209	64	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W513	Ana M Fernandes & Alexandre Baptista	2014	2055	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W519	Kenize Harrick, Emma Wojtowicz, Catherine Flanagan	1860	1898	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W532	A. Gordon, K. Mori, P. Loftus	3268	3335	67	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W602	Amanda Skura & Drew Denton	2310	2357	47	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W621	Cara & Norman Schayer	2066	2108	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W633	James Kozumbo, Christopher Migliore, Scott Miller	3051	3114	63	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W720	Anna Sagal, Michael Wollitz	2040	2082	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W730	Jeffrey Adler	2043	2085	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W801	Anna Fox, Sarira Sadeghi, Stephanie Parker	3400	3470	70	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W820	Ryan Glanzer & Amber Kirtley	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W912	Chris Walsh and Landon Hairgrove	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W920	Edward Vogtman & Joshua Rivera	1895	1934	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W922	Laura Levilher	2110	2153	43	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S1021	Wallace Babington	1749	1750	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
S1110	Kotohiko Kimura Natalia Volkova	1940	1980	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1012	Kristina Doan and Chandana Kolavala	2031	2073	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1014	Ana Saiz	1608	1641	33	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1016	Cynthia Bushar Christopher Nelson	1900	1939	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1018	Alejandro Taddia	2183	2228	45	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1019	Bryan Adams, Susan Adams, Karen Kavanaugh	1869	1907	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1025	Theresa Santella	1873	1911	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1027	Elisabeth Merrill, Martin Solano	2045	2087	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1122	Matt Brodsky	1981	2022	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1124	Amanda Matthews, Matthew Woerman	1993	2034	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1133	Embassy Of Egypt, Hussein Hassouna, Nevine Hassoun	3358	3360	2	0.05	208(h)(2)	04/27/2010	08/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
*	
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Hannah Mills, Taylor Robinson, Christie Jackson
3003 Van Ness Street, N.W. Apt # S102
Washington, DC 20008

Archstone Van Ness
Registration No. & Date: 54002038-11/07/1985
Date Of Notice: 04/27/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,611 The increase in your rent charged is: \$ 54

Your new rent charged is: \$ 2,665 The effective date is: 08/01/2010

The basis of the increase in rent charged is as follows:

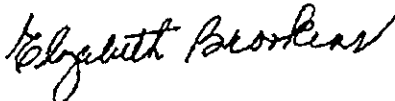
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.



Archstone Communities LLC

Signature of Owner/Agent

Name of Owner/Agent

RACD Form 1 (rev 8/06)

2010 AUG 31 PM 12: 11
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION



District of Columbia Department of Housing and Community Development
Housing Regulation Administration - Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only
C/O current

[] yes [] no [] n/a

BBL current [] yes [] no

Reg current [] yes [] no

CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- 1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box):
2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the
Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of
Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices
of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the
Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this
"Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance
with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of
Tenant neglect or misconduct.

DC DEPT OF HOUSING &
COMMUNITY DEVELOPMENT
2010 SEP 29 P 3 54
HOUSING REGULATION
ADMINISTRATION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate
to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed
to be the taking of an oath or affirmation regarding all of the information provided herein, to which the
sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 &
2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Burke
Housing Provider's Signature

SEP 29 2010
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S104	Yasmin Carlos	1794	1831	37	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S210	Jason Harris	1639	1673	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S211	Howard Stewart	2127	2171	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S306	Lauren Thomas	1695	1730	35	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S319	Nathan Chiantella	1555	1587	32	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S323	Ana Rececca Mora	1640	1674	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S325	Angad Singh & Joshua Keating	2725	2781	56	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S407	Kendall Kozai	1900	1939	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S410	Avjeet Singh, Navjeet Singh	1952	1992	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S424	Nathan Dieck & Daryn Warner	2340	2388	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S508	Craig Mackey, Valailuck Charoensombut-Amorn	2029	2071	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S518	Morgan Murphy & Todd Williamson	2076	2119	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S522	Ruth Raubitschek	1501	1532	31	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S604	Gcoffrey Biehn, Morgan Biehn	2026	2068	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S612	Geeta Dhingra Whitney Evans	1590	1591	1	0.05	208(h)(2)	05/20/2010	09/01/2010		4
S618	David Sullivan and Rebecca Harris	2099	2142	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S625	Sarah Reinprecht & Greer Ahlquist	2335	2383	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S701	E. Freehan Nelson, S. Peterson, E. Glidden-Lyon	2782	2839	57	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S702	Vlasta Jesenicnik & silvester Stok	2736	2792	56	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S708	Amy Gaither Tim Speros	1925	1964	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S722	Charles Parrish	1780	1816	36	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S724	Ashley Teesdale & Rachel Gordon	2835	2893	58	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S806	Tiffani Smith	1910	1949	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S807	Ahmet Evin & Zehra Sayers	1950	1990	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S809	Matthew Pavlak	1848	1886	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S911	Rachel Jacky	2264	2310	46	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W122	Briana & Benjamin Sweeney	1928	1968	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W124	Amir Rahani	1388	1416	28	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W126	Abel Moreno and Evelyn Colon	1922	1961	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W130	Pinki Chaudhuri	1930	1970	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W133	Abigail Kizer	1833	1871	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W205	Chelsea Kettle Whitney Enright	1795	1832	37	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W216	Matthew Lipsit	2013	2054	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W222	Rachel Swartz Elyssa Gerst	1860	1898	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W308	Jenna Greenberg, Joshua Ginsberg	2381	2430	49	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W309	Karim El Mansouri and Tifa Bourjouane	2155	2199	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W312	Judith Koranteng Mahlet Ayalew	1850	1888	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W317	Darcy Gentleman	2019	2060	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W329	Alexia Desecur, Alicia Bianco	1938	1978	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W401	Jessica Sher Susannah Harris Eleis Brennan	3183	3248	65	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W409	Ankur Shah, Justin Meservic, David Forman	2251	2297	46	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W507	Michael Weiner	1430	1459	29	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W512	Albert Asphall	1857	1895	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W526	Jamekaa Flowers	1865	1903	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W531	John Gilsenan & Jenna Simpson	1960	2000	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W627	Angelique Biancotto	2067	2109	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W629	Debra Cohn	1779	1815	36	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W701	A. Mazeika, E. Alvarado, K. Pazoles	2949	3009	60	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W715	Alexandra Wyatt, Brian Hurley	1906	1945	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W723	Daphne Rubin-Vega	1860	1898	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W733	Matias Obludzywer, Phillipa Levenberg, Rachel Wolf	3292	3359	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W802	Susan & John Tanner	2125	2169	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W809	A Zimmerman, A. Cholfin, C. Gugoff, E. Lelandais	2365	2413	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W832	Mary Carlson	3268	3335	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W902	Odile Gabay	2110	2153	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W903	Mary Catherine Starr & Sebastian Vaneria	1660	1694	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1001	Michaela Podkocvik & Emily Howard	2405	2454	49	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1023	Patty Hsieh	1720	1755	35	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1107	Larissa Koughlenou-Siebens & James Siebens	2067	2109	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1114	Hyun Jung Lee	2029	2071	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1004	Rachel Fersh & Shay Kraani	2050	2092	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1020	Mustafa & Emine Akbulut	1985	2026	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1022	Vera Vicentini	2218	2263	45	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1024	David Iorio/Scott MacAllister	2045	2087	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1032	Caroline Hutton, Eric Hutton	1851	1889	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1104	Katherine Greenberg & Jennifer Greenberg	2050	2092	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1120	Martin Birbaum	1840	1878	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1132	Ana Urrechaga Pablo Sanchis	3268	3335	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg current: yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

DC DEPT OF HOUSING &
COMMUNITY DEVELOPMENT
2010 OCT 29 A 1:32
HOUSING REGULATION
ADMINISTRATION

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Brook
Housing Provider's Signature

10/29/10
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S103	Kevin E Sheperd	1912	1951	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S105	Susie Scott	1302	1303	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S122	Emily Rae Woods & Richard Anthony Lopez	1760	1796	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S124	Jennifer Sawada, Khwng Mei Tan, Stephanie Reed	2837	2895	58	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S204	Harry Herman	1461	1462	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S213	Erin Garth	1805	1842	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S215	Dorothea A. Nahm	1184	1185	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S225	Elizabeth Frese	1377	1405	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S303	Mallory Needleman	1645	1679	34	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S304	Shachi Bhatt	1745	1781	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S305	Ina Goldsten	1942	1982	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S315	Katherine Dammann Kelly Schauwecker	1880	1919	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S320	Jan E. Vinicombe	1817	1818	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S324	Lolita Lopez-Ceide & Lourdes Ceide	1202	1203	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S401	Anita Sanders	1264	1265	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S402	Czech Embassy	2523	2575	52	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S408	Charles Keenum	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S411	James E. Taylor	1913	1914	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S415	Diane B. Arnold	1929	1969	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S502	Juanita Harris	1742	1743	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S503	Lonnie Sanders	1560	1561	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S504	Linda Roberts	1635	1636	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S505	Susan Normand	1198	1199	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No.	Type of Service (No. is below)
S512	Robin Peeters Hannelore Bax-Peeters	2015	2056	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S513	Eugene Dickerson, Jr.	1774	1810	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S524	Bulgarian Embassy	2190	2235	45	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S525	Stanley Clasen	1264	1265	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S610	Nancy Roth	1016	1017	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S611	Mark Neely & Jo Sciremammano	2054	2096	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S620	Kenneth E. Workman, Deborah Workman	1358	1359	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S710	Catherine Melonc	1780	1816	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S717	Carlton Westcott	1007	1008	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S719	Robert Payne	1728	1729	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S808	Madeleine Touvenel	1318	1319	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S815	Emily Petro, Alison Cheyne	1870	1908	38	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S822	Barbara Raskin	1777	1813	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S825	Fatima Khambaty & Jasmine Persaud	2601	2654	53	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S902	Walter J. Kroeger	1315	1316	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S904	Mary Fields	1019	1040	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S907	Embassy of Bulgaria, Georgi & Iveta Georgiev	2155	2199	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S918	M. Gale Dugan	1182	1183	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S924	Christian Schmieder Mariana Schmieder	2545	2597	52	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W102	Robert D. Goodrich, Janet Cam	1247	1273	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W107	Elad Shenfeld	1355	1383	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W112	Susan M. Burke	2048	2090	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W129	Brenda Small	1719	1754	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W131	Abla Majaj	1951	1991	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W201	Mary Bailey	2928	2929	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W202	John Price	2126	2127	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W204	Rose Jones & LaShonia Richardson	998	1018	20	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W210	Lynn Soukup	1572	1604	32	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W215	Ruth R. Hartl	1054	1055	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W217	David Kass	1231	1232	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W219	Deepti Aranak and Joseph Valenti	2020	2061	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W221	Alexander Schoening, Yu Li	2009	2050	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W223	Reginald Scott Reed	1825	1862	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W227	Lauren Mettam, Natalie Withers, and Eileen Miller	2184	2229	45	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W228	Brian Lederer	3050	3113	63	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W229	Paul Pinard & Norsiah Sumardi	1302	1329	27	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W233	L. Seigle, A. Harding, L. Lambert, J. Manning	2878	2937	59	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W302	Vandel Pereslany	1347	1348	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W319	Manuel Schiffres	1787	1824	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W322	Barbara Heindel	1203	1204	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W330	Edna S. Patch	1164	1165	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W331	Arlene Billings	1039	1060	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W405	Vietnam News Agency Do Thuy	1995	2036	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W419	Kevin Thompson	1411	1440	29	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W422	Senga Howat	1395	1396	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W427	Isabel Contreras Yasmin Esteves	2235	2281	46	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W429	Jane Wallace	1489	1490	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W504	Chinese Embassy, Tan Fuqing & Jing Wang	1922	1961	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W506	Raj Chhikara	1947	1987	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W514	Charity Scholz & Michael Dunn	2031	2073	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W522	John Page	1577	1578	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W523	Sara Froikin Jeffrey Gordon	1985	2026	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W527	Catherine Green	2326	2374	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W528	Geraldine Gardner, Peter Paul	2694	2695	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W533	Nona Ransom	2775	2832	57	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W601	Lauren Miller, Olivia Park, Lena Gerber	3177	3242	65	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W605	Inez R. Arrendell	1039	1060	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W606	Caroline Lopez	2088	2131	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W609	Sarah Ackerman, Julie Hyman, Autumn Moran	2336	2384	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W613	Julie Schimel	1993	2034	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W614	Vickie Vaughan	2130	2174	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W616	Susan Cohen	1261	1262	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W630	Susan Mirvus	1435	1464	29	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W632	Charles Cassell	3085	3087	2	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W706	Allison Pepper	2147	2191	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W707	Marcelle Houle	1278	1304	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W708	Stephen Gilson, Shereth Gilson	1901	1902	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W709	Douglas Klusmeyer	2572	2625	53	2.05	208(h)(2)	06/29/2010	10/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W716	Nati Sperber	1765	1801	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W717	Wanda Brown	2087	2130	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W722	Nina Finston	1620	1653	33	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W727	Tim Ryan, Stuart Coffey, Amy Schnidman	1766	1802	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W728	Mark Bruzonsky	1829	1866	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W732	Sarah Goldberg	1545	1546	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W804	Gloria Feldman, Henry Feldman	1902	1903	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W805	Dana Stockbridge	1277	1303	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W810	Duraid Hussein Yanchun Zhou	2110	2153	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W812	Matthew Bowen, Laura Worthington	1875	1913	38	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W815	Earl Blake	1491	1492	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W816	Dana Khries	1992	2033	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W824	Norma Schulman	1355	1356	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W827	Rick Dahnke	1942	1982	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W828	Barbara A. McNamara	3019	3021	2	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W911	Frank Buentello	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W913	Mary Zeng Elvin Huseynov	1765	1801	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W916	Elona Evans-McNeill	1733	1769	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W921	Robert Lee	1810	1847	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W923	Tal Bentov Tamar Adhanan	1885	1924	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W926	Linda Kontnier	1075	1097	22	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W927	Ashley Becker, Marlo Salaita	2235	2281	46	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W930	Chary Annaberdiev, Maia Annaberdyeve	2026	2068	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

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Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W932	Herb Ernst	1658	1659	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1002	Ohlbaum, Daniel	1265	1266	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1006	David & Margot Wilson	1522	1523	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1007	Jessica Melone Inayat Delawala	1915	1954	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1101	Roselle Abramson	1289	1290	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1106	Lynn Zablotzky	1476	1506	30	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1108	James & Ursula Lewis	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1111	Charles Potter	1161	1162	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1112	Isabel Albornez	2127	2171	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1116	Kimberly Medland	1727	1762	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1122	Radja Mitra, Teodoro Zaltsman	1701	1736	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1123	Yvette Parron	1162	1186	24	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1124	Craig Little	2334	2382	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1001	Henry Brylawski	1672	1673	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1003	Jennifer Blasko	1697	1732	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1005	Sylvia Yeado	1229	1230	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1006	Berkan Pazarci	2150	2194	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1023	Karen S. Gilgoff, Jerome Fountain	1385	1413	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1026	Elizabeth Jacobson	1016	1017	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1029	Eleanor Allen	2125	2126	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1031	Suzanne Abrams	1256	1257	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1033	Tamara Solyanyk	3500	3572	72	2.05	208(h)(2)	06/29/2010	10/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**(with Continuation Page)**

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1115	Harriet Freedman	1197	1198	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1121	Robin Levenston	2150	2194	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1128	Liliane Weinrob, Robert Weinrob	2599	2600	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1131	Embassy of the Czech Republic	2115	2158	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current.

[] yes [] no [] n/a

BBL current: [] yes [] no

Reg. current: [] yes [] no

CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- 1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box):
2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the
Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of
Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices
of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the
Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this
"Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance
with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of
Tenant neglect or misconduct.

DC DEPT OF HOUSING &
COMMUNITY DEVELOPMENT
2010 OCT 29 A 1:32
HOUSING REGULATION
ADMINISTRATION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate
to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed
to be the taking of an oath or affirmation regarding all of the information provided herein, to which the
sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 &
2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Brookins
Housing Provider's Signature

10/29/10
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act.	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W118	Karen Perry	1039	1040	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

Section of Act.	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE – State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DC DEPT OF HOUSING
COMMUNITY DEVELOPMENT

2010 OCT 29 A 1:32

HOUSING REGULATION
ADMINISTRATION

Karen Perry
3003 Van Ness Street, N.W Apt # W118
Washington, DC 20008

Archstone Van Ness
Registration No. & Date. 54002038-11/07/1985
Date Of Notice 06/29/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,039 The increase in your rent charged is: \$ 1

Your new rent charged is: \$ 1,040 The effective date is: 10/01/2010

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

1, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2 My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3 My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4 The Certificate of Occupancy number for the Housing Accommodation is B175541

5 My Basic Business License number is 54002038 and expires on (date) 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged "

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged "

9 The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Elizabeth Brook
Housing Provider's Signature

NOV 30 2010

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S206	Anokhi Kapasi	1825	1862	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S208	Prasad India & Sonra Galdeano	1815	1852	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S223	Cynthia Glasser	1758	1794	36	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S321	Matt Robbins	1533	1564	31	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S403	Shantha Divakaran	1585	1617	32	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S416	Francesca Braz	1460	1490	30	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S420	Marek Belka	2478	2529	51	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S523	Melissa Flavell	1895	1934	39	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S623	Helia Bel Hadj Amor	1792	1829	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S812	Jacqueline Lucas & Sara Bronnenkant	2083	2126	43	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S820	Anita Nagwani & Owen Whitehurst	2335	2383	48	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S906	Graham Strong	1680	1714	34	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S908	Laurie Chamberlain	1935	1975	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W127	Erin Carraghan Jaclyn Hill	2055	2097	42	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W403	Denise Robinson	1557	1589	32	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W407	Hua Liu	1540	1572	32	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W408	Vietnam News Agency, Dzang Nguyen Quoc	2395	2396	1	0.05	208(h)(2)	07/30/2010	11/01/2010		4
W508	M Budimic, B Cronwick, P Guzman	2616	2670	54	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W604	Alan Loeb	1933	1973	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W618	Silvia Stoyanova, Kiril Alexiev	1800	1837	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W622	Georgi Tsvetkov & Korneliya Bachnyska	1840	1878	38	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W712	Luke Barron, Carolina Herrera	2067	2109	42	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W726	Nir Fouval & Donna Zindel	1964	2004	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No *	Type of Service (No is below)
W806	Egyptian Embassy Said Abdelfattah	1930	1970	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W915	Nathan Borgford-Parnell, Valkyrus Hanson	2217	2262	45	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1003	Egyptian Embassy Hassan Fahmy	1595	1628	33	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1010	Mark Barron	1755	1791	36	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1115	Andrew Reiver	1682	1716	34	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1121	Jennifer Wong	1775	1811	36	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W1118	Michael McTiernan & Kimi Wetterauer	2125	2169	44	2.05	208(h)(2)	07/30/2010	11/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2010 NOV 30 P 2:42

HOUSING REGULATION
ADMINISTRATION

Anokhi Kapasi
3003 Van Ness Street, N W Apt # S206
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice 07/30/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is \$ 1,825 The increase in your rent charged is \$ 37

Your new rent charged is \$ 1,862 The effective date is 11/01/2010

The basis of the increase in rent charged is as follows


Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0 05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

1. Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/1/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Elizabeth Brookins
Housing Provider's Signature

DEC 21 2010

~~DEC 22 2010~~ *EB*

Date: ..

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is Below)
S312	Sandra Lazano	1896	1935	39	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S418	Dmitry Zontov	1770	1806	36	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S419	Dima Najjar	1495	1526	31	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S621	Brittany Balmer	1660	1694	34	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S714	Andrew Smith	1860	1898	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S721	Mawadda Alnaeeli	1570	1602	32	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S821	Sam Lee	1385	1413	28	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W115	Jessica Robert Patrick Cicchino	1795	1832	37	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W321	Embassy of the United Arab Emirates	1997	2038	41	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W326	Andrew L. Morrison	1559	1591	32	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W406	Jeff Schmidt	1810	1811	1	0.05	208(h)(2)	08/30/2010	12/01/2010		4
W510	Elizabeth Corona, Joel Corona	2248	2294	46	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W704	Wendy Levine	1865	1903	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W714	Tran Nam Trung	1825	1862	37	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W813	Jennifer Gross	1634	1667	33	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W906	Marsha Casabal	1960	2000	40	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W907	Tonya Anderson	1260	1286	26	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W909	Dorothy Johnson	2316	2317	1	0.05	208(h)(2)	08/30/2010	12/01/2010		4
S1005	Yuping Li & Ronald Burr	1860	1898	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W1030	Xavier Rousseau, Valentine Panet	2099	2142	43	2.05	208(h)(2)	08/30/2010	12/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD)
1800 Martin Luther King Jr Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D C. 20008
2. My business address is (No P.O Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

2011 JAN 28 AM 6:32

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
HOUSING & TENANT DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Broom
Housing Provider's Signature

JAN 28 2011
Date.

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S121	Alexis Christian	1485	1515	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S313	Catherine O'Toole	1810	1847	37	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S507	Patricia Marian	1867	1905	38	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S516	Elyse Cohen	1450	1480	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S614	Embassy Tunisia	1932	1972	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S616	Sunjee Kim	1465	1495	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S619	Silvana R. Straw	1631	1664	33	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S705	Beatriz Perez-Gomez	1708	1743	35	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S723	Saurabh Rohatgi	1612	1645	33	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S814	Tanisha Elliot & Moncsa Elliot	1955	1995	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S816	Warren S Riley	1475	1505	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S909	Carole Karp	1561	1593	32	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S913	Rosana Brandao	1870	1908	38	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S916	Julia Devine	1116	1139	23	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S919	Thomas Qualtere	1687	1722	35	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W116	Dan Ye	1795	1832	37	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W418	Timothy Shorrock	1920	1959	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W423	Christina Schiecht, Rajesh Nair	1900	1939	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W505	Stephanic Buszczar Charly Mar	1805	1842	37	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W615	Michael Hagerdom Caroline Coleman	1875	1913	38	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W719	Matthew Kadbill & Ching Chang	1483	1513	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W818	Silvia Espindola	1925	1964	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W830	Gal Tesler	1336	1363	27	2.05	208(h)(2)	09/30/2010	01/01/2011		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W905	Dale Chadwick Wilson, Margaret Heather Wilson	1976	2017	41	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1011	Cedric Malicet	2072	2114	42	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1013	Adam Marks	1951	1991	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1106	Rolando Lahera	2065	2107	42	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1107	Clarence Stanback	1345	1373	28	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1123	Chinese Embassy c/o Wei Wu	1935	1975	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

* Housing Provider's Notice to Tenant of Adjustment in Rent Charged

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

2011 JAN 28 AM 6:32

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Alexis Christian
3003 Van Ness Street, N W Apt # S121
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice 09/30/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is. \$ 1,485 The increase in your rent charged is \$ 30
Your new rent charged is \$ 1,515 The effective date is 01/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www dhcd dc gov

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD),
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current: yes no n/a

BBL current: yes no

Reg. current: yes no

DEPT OF HOUSING & COMMUNITY DEVELOPMENT
2011 MAR 31 P 12:10

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth M Brookman
Housing Provider's Signature

3/31/2011
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollars (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (Nos. below)
S201	Ceara Flake	1598	1631	33	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S216	Corinne Rucker	1166	1190	24	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S615	Adam Bernstein	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S805	Ruth Rose	1753	1789	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S818	Amy Wyatt & Joshua Rosenblum	1810	1847	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S912	Moshe Burstin	1857	1895	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S923	Loreta Papakostandini	1770	1806	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W120	Valentina Echeverry Helena Fonseca	1944	1984	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W125	Cindy Nadeau, Tracy Burnette	1643	1677	34	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W208	Sharon Buck	2037	2038	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4
W218	Kristen Hamoui & Richard Fairbanks	1820	1857	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W304	Rodrigo Silva	1934	1974	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W325	Silvia Savich	1448	1478	30	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W404	Luis Viguria	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W617	Majid Joneidi & Parisa Meisami	2055	2097	42	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W623	Kathryn Wascher Matt Partridge	1800	1837	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W703	Nir Touval	1565	1597	32	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W803	Thomas Trimbur	1833	1871	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W822	Ryan Forbes Jing Forbes	1855	1893	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W901	Jin Li, Eric Crain, Zhong Dan	2968	3029	61	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W917	Toni Frangie	1752	1788	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W928	Barbara Eiden Molinaro/John Molinaro	3250	3317	67	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W931	Edward Sair	2537	2589	52	2.05	208(h)(2)	11/29/2010	03/01/2011		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1025	Allahna Esber, Shahaa Esber	2475	2526	51	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1105	Embassy Of Egypt, Gamal Abdelbaky, Said Fayed	1829	1866	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1119	Nicholas Hankey	1719	1754	35	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1015	Embassy Of Tunisia	1983	2024	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1102	Jerri Husch	1997	2038	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE ~ State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DC DEPT OF HOUSING
COMMUNITY DEVELOPMENT

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2011 MAR 31 P 1:24

HOUSING REGULATION
ADMINISTRATION

Ceara Flake
3003 Van Ness Street, N.W. Apt # S201
Washington, DC 20008

Archstone Van Ness
Registration No. & Date: 54002038-11/07/1985
Date Of Notice: 11/29/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,598 The increase in your rent charged is: \$ 33
Your new rent charged is: \$ 1,631 The effective date is: 03/01/2011

The basis of the increase in rent charged is as follows:

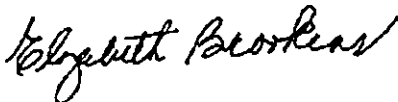
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
**CERTIFICATE OF NOTICE TO RAD DEVELOPMENT
OF ADJUSTMENTS IN RENT CHARGED**

2011 MAR 31 P 1:24

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth M. Brookins
Housing Provider's Signature

3/31/2011
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1018	Isabel Gelletich	1900	1901	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE – State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
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PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DC DEPT OF HOUSING
& COMMUNITY DEVELOPMENT

2011 MAR 31 P 1:24

HOUSING REGULATION
ADMINISTRATION

Isabel Gelfetich
3003 Van Ness Street, N.W. Apt # S1018
Washington, DC 20008

Archstone Van Ness
Registration No. & Date: 54002038-11/07/1985
Date Of Notice: 11/29/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,900 The increase in your rent charged is: \$ 1
Your new rent charged is: \$ 1,901 The effective date is: 03/01/2011

The basis of the increase in rent charged is as follows:

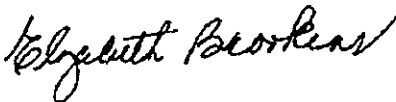
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration -- Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

2011 FEB 25 AM 9:54

Internal Use Only
C/O current

yes no n/a

BBL current: yes no

Reg current: yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Brooken
Housing Provider's Signature

FEB 25 2011
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice ¹	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1110	Constance Jones	2150	2151		0.05	208(h)(2)	10/28/2010	02/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

DEPARTMENT OF HOUSING
 AND COMMUNITY DEVELOPMENT
 AND HOUSING REGULATION
 LOP
 2011 FEB 25 AM 9:54

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING REGULATION ADMINISTRATION

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

2011 FEB 25 AM 9:54

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Constance Jones
3003 Van Ness Street, N W. Apt # W1110
Washington, DC 20008

Archstone Van Ness
Registration No. & Date: 54002038-11/07/1985
Date Of Notice: 10/28/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,150 The increase in your rent charged is: \$ 1

Your new rent charged is: \$ 2,151 The effective date is: 02/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name



Housing Provider's Signature

FEB 25 2011

Date:

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
HOUSING REGISTRATION

2011 FEB 25 AM 9:38

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S106	Sasha Buchanan	1792	1829	37	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S119	Joel Macaluso	1645	1679	34	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S307	Catherine Revels, Hubert Nove-Josserand	2045	2087	42	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W101	Michael Hirsh	3250	3317	67	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W333	Elizabeth Moody	3474	3476	2	0.05	208(h)(2)	10/28/2010	02/01/2011		4
W503	Judith Levine	1893	1932	39	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W705	Eleanor Holtz-Eakin	1895	1934	39	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S1014	Stephen Tom	2150	2151	1	0.05	208(h)(2)	10/28/2010	02/01/2011		4
S1125	Vietnam Embassy	2751	2807	56	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W1008	Kali Erickson & Jaime Vilchez	2235	2281	46	2.05	208(h)(2)	10/28/2010	02/01/2011		4

2011 FEB 25 AM 9:58

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
RENTAL REGULATION

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

2011 FEB 25 AM 9: 58
 DEPARTMENT OF HOUSING
 AND COMMUNITY DEVELOPMENT
 AND HOUSING REGULATION
 DIVISION

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
HOUSING REGULATION
ADMIN.

Department of Consumer & Regulatory Affairs
Housing Regulation Administration

2011 FEB 25 AM 9:55

Rental Accommodations and Conversion Division

Sasha Buchanan
3003 Van Ness Street, N.W. Apt # S106
Washington, DC 20008

Archstone Van Ness
Registration No. & Date: 54002038-11/07/1985
Date Of Notice: 10/28/2010

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,792 The increase in your rent charged is: \$ 37

Your new rent charged is: \$ 1,829 The effective date is: 02/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-4610

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current yes no

Reg current yes no

**CERTIFICATE OF NOTICE TO RAD
OF ADJUSTMENTS IN RENT CHARGED**

10 FEB 26 12:10

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B143476
- My Basic Business License number is 54002038 and expires on (date): 10/31/2009
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth Brook
Housing Provider's Signature

FEB 26 2010
~~FEB 25 2010~~
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S307	Catherine Revels, Hubert Novo-Josserand	1915	2045	130	6.8	208(h)(2)	10/30/2009	02/01/2010		4
S1014	Stephen Tom	2052	2150	98	4.8	208(h)(2)	10/30/2009	02/01/2010		4
S1125	Lauren Jarrell, Carenn Jackson, Pauline Tastenhoye	2740	2926	186	6.8	208(h)(2)	10/30/2009	02/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
COMMUNITY Housing Regulation Administration
Rental Accommodations and Conversion Division

10 FEB 26 12:10

Catherine Revels, Hubert Nove-Josserand
3003 Van Ness Street, N W Apt # S307
Washington, DC 20008

Archstone Van Ness
Registration No & Date 54002038-11/07/1985
Date Of Notice:10/30/2009

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is. \$ 1,915 The increase in your rent charged is: \$ 130
Your new rent charged is. \$ 2,045 The effective date is: 02/01/2010

The basis of the increase in rent charged is as follows

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2009 through April 30th 2010 is 4.8%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act.

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-4610. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes no n/a

BBL current: yes no

Reg. current: yes no

DEPT OF HOUSING & COMMUNITY DEVELOPMENT
2011 MAR 31 P 12:11

CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth M Brookman
Housing Provider's Signature

3/31/2011
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Priority Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S201	Ceara Flake	1598	1631	33	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S216	Corinne Rucker	1166	1190	24	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S615	Adam Bernstein	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S805	Ruth Rose	1753	1789	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S818	Amy Wyatt & Joshua Rosenblum	1810	1847	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S912	Mosbe Burstin	1857	1895	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S923	Loreta Papakostandini	1770	1806	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W120	Valentina Echeverry Helena Fonseca	1944	1984	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W125	Cindy Nadeau, Tracy Burnette	1643	1677	34	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W208	Sharon Buck	2037	2038	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4
W218	Kristen Hamaoui & Richard Fairbanks	1820	1857	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W304	Rodrigo Silva	1934	1974	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W325	Silvia Savich	1448	1478	30	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W404	Luis Viguria	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W617	Majid Joneidi & Parisa Meisami	2055	2097	42	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W623	Kathryn Wascher Matt Partridge	1800	1837	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W703	Nir Touval	1565	1597	32	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W803	Thomas Trimbur	1833	1871	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W822	Ryan Forbes Jing Forbes	1855	1893	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W901	Jin Li, Eric Crain, Zhong Dan	2968	3029	61	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W917	Toni Frangie	1752	1788	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W928	Barbara Eiden Molinaro/John Molinaro	3250	3317	67	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W931	Edward Sair	2537	2589	52	2.05	208(h)(2)	11/29/2010	03/01/2011		4

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1025	Allahna Esber, Shahna Esber	2475	2526	51	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1105	Embassy Of Egypt, Gamal Abdelbaky, Said Fayed	1829	1866	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1119	Nicholas Hankey	1719	1754	35	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1015	Embassy Of Tunisia	1983	2024	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1102	Jerri Husch	1997	2038	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue, SE, 2nd Floor
Washington, DC 20020
(202) 442-7200

RAD Date Stamp

Internal Use Only
C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
**CERTIFICATE OF NOTICE TO RAD DEVELOPMENT
OF ADJUSTMENTS IN RENT CHARGED**

2011 MAR 31 P 1:24

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
- My business address is (No P.O. Box):
2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP
Housing Provider's Printed Name

Elizabeth M. Povorka
Housing Provider's Signature

3/31/2011
Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1018	Isabel Gellelich	1900	1901	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

¹ Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development
 Housing Regulation Administration -- Rental Accommodations Division (RAD)
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor
 Washington, DC 20020
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**CERTIFICATE OF NOTICE TO RAD
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
 2013 MAR 18 AM 11:14

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

03/15/2013

Date:

APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	21 (c) 2 Rental Unit No.	Type of Service (Not below)
S106	Alexander Prudovsky	1850	1928	78	4.2	208(h)(2)	03/15/2013	05/30/2013		4
S117	Irina Dubinina	2035	2120	85	4.2	208(h)(2)	03/15/2013	05/13/2013		4
S206	Zack Proser; Paris Jones	2134	2224	90	4.2	208(h)(2)	03/15/2013	05/17/2013		4
S224	Carmel Henry & Andrea Threet	3319	3458	139	4.2	208(h)(2)	03/15/2013	05/18/2013		4
S320	Abigail Baum & Elizabeth Karan	2976	3101	125	4.2	208(h)(2)	03/15/2013	05/14/2013		4
S620	Steven Collins, Guzel Gutranova	1806	1882	76	4.2	208(h)(2)	03/15/2013	05/10/2013		4
S912	John Raffetto	2464	2567	103	4.2	208(h)(2)	03/15/2013	05/14/2013		4
W102	Catherine Stewart & Elizabeth Thompson	2152	2242	90	4.2	208(h)(2)	03/15/2013	05/31/2013		4
W114	Bradford Hilson, Nicholas Yarosh	2453	2556	103	4.2	208(h)(2)	03/15/2013	05/24/2013		4
W410	Rachael Wood, Samuel Collins	2495	2600	105	4.2	208(h)(2)	03/15/2013	05/23/2013		4
W603	Catherine Torri	2125	2214	89	4.2	208(h)(2)	03/15/2013	05/27/2013		4
W631	Tatiana Zelaya	2698	2811	113	4.2	208(h)(2)	03/15/2013	05/31/2013		4
W801	Devan Dineen, Brinkley Faulcon, Ander Swanson	3809	3969	160	4.2	208(h)(2)	03/15/2013	05/25/2013		4
W831	Andrew Medak	2589	2698	109	4.2	208(h)(2)	03/15/2013	05/02/2013		4
W832	Joseph Rogan, Marc Pollak	3823	3984	161	4.2	208(h)(2)	03/15/2013	05/14/2013		4
S1114	Diane Butts	2011	2095	84	4.2	208(h)(2)	03/15/2013	05/10/2013		4
W1105	Ignacio Herrera, Ingrid Arana	2566	2674	108	4.2	208(h)(2)	03/15/2013	05/26/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP
44 Canal Center Plaza
Suite 600
Alexandria, VA 22314

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

Alexander Prudovsky
3003 Van Ness Street, N.W. Apt # S106
Washington, DC 20008

Date: 03/15/2013

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,850</u>
The dollar adjustment in your rent charged is:	\$ <u>78</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>1,928</u>
The effective date is:	<u>05/30/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Certificate of Occupancy Number (if applicable):
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address
(No P.O. Box):

Smith Property Holdings Van Ness LP
44 Canal Center Plaza
Suite 600
Alexandria, VA 22314

Equity Residential

Housing Provider's Name (print).

Owner Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

703-636-5053, ebrookins@eqrworld.com

Housing Provider's Telephone Number and E-mail address:

487

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPT
COMM

RACD Date Stamp [filing required for new tenants only]	
'08	AUG 28 14 :44

Elisabeth Merrill, Martin Solano
3003 Van Ness Street, N.W. Apt # W1027
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1915

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	1764	84	206(b) - Annual CPI	
11/01/2006	1873	109	208(h)(2) - CPI-Based Increase	
10/19/2007	2067	194	213(a)(2) - Vacancy High Comp.	001-W527
08/01/2008	1915	-152	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Elisabeth Merrill

[Signature]

Tenant Martin Solano

Owner/Agent

Date: 8/1/08

Date: 8/1/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

18

RACD Date Stamp
[filing required for new tenants only]

'08 AUG 28 14:46

Matthew Pavlak
3003 Van Ness Street, N.W. Apt # S809
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/01/2006	1291	61	206(b) - Annual CPI	
02/01/2007	1371	80	208(h)(2) - CPI-Based Increase	
02/01/2008	1446	75	208(h)(2) - CPI-Based Increase	
08/12/2008	1730	284	213(a)(2) - Vacancy High Comp.	001-S709

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Matthew A. Pavlak _____ [Signature] _____
 Tenant Owner/Agent
 Date: 8/02/08 Date: 8/2/08

Name: Catherine Parker
Date: 8-2-08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

DEPT
COMM

AUG 28 14 :47 '08 AUG 28 14 :47

10

Christine Flynn, Coleman Miller,
3003 Van Ness Street, N.W. Apt # W205
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1790

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/29/2006	1760	230	213(a)(1) - Vacancy	
08/01/2007	1775	15	208(h)(2) - CPI-Based Increase	
08/05/2008	1790	15	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Christine Flynn, Coleman Miller

[Signature]

Tenant

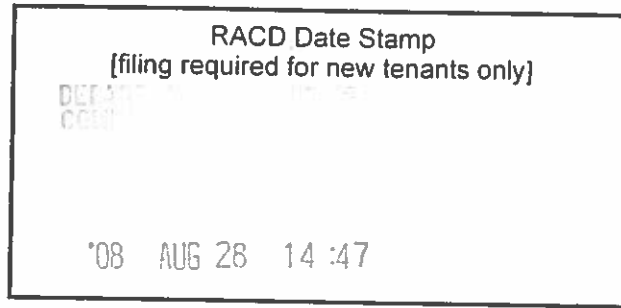
Owner/Agent

Date: 8/7/08

Date: 8/7/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Lindsey Gibbs, Amanda Switzer, Amy Schultz
 3003 Van Ness Street, N.W. Apt # S424
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2803

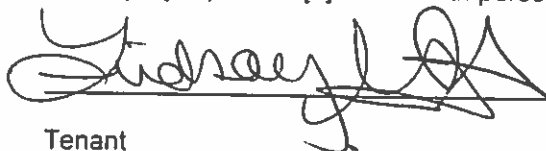
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	2010	100	206(b) - Annual CPI	
12/01/2006	2135	125	208(h)(2) - CPI-Based Increase	
04/04/2007	2365	230	213(a)(2) - Vacancy High Comp.	001-S724
07/17/2007	2185	-180	N/A - Decrease	
08/07/2008	2803	618	213(a)(2) - Vacancy High Comp.	001-S724

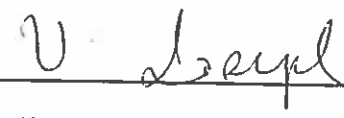
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/07/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant



 Owner/Agent

Date: 8 Aug 08

Date: 8/8/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 (filing required for new tenants only)

*08 AUG 28 4:47

Alicia Pardo, Mark McCullough
 3003 Van Ness Street, N.W. Apt # W806
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1950

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/25/2006	1845	505	213(a)(1) - Vacancy	
06/01/2007	1946	101	208(h)(2) - CPI-Based Increase	
06/01/2008	2051	105	208(h)(2) - CPI-Based Increase	
08/01/2008	1950	-101	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: [Signature] Owner/Agent: [Signature]
 Date: 8/1/08 Date: 8/1/08

RACD Form 3 (rev 8/06)

tenant: [Signature]
 date: 8/1/08

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Duygu Ozmen
3003 Van Ness Street, N.W. Apt # S1120
Washington, DC 20008

18

RACD Date Stamp
[filing required for new tenants only]

08 AUG 28 14 :47

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2365

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/21/2005	2040	170	213(a)(1) - Vacancy	
11/01/2006	2166	126	208(h)(2) - CPI-Based Increase	
11/01/2007	2285	119	208(h)(2) - CPI-Based Increase	
08/16/2008	2365	80	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/13/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Duygu Ozmen

 Tenant
 Date: 08/16/08

[Signature]

 Owner/Agent
 Date: 8/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

*08 AUG 28 14:47

Angad Singh & Joshua Keating
 3003 Van Ness Street, N.W. Apt # S325
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2600

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	1820	20	213(a)(1) - Vacancy	
10/01/2006	1896	76	208(h)(2) - CPI-Based Increase	
11/01/2007	2000	104	206(b) - Annual CPI	
08/16/2008	2600	600	213(a)(2) - Vacancy High Comp.	001-S825

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Angad Singh

~~Kaoru~~

Tenant Angad Singh

Owner/Agent

Date: 7/24/08

Date: 7/24/08

Name: Joshua Keating

RACD Form 3 (rev 8/06)

Date: 7/25/08

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Lowell Labaro
 3003 Van Ness Street, N.W. Apt # S1115
 Washington, DC 20008

'08 AUG 28 14:47

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1825

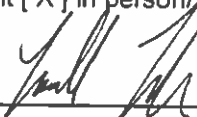
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	1671	100	206(b) - Annual CPI	
09/01/2006	1775	104	208(h)(2) - CPI-Based Increase	
05/01/2007	1700	-75	N/A - Decrease	
07/09/2007	1805	105	213(a)(1) - Vacancy	
08/01/2008	1902	97	208(h)(2) - CPI-Based Increase	
08/23/2008	1825	-77	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/31/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date:

8/12/08



Owner/Agent

Date:

8/25/08

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

Briana & Benjamin Sweeney
3003 Van Ness Street, N.W. Apt # W122
Washington, DC 20008

DCRA
CDM

08 AUG 28 14 :47

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/06/2006	1715	225	213(a)(1) - Vacancy	
08/05/2006	1695	-20	N/A - Decrease	
06/21/2007	1720	25	213(a)(1) - Vacancy	
08/23/2008	1805	85	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/17/2008 by [check as applicable] delivery to tenant [X] in person [] at unit with person of suitable age & discretion/ [] mail.

Tenant: Brian Sweeney

Date: 08/17/08

Tenant: [Signature]

Date: 8/17/08

[Signature]

Owner/Agent

Date: 8/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Brian Hendricks, Daniel Kovel & Jeffery Chod
 3003 Van Ness Street, N.W. Apt # W401
 Washington, DC 20008

RACD Date Stamp
 [filing required for new tenants only]

AUG 28 14:47

WB

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2980

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/18/2006	2580	365	213(a)(1) - Vacancy	
06/01/2007	2722	142	208(h)(2) - CPI-Based Increase	
06/01/2008	2868	146	208(h)(2) - CPI-Based Increase	
08/10/2008	2980	112	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/10/2008 by [check as applicable] delivery to tenant [] in person [] at unit with person of suitable age & discretion/ [] mail.

tenant: Brian Hendricks

Date: 08-11-08

Tenant: Daniel Kovel

Date: 08-11-08

[Signature]

Owner/Agent

Date: 8/25/08

tenant: [Signature]

Date: 8-23-08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPT
CORP

RACD Date Stamp
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08 AUG 28 14:47

Tasha Laspina
3003 Van Ness Street, N.W. Apt # S722
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1720

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/21/2006	1780	-245	N/A - Decrease	
08/07/2007	1855	75	213(a)(1) - Vacancy	
08/05/2008	1720	-135	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tasha Laspina

[Signature]

Tenant

Owner/Agent

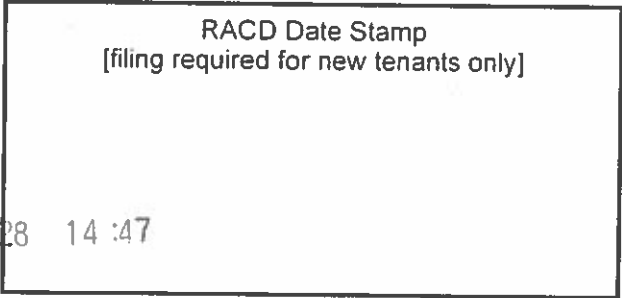
Date: 8/5/08

Date: 8/5/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPA
CO



Marisel Crippen, Scott Crippen
3003 Van Ness Street, N.W. Apt # S807
Washington, DC 20008

08 AUG 28 14:47

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1820

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1670	75	206(b) - Annual CPI	
11/08/2005	1765	95	206(b) - Annual CPI	
09/01/2006	1874	109	208(h)(2) - CPI-Based Increase	
08/12/2008	1820	-54	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/12/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Tenant: Scott Crippen
Date: 8-12-08

Elizabeth Burt

Tenant: Marisel Crippen

Owner/Agent

Date: 8/12/08

Date: AUG 28 2008

RACD Form 3 (rev 8/06)

Duplicate

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

Yasmin Carlos
3003 Van Ness Street, N.W. Apt # S104
Washington, DC 20008

DEPT
CORP

08 AUG 28 4:47

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1680

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1499	99	206(b) - Annual CPI	
07/01/2006	1592	93	213(a)(2) - Vacancy High Comp	S504
07/01/2007	1679	87	208(h)(2) - CPI-Based Increase	
07/01/2008	1769	90	208(h)(2) - CPI-Based Increase	
08/02/2008	1680	-89	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

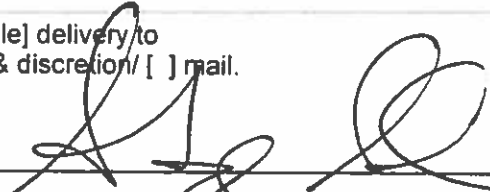
Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date:

07/30/08



Owner/Agent

Date:

8/18/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPA
COM

RACD Date Stamp
[filing required for new tenants only]

Brian Phillips
3003 Van Ness Street, N.W. Apt # W416
Washington, DC 20008

*08 AUG 28 14:48

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1745

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1391	56	208(h)(2) - CPI-Based Increase	
04/07/2007	1740	349	213(a)(2) - Vacancy High Comp.	001-S1015
06/29/2008	1725	-15	N/A - Decrease	
08/09/2008	1745	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/09/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date:

8/6/08

Owner/Agent

Date:

8/6/08

tenant: B Phillips

Date:

8/9/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DE
CC

RACD Date Stamp
[filing required for new tenants only]

'08 AUG 28 14 :48

Ann Pearlman & Serena McIntosh
3003 Van Ness Street, N.W. Apt # W115
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/15/2005	1482	139	213(a)(1) - Vacancy	
07/01/2006	1630	148	213(a)(1) - Vacancy	
07/01/2007	1710	80	208(h)(2) - CPI-Based Increase	
07/31/2007	1730	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Serena McIntosh

[Signature]

Tenant

Owner/Agent

Date: 7/18/08

Date: 8/9/08

Name Ann Pearlman

Date 7/18/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

Louise Aberg & Alexia Deseure
3003 Van Ness Street, N.W. Apt # W329
Washington, DC 20008

'08 AUG 28 14:46

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1815

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2007	1904	99	208(h)(2) - CPI-Based Increase	
08/15/2008	1815	-191	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

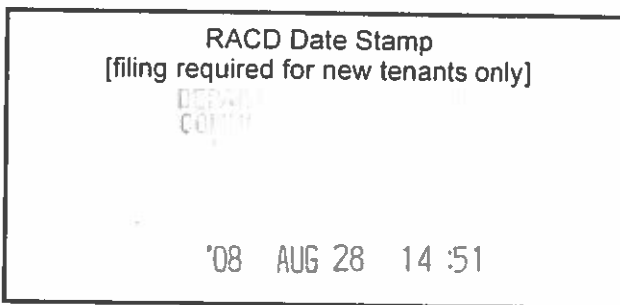
Tenant: Louise Aberg
Date: 08/14/2008

Tenant: Rose Owner/Agent
Date: 08/18/2008 Date: 8/17/08

RACD Form 3 (rev 8/06)

45

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Matt Brodsky
3003 Van Ness Street, N.W. Apt # W1122
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1855

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1673	148	213(a)(2) - Vacancy High Comp.	W130
05/07/2007	1725	-25	N/A - Decrease	
08/01/2008	1855	130	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Matt Brodsky _____ V. Joseph _____

Tenant

Owner/Agent

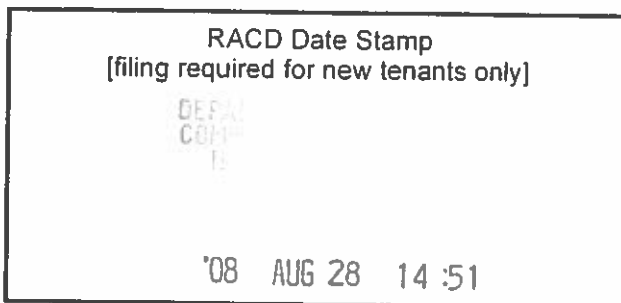
Date: 8/18/08

Date: 8/18/08

RACD Form 3 (rev 8/06)

43

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Yasmin Carlos
3003 Van Ness Street, N.W. Apt # S104
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1680

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1499	99	206(b) - Annual CPI	
07/01/2006	1592	93	213(a)(2) - Vacancy High Comp.	S504
07/01/2007	1679	87	208(h)(2) - CPI-Based Increase	
07/01/2008	1769	90	208(h)(2) - CPI-Based Increase	
08/02/2008	1680	-89	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Owner/Agent

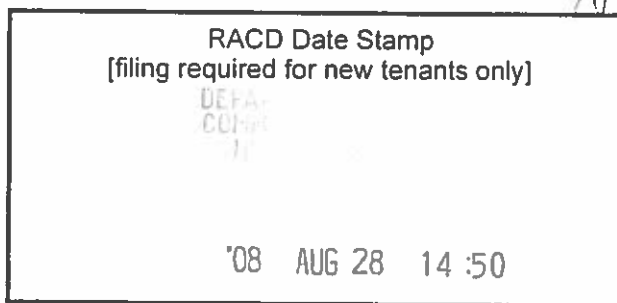
Date: 07/30/08

Date: 8/18/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Mohamed Elbaoumi
 3003 Van Ness Street, N.W. Apt # W321
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1850

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/01/2006	1312	62	206(b) - Annual CPI	
02/01/2007	1393	81	208(h)(2) - CPI-Based Increase	
02/01/2008	1469	76	208(h)(2) - CPI-Based Increase	
08/15/2008	1850	381	213(a)(2) - Vacancy High Comp.	001-W521

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/[] mail:

[Handwritten Signature]

Tenant

Date:

8/8/08

[Handwritten Signature]

Owner/Agent

Date:

8/8/08

RACD Form 3 (rev 8/06)

HS

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF
CONSUMER AFFAIRS

RACD Date Stamp
[filing required for new tenants only]

Reisa Shanaman
3003 Van Ness Street, N.W. Apt # S309
Washington, DC 20008

'08 AUG 28 14:50

'08 AUG 28 14:50

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1855

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/21/2006	1740	125	213(a)(1) - Vacancy	
08/01/2007	1815	75	208(h)(2) - CPI-Based Increase	
08/14/2008	1855	40	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/14/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion // [] mail.

Reisa Shanaman

[Signature]

Tenant

Owner/Agent

Date:

8-14-08

Date:

8/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

DEPART
 COMM

'08 AUG 28 14:51

Monique Imarah
 3003 Van Ness Street, N.W. Apt # S519
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1505

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2006	1402	82	208(h)(2) - CPI-Based Increase	
10/01/2007	1470	68	208(h)(2) - CPI-Based Increase	
10/20/2007	1505	35	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/13/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant	Owner/Agent
Date: <u>8/12/08</u>	Date: <u>8/12/08</u>

RACD Form 3 (rev 8/06)

86

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
'08 AUG 28 14:51

Frank Villari
3003 Van Ness Street, N.W. Apt # S625
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2655

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	2200	125	213(a)(1) - Vacancy	
07/01/2007	2321	121	208(h)(2) - CPI-Based Increase	
04/30/2008	2655	334	213(a)(2) - Vacancy High Comp.	001-S825

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/19/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Handwritten Signature]

[Handwritten Signature]

Tenant

Owner/Agent

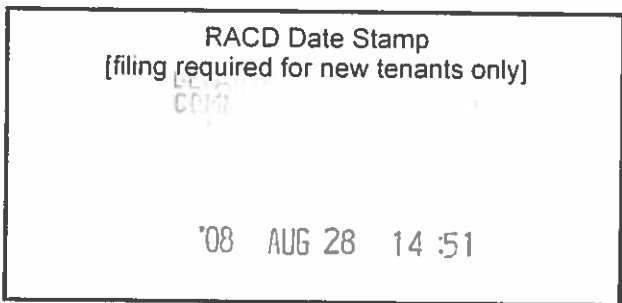
Date: 8/18/08

Date: 8/18/08

RACD Form 3 (rev 8/06)

46

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Louise Aberg & Alexia Deseure
3003 Van Ness Street, N.W. Apt # W329
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1815

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2007	1904	99	208(h)(2) - CPI-Based Increase	
08/15/2008	1815	-191	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: Louise Aberg

Date: 08/11/2008

[Signature]

Tenant: Alexia Deseure

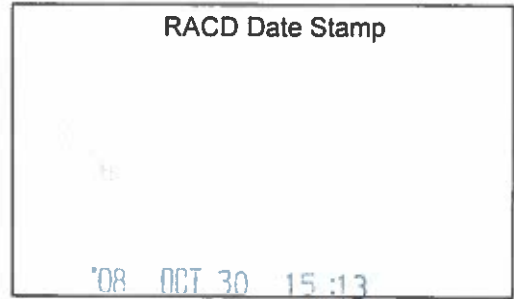
Owner/Agent

Date: 08/18/2008

Date: 8/17/08

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1031	Suzanne Abrams	1159	1198	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

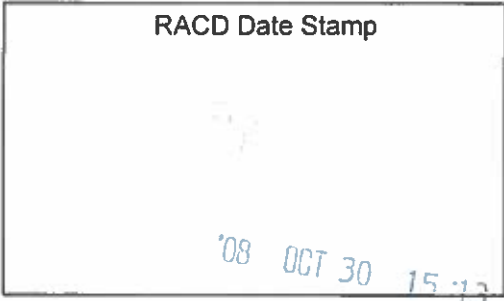
Signature: *Elizabeth Brookins*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W727	Eleanor Sreb	1272	1315	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/23/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

Signature: *Elizabeth Brookins*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 OCT 30 15:13

Eleanor Sreb
3003 Van Ness Street, N.W. Apt # W727
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:07/23/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,272 The increase in your rent charged is: \$ 43

Your new rent charged is: \$ 1,315 The effective date is: 10/01/2008

The basis of the increase in rent charged is as follows:

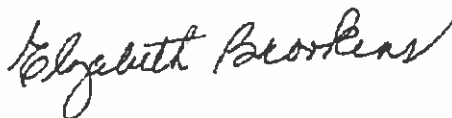
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



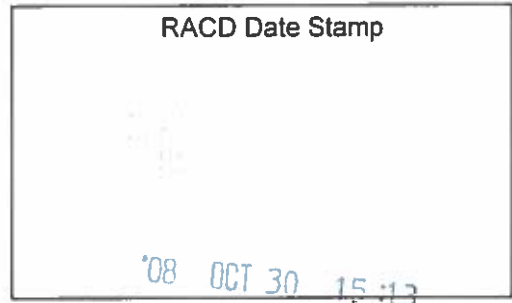
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.
 Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202
 Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W616	Susan Cohen	1164	1203	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008 Signature: 
 Address: 3003 Van Ness Street, N.W. Name Printed: Elizabeth Brookins
 Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

08 OCT 30 15:13

Susan Cohen
3003 Van Ness Street, N.W. Apt # W616
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice: 07/01/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,164 The increase in your rent charged is: \$ 39

Your new rent charged is: \$ 1,203 The effective date is: 10/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



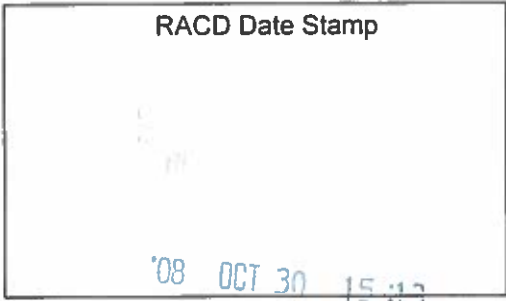
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S504	Linda Roberts	1509	1560	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

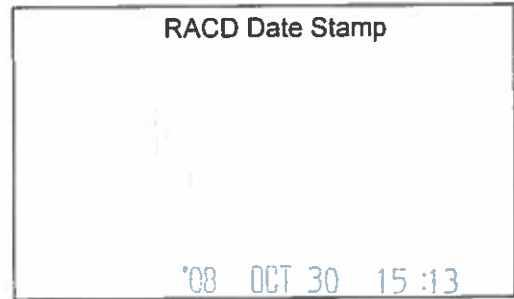
Address: 3003 Van Ness Street, N.W.

Signature: *Elizabeth Brookins*

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S808	Madeleine Touvenel	1217	1258	208(h)(2)
S813	Betty Edgehill	806	833	208(h)(2)
W217	David Kass	1137	1175	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

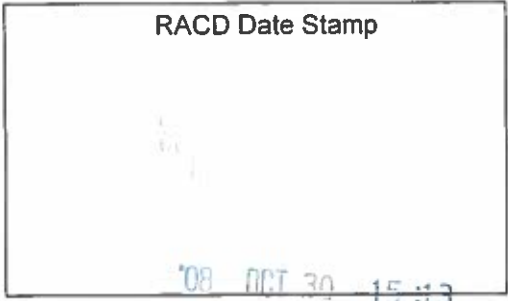
Signature: *Elizabeth Brook*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W306	Margaret Paul	918	949	208(h)(2)
W710	Francis Erdmann	1024	1058	208(h)(2)


Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

Signature: 

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
'08 OCT 30 15:12

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W522	John Page	1456	1505	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

Signature: *Elizabeth Brook*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smiti, Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 OCT 30 15:13

John Page
3003 Van Ness Street, N.W. Apt # W522
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:07/01/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,456 The increase in your rent charged is: \$ 49

Your new rent charged is: \$ 1,505 The effective date is: 10/01/2008

The basis of the increase in rent charged is as follows:

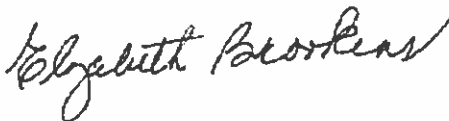
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



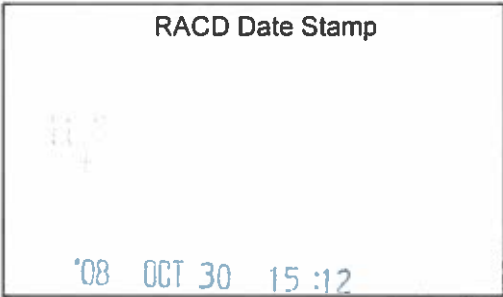
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S315	Embassy of China	2010	2118	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/24/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

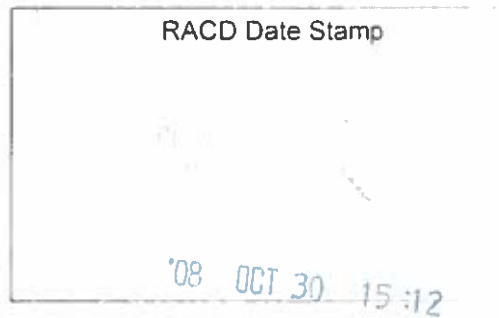
Signature: *Elizabeth Brook*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
 Housing Regulation Administration
 Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N W

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1029	Eleanore Allen	1962	2028	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

Signature: *Elizabeth Brookins*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 OCT 30 15:12

Eleanore Allen
3003 Van Ness Street, N.W. Apt # W1029
Washington, DC 20008

3003 Van Ness
Registration No & Date 39605235-11/07/1985
Date Of Notice 07/01/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,962 The increase in your rent charged is \$ 66
Your new rent charged is: \$ 2,028 The effective date is: 10/01/2008

The basis of the increase in rent charged is as follows:

- Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.
- Alternatively, a housing provider may seek an allowable increase under other provisions of the Act including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



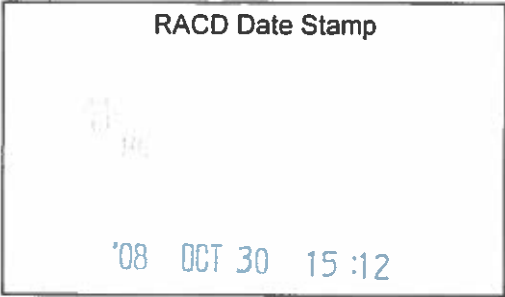
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W632	Charles Cassell	2848	2944	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

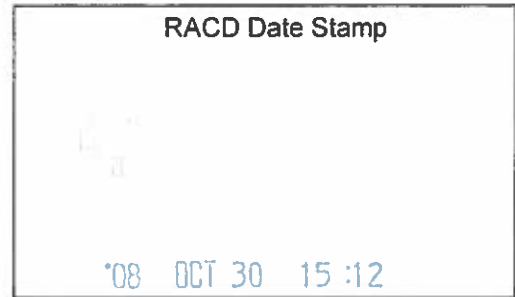
Signature: *Elizabeth Brookins*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S717	Carlton Westcott	930	961	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10 / 30 / 2008

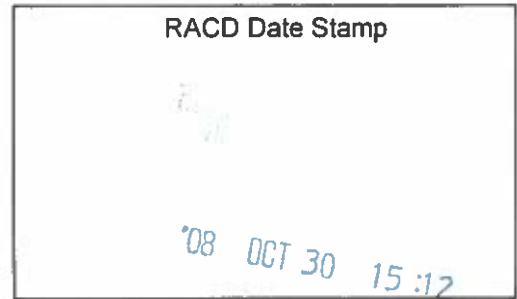
Signature: 

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
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Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S918	M. Gale Dugan	1091	1128	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

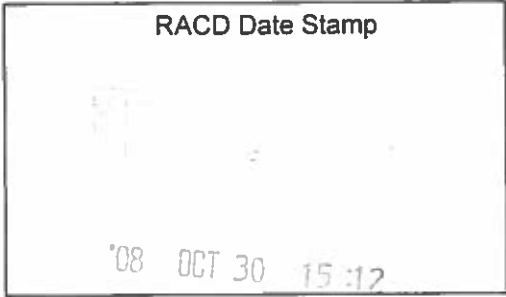
Signature: *Elizabeth Brookins*

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477**



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S103	Kevin E Sheperd	1699	1790	208(h)(2)
S105	Susie Scott	1202	1242	208(h)(2)
S107	Carroll & Ursel Kelley	1483	1533	208(h)(2)
S124	Jennifer Sawada, Khwng Mei Tan, Stephanie Reed	2520	2656	208(h)(2)
S201	Blanche Sussman	1135	1173	208(h)(2)
S204	Harry Herman	1348	1394	208(h)(2)
S206	Jessica Leonard	1637	1725	208(h)(2)
S215	Dorothea A. Nahm	1093	1130	208(h)(2)
S216	Cecilia Najera	797	840	208(h)(2)
S217	John Whitsitt & Paivi Salonen	1338	1410	208(h)(2)
S218	Embassy Of Bulgaria & Martin Marinov	1855	1955	208(h)(2)
S225	Elizabeth Frese	1223	1289	208(h)(2)
S305	Ina Goldsten	1725	1818	208(h)(2)
S311	Mary Byrd	1720	1778	208(h)(2)
S318	Sara Church	1920	2023	208(h)(2)
S320	Jan E. Vinicombe	1677	1734	208(h)(2)
S322	Irene McManus	863	892	208(h)(2)
S324	Lolita Lopez-Ceide & Lourdes Ceide	1110	1147	208(h)(2)
S401	Anita Sanders	1167	1206	208(h)(2)
S402	Czech Embassy	2241	2362	208(h)(2)
S406	Carol Woodard	750	775	208(h)(2)
S407	Michael Nieves	1705	1797	208(h)(2)
S408	Charles Keenum	1004	1038	208(h)(2)
S411	James E. Taylor	1765	1825	208(h)(2)
S415	Diane B. Arnold	1714	1806	208(h)(2)
S417	Jared & Bonnie Bomberg	1303	1373	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S422	Ruth Ann Pfeifer	863	892	208(h)(2)
S502	Juanita Harris	1608	1662	208(h)(2)
S503	Lonnie Sanders	1441	1489	208(h)(2)
S505	Susan Normand	1106	1143	208(h)(2)
S513	Eugene Dickerson, Jr.	1576	1630	208(h)(2)
S516	Jessica Ashley	1432	1509	208(h)(2)
S521	Ronald & Luzia Zisk	760	785	208(h)(2)
S523	Vietnam News Agency, To Xo	1825	1923	208(h)(2)
S525	Stanley Clasen	1167	1206	208(h)(2)
S609	Joan Headlee	863	892	208(h)(2)
S610	Nancy Roth	938	969	208(h)(2)
S611	Rebecca Collora & Jo Sciremammano	1825	1923	208(h)(2)
S612	Dorothy Fredley	1183	1223	208(h)(2)
S615	Lawrance Binda	1760	1855	208(h)(2)
S620	Kenneth E. Workman, Deborah Workman	1254	1296	208(h)(2)
S622	Gerald Elsen	863	892	208(h)(2)
S624	Carsten Brinkmann	2400	2529	208(h)(2)
S719	Robert Payne	1595	1649	208(h)(2)
S721	Shanthi Divakaran	1358	1431	208(h)(2)
S723	Leslie Gitleman	1102	1161	208(h)(2)
S820	Svetlana & Pavels Proskurovska	2160	2276	208(h)(2)
S822	Barbara Raskin	1579	1664	208(h)(2)
S902	Walter J. Kroeger	1214	1255	208(h)(2)
S904	Mary Fields	906	954	208(h)(2)
S907	Embassy of Bulgaria, Georgi & Iveta Georgiev	1915	2018	208(h)(2)
W101	Anna Kayser, Jacqueline Lucas, Sara Bronnenkant	2950	3109	208(h)(2)
W102	Robert D. Goodrich, Janet Cam	1109	1168	208(h)(2)
W107	Elad Shenfeld	1204	1269	208(h)(2)
W112	Susan M. Burke	1820	1918	208(h)(2)
W118	Karen Perry	924	973	208(h)(2)
W121	Jamie Alba & Sandra Herrera-Gil	1548	1631	208(h)(2)
W123	William & Ruth Hayden	906	936	208(h)(2)
W127	Kyle Bailey & Michael Zottarelli	1811	1908	208(h)(2)
W129	Brenda Small	1528	1610	208(h)(2)
W131	Abla Majaj	1734	1827	208(h)(2)
W201	Mary Bailey	2703	2794	208(h)(2)
W202	John Price	1963	2029	208(h)(2)
W204	Rose Jones & LaShonia Richardson	887	934	208(h)(2)
W210	Lynn Soukup	1397	1472	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W212	Eileen Dent	906	937	208(h)(2)
W215	Ruth R. Hartl	973	1006	208(h)(2)
W220	Aaron Jacob	1462	1540	208(h)(2)
W221	Alexander Schoening	1785	1881	208(h)(2)
W228	Brian Lederer	2710	2856	208(h)(2)
W229	Paul Pinard & Norsiah Sumardi	1157	1219	208(h)(2)
W233	Leah Seigle, Mitchell Stern & Kelly Robinson	2695	2840	208(h)(2)
W302	Vandel Peresleny	1243	1285	208(h)(2)
W312	Lisa Politzer, Theresa Kliczewski	1735	1828	208(h)(2)
W314	Ann Fudjak	906	936	208(h)(2)
W316	Joel & Elizabeth Corona	1846	1945	208(h)(2)
W319	Manuel Schiffres	1588	1673	208(h)(2)
W322	Barbara Heindel	1111	1148	208(h)(2)
W323	Herbert Johnson	1680	1770	208(h)(2)
W327	Ann Lenney	1664	1753	208(h)(2)
W329	Neal Campblin	1904	2006	208(h)(2)
W330	Edna S. Patch	1075	1111	208(h)(2)
W331	Arlene Billings	924	973	208(h)(2)
W413	Bulgarian Embassy, Neli Bilgarian, Ivan Berievski	1741	1835	208(h)(2)
W417	Judy Buelow	1893	1995	208(h)(2)
W419	Kevin Thompson	1254	1321	208(h)(2)
W421	Patrick Conway and Heather Healy	1620	1707	208(h)(2)
W422	Senga Howat	1288	1331	208(h)(2)
W429	Jane Wallace	1375	1421	208(h)(2)
W430	Lillian Joice	917	948	208(h)(2)
W501	Annetta Toni Yager	1335	1380	208(h)(2)
W506	Raj Chhikara	1730	1823	208(h)(2)
W514	Charity Scholz & Michael Dunn	1805	1902	208(h)(2)
W520	Mary Anne McGavish	906	937	208(h)(2)
W525	Lillian Cardash	823	851	208(h)(2)
W527	Catherine Green	2067	2178	208(h)(2)
W528	Geraldine Gardner, Peter Paul	2486	2571	208(h)(2)
W533	Nona Ransom	2465	2598	208(h)(2)
W601	Lauren Miller, Kathleen McGown & Kara Kenyon	3015	3177	208(h)(2)
W605	Inez R. Arrendell	924	973	208(h)(2)
W609	Sarah Ackerman, Julie Hyman, Autumn Moran	2075	2187	208(h)(2)
W613	Julie Schimel	1771	1866	208(h)(2)
W614	Vickie Vaughan	1892	1994	208(h)(2)
W630	Susan Mirvus	1276	1344	208(h)(2)
W707	Marcelle Houle	1136	1197	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W708	Stephen Gilson, Shereth Gilson	1722	1814	208(h)(2)
W709	Douglas Klusmeyer	2285	2408	208(h)(2)
W711	Betty Freeman	921	952	208(h)(2)
W717	Wanda Brown	1854	1954	208(h)(2)
W722	Nina Finston	1440	1517	208(h)(2)
W728	Mark Bruzonsky	1626	1713	208(h)(2)
W732	Sarah Goldberg	1426	1474	208(h)(2)
W804	Gloria Feldman, Henry Feldman	1756	1815	208(h)(2)
W805	Dana Stockbridge	1135	1196	208(h)(2)
W815	Earl Blake	1377	1423	208(h)(2)
W816	Dana Khries	1770	1865	208(h)(2)
W819	Reva, Deidra & Carole Squire	1800	1897	208(h)(2)
W821	Xavier Rousset and Valentine Panel	1750	1844	208(h)(2)
W824	Norma Schulman	1251	1293	208(h)(2)
W827	Rick Dahnke	1725	1818	208(h)(2)
W828	Barbara A. McNamara	2787	2881	208(h)(2)
W902	Francine Ostrower	2126	2240	208(h)(2)
W904	David Cheng	1715	1807	208(h)(2)
W911	Frank Buentello	1004	1038	208(h)(2)
W914	Alessandro Legrottag, Elvira Morella	1731	1824	208(h)(2)
W916	Elona Evans-McNeill	1540	1623	208(h)(2)
W921	Robert Lee	1609	1695	208(h)(2)
W926	Linda Kontnier	956	1007	208(h)(2)
W927	Ashley Becker, Marlo Salaita	1986	2093	208(h)(2)
W929	Embassy Of Bulgaria	1809	1906	208(h)(2)
W930	Chary Annaberdiev, Maia Annaberdyeve	1800	1897	208(h)(2)
W932	Herb Ernst	1530	1582	208(h)(2)
S1002	Ohlbaum, Daniel	1167	1207	208(h)(2)
S1006	David & Margot Wilson	1405	1452	208(h)(2)
S1016	Lillian Richardson	764	789	208(h)(2)
S1101	Roselle Abramson	1190	1230	208(h)(2)
S1106	Lynn Zablotsky	1312	1382	208(h)(2)
S1108	James & Ursula Lewis	1004	1038	208(h)(2)
S1111	Charles Potter	1072	1108	208(h)(2)
S1112	Isabel Albornes	1890	1992	208(h)(2)
S1116	Kimberly Medland	1535	1617	208(h)(2)
S1119	Joshua Senavoe	1619	1706	208(h)(2)
S1122	Radja Mitra, Teodoro Zaltsman	1512	1593	208(h)(2)
S1123	Yvette Parron	1033	1088	208(h)(2)
S1124	Craig Little	2074	2185	208(h)(2)
W1001	Henry Brylawski	1543	1595	208(h)(2)
W1003	Jennifer Blasko	1508	1589	208(h)(2)
W1005	Sylvia Yeado	1135	1173	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1011	Ahmed Mortaji	1652	1741	208(h)(2)
W1021	Diana D. Clark	906	936	208(h)(2)
W1023	Karen S. Gilgoff, Jerome Fountain	1231	1297	208(h)(2)
W1026	Elizabeth Jacobson	938	969	208(h)(2)
W1033	Tamara Solyanyk	3110	3277	208(h)(2)
W1114	Tony Lybek	1638	1726	208(h)(2)
W1115	Harriet Freedman	1105	1142	208(h)(2)
W1121	Robin Levenston	1910	2013	208(h)(2)
W1126	Alfredo Baldini	1745	1839	208(h)(2)
W1128	Liliane Weinrob	2399	2480	208(h)(2)

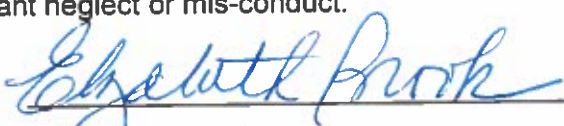
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 07/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 10/30/2008

Signature: 

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 OCT 30 15 :12

Kevin E Sheperd
3003 Van Ness Street, N.W. Apt # S103
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:07/01/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,699 The increase in your rent charged is: \$ 91
Your new rent charged is: \$ 1,790 The effective date is: 10/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 NOV 13 15 :07

Jacqueline Lucas & Sara Bronnenkant
 3003 Van Ness Street, N.W. Apt # S812
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1950

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1355	55	208(h)(2) - CPI-Based Increase	
10/01/2007	1429	74	208(h)(2) - CPI-Based Increase	
10/06/2007	1858	429	213(a)(2) - Vacancy High Comp.	001-S1015
10/31/2008	1950	92	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/15/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: [Signature]
 Date: 10/25/08

[Signature]

Tenant: [Signature]
 Date: 10/25/08

Owner/Agent
 Date: 10/31/08

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
'08 NOV 25 13:29

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate 11/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 11/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S116	Daniel Jones	1232	1298	208(h)(2)
S223	Cynthia Glasser	1562	1646	208(h)(2)
S403	Elizabeth Laurencin	1930	2034	208(h)(2)
S409	Bouchra Chemseddine	1840	1939	208(h)(2)
S812	Rebecca Greenstein, Danielle Porter	1858	1958	208(h)(2)
S824	Amanda Rogerson, Mary Howle	2591	2730	208(h)(2)
S910	Elaine Schenberg	1683	1740	208(h)(2)
S925	Ingeborg Johnson	1893	1995	208(h)(2)
W403	Denise Robinson	1384	1458	208(h)(2)
W408	Vietnam News Agency	2190	2308	208(h)(2)
W424	Daryl & Susan Khan	1582	1667	208(h)(2)
W508	Sean Wallace, Iden Baghdadchi, Daniel Ross	2324	2449	208(h)(2)
W515	Gladys Leithauser	1882	1983	208(h)(2)
W607	Jenny L. Grus	1333	1404	208(h)(2)
W905	Jeanne Smith, Raymond Branham	1841	1903	208(h)(2)
W915	Nathan Borgford-Parnell, Valkyrie Hanson	1970	2076	208(h)(2)
S1023	Gregory Ray	1947	2052	208(h)(2)
S1024	Fermin Vivanco & Maria Gonzalez	2611	2751	208(h)(2)
S1107	Emre Yurdakul	2022	2131	208(h)(2)
S1120	Staci Marcus & Joseph Spransy	2285	2408	208(h)(2)
W1107	Maria Bennaton	1440	1517	208(h)(2)
W1131	Frank Villari, Ryan Chie	2137	2252	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/01/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

NOV 25 2008

Date: _____

Signature: _____



Address: 3003 Van Ness Street, N.W.

Name Printed: _____

Elizabeth Brookins

Title: _____

Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 NOV 25 13 :29

Daniel Jones
3003 Van Ness Street, N.W. Apt # S116
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/01/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,232 The increase in your rent charged is: \$ 66

Your new rent charged is: \$ 1,298 The effective date is: 11/01/2008

The basis of the increase in rent charged is as follows:


Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dhra.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

AMENDED CERTIFICATE

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp

'08 NOV 25 13 :29

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 10/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W219	Deepti Aranake and Joseph Valenti	1795	1891	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 06/16/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

NOV 25 2008

Date: _____

Signature: _____

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: _____

Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

08 NOV 25 13 29

Deepti Aranake and Joseph Valenti
3003 Van Ness Street, N.W. Apt # W219
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:06/16/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,795 The increase in your rent charged is: \$ 96

Your new rent charged is: \$ 1,891 The effective date is: 10/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

B

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

05 NOV 25 2008

Matt Robbins
 3003 Van Ness Street, N.W. Apt # S321
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1435

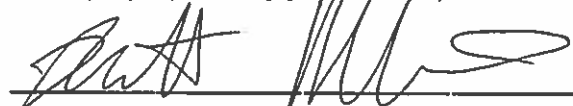
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/06/2006	1390	-235	N/A - Decrease	
06/01/2007	1466	76	208(h)(2) - CPI-Based Increase	
06/01/2008	1545	79	208(h)(2) - CPI-Based Increase	
10/22/2008	1710	165	213(a)(2) - Vacancy High Comp.	001-S621
11/01/2008	1435	-275	N/A - Decrease	

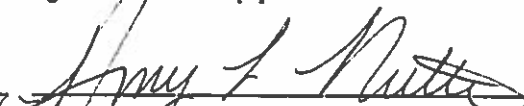
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/01/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant
 Date: 11/1/08



 Owner/Agent
 Date: 11/1/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

Xavier Roussett
3003 Van Ness Street, N.W. Apt # W1030
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1965

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/15/2006	1815	410	213(a)(1) - Vacancy	
06/01/2007	1915	100	208(h)(2) - CPI-Based Increase	
11/22/2008	1965	50	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are –
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 11/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

J. Paul

Samantha Summerville

Tenant

Owner/Agent

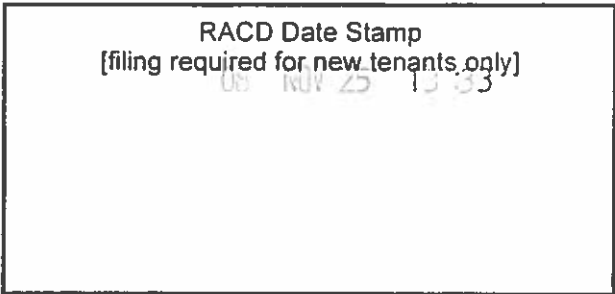
Date: 11/16/08

Date: 11/16/08

RACD Form 3 (rev 8/06)

ORA
11/16/08

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Sandra Lozano
 3003 Van Ness Street, N.W. Apt # S312
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1775

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1870	458	213(a)(1) - Vacancy	
10/28/2006	2335	465	213(a)(2) - Vacancy High Comp.	001-S1015
04/24/2007	1730	-605	N/A - Decrease	
05/01/2008	1823	93	208(h)(2) - CPI-Based Increase	
11/05/2008	1775	-48	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/24/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Sandra Lozano

Katrina

Tenant

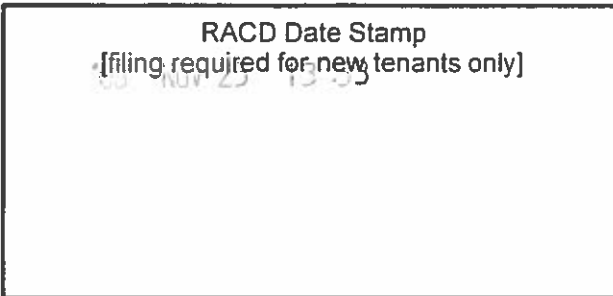
Owner/Agent

Date: 10/24/08

Date: 10/24/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



JB

Ilona Kadar
 3003 Van Ness Street, N.W. Apt # S1119
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1595

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2006	1535	110	213(a)(2) - Vacancy High Comp.	- 05/17/1996
10/01/2007	1619	84	208(h)(2) - CPI-Based Increase	
11/05/2008	1595	-24	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ilona Kadar

Samantha Summerville

Tenant

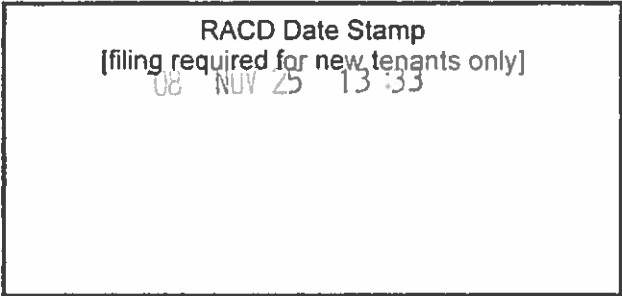
Owner/Agent

Date: 10/31/08

Date: 10/31/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



EB

Xavier Roussett
3003 Van Ness Street, N.W. Apt # W1030
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1965

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/15/2006	1815	410	213(a)(1) - Vacancy	
06/01/2007	1915	100	208(h)(2) - CPI-Based Increase	
11/22/2008	1965	50	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

J. Patel

Samantha Summerville

Tenant

Owner/Agent

Date: 11/16/08

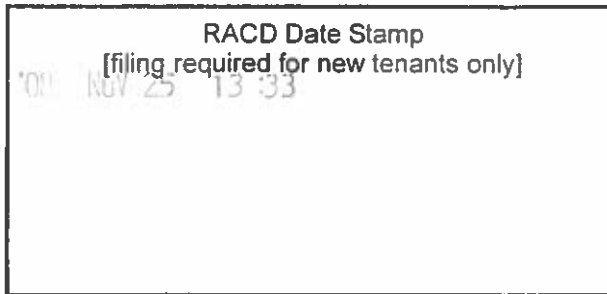
Date: 11/16/08

RACD Form 3 (rev 8/06)

XRA
11/16/08

48

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Ilona Kadar
3003 Van Ness Street, N.W. Apt # S1117
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1475

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1580	420	213(a)(2) - Vacancy High Comp.	S619
01/20/2007	1435	-145	N/A - Decrease	
05/31/2007	1540	105	213(a)(1) - Vacancy	
06/18/2008	1470	-70	N/A - Decrease	
11/14/2008	1475	5	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/14/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ilona Kadar

Samantha Summerille

Tenant

Owner/Agent

Date: 11/12/08

Date: 11/14/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]
 06 NOV 25 10:52

Dorothy Johnson
 3003 Van Ness Street, N.W. Apt # W909
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2210

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/01/2006	2095	190	213(a)(2) - Vacancy High Comp.	W309
11/01/2007	2210	115	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/17/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Dorothy Johnson

 Tenant

Kadvi

 Owner/Agent

Date: 11-03-08

Date: 11/14/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] 08 NOV 25 10 52

Marek Belka
3003 Van Ness Street, N.W. Apt # S420
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2320

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2006	1995	80	213(a)(2) - Vacancy High Comp.	S920
08/01/2007	2104	109	208(h)(2) - CPI-Based Increase	
08/01/2008	2175	71	208(h)(2) - CPI-Based Increase	
11/01/2008	2320	145	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/01/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

Tenant

[Signature]

Owner/Agent

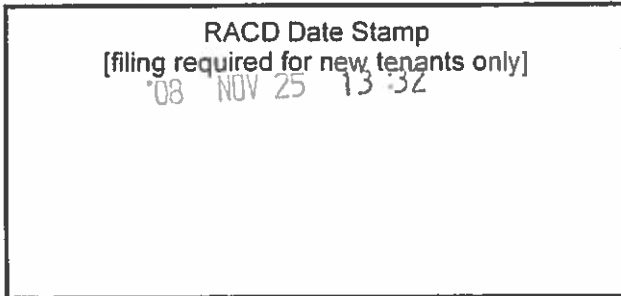
Date: 11/11/08

Date: 11/11/08

RACD Form 3 (rev 8/06)

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Himanshu Patel
3003 Van Ness Street, N.W. Apt # S116
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1530

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/01/2006	1168	168	206(b) - Annual CPI	
11/01/2007	1232	64	208(h)(2) - CPI-Based Increase	
11/01/2008	1530	298	213(a)(2) - Vacancy High Comp.	001-S621

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/01/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

HR Patel

Tenant

Samantha Summerelle

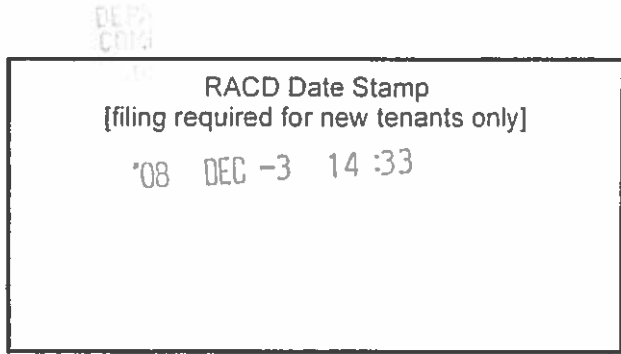
Owner/Agent

Date: 10/17/08

Date: 10/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Davina Miato
 3003 Van Ness Street, N.W. Apt # W725
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1560

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2006	1640	150	213(a)(2) - Vacancy High Comp.	W625
08/01/2008	1728	88	208(h)(2) - CPI-Based Increase	
11/28/2008	1560	-168	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/28/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Davina Miato

 Tenant
 Date: 11/28/08

Amy J. Nutter

 Owner/Agent
 Date: 11/28/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

'08 DEC -3 14:33

Amanda Matthews, Jaime Brown & Matthew
Woerman
3003 Van Ness Street, N.W. Apt # W301
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2838

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	2111	85	208(h)(2) - CPI-Based Increase	
08/01/2008	2183	72	208(h)(2) - CPI-Based Increase	
11/28/2008	2838	655	213(a)(2) - Vacancy High Comp.	001-W601

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/28/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: Amanda Matthews

Date: 11/26/08

Kadw

Tenant: Jaime Brown

Owner/Agent

Date: 11/26/08

Date:

11/26/08

Tenant: [Signature]

RACD Form 3 (rev 8/06)

Date: 11/28/08

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 DEC -3 14:33

AB

Davina Miato
 3003 Van Ness Street, N.W. Apt # W725
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1560

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2006	1640	150	213(a)(2) - Vacancy High Comp.	W625
08/01/2008	1728	88	208(h)(2) - CPI-Based Increase	
11/28/2008	1560	-168	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/28/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

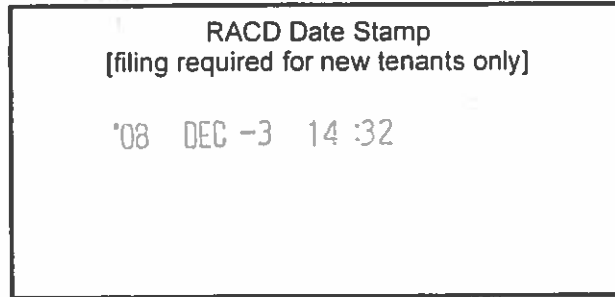
Davina Miato
 Tenant
 Date: 11/28/08

Amy J. Nutter
 Owner/Agent
 Date: 11/28/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Elizabeth Corona, Joel Corona
 3003 Van Ness Street, N.W. Apt # W510
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2105

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/29/2006	2166	758	213(a)(2) - Vacancy High Comp.	W310
11/03/2006	2105	-61	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are --
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 11/03/2008 by [check as applicable] delivery to tenant [X] in person [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Corona

Tenant

Owner/Agent

Date:

Date:

12/3/2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 DEC -3 14 :32

Embassy of Bulgaria
 3003 Van Ness Street, N.W. Apt # W929
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2015

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1715	100	208(h)(2) - CPI-Based Increase	
10/01/2007	1809	94	208(h)(2) - CPI-Based Increase	
10/01/2008	1906	97	208(h)(2) - CPI-Based Increase	
11/26/2008	2015	109	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.






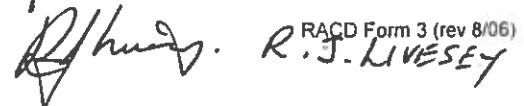
Tenant

Owner/Agent

Date: 25 Nov. 2008

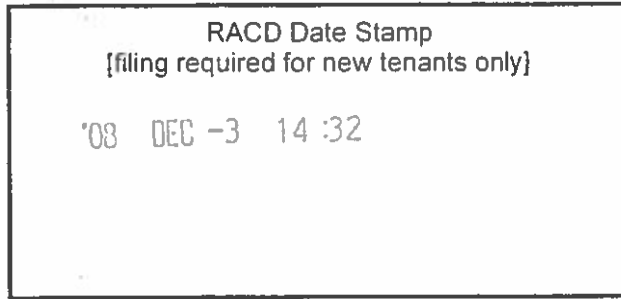
Date: 11/24/08


 26 Nov 2008


 26 NOV 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Martin Melecky
3003 Van Ness Street, N.W. Apt # S718
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1940

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2006	1930	230	213(a)(2) - Vacancy High Comp.	W317
08/01/2007	1970	40	208(h)(2) - CPI-Based Increase	
11/27/2008	1940	-30	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 11/27/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature] 4/23/09
Tenant

[Signature: Samantha Summitt]
Owner/Agent

Date: _____

Date: 11/23/08

[Signature]
1/23/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Dale C. Wilson
3003 Van Ness Street, N.W. Apt # W905
Washington, DC 20008

9B

RACD Date Stamp
[filing required for new tenants only]

'08 DEC 30 13:16

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1850

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2006	1779	104	208(h)(2) - CPI-Based Increase	
11/01/2007	1841	62	208(h)(2) - CPI-Based Increase	
12/06/2008	1850	9	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/06/2008 by [check as applicable] delivery to tenant [*] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Dale C. Wilson

Samantha Summerille

Tenant

Owner/Agent

Date:

11/13/08

Date:

11/13/08

RACD Form 3 (rev 8/06)

HW 11.13.08

js

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

08 DEC 31 13:16

RACD Date Stamp
 [filing required for new tenants only]

Christina Schlecht
 3003 Van Ness Street, N.W. Apt # W423
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1840

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1802	105	208(h)(2) - CPI-Based Increase	
10/01/2007	1901	99	208(h)(2) - CPI-Based Increase	
11/24/2007	2091	190	213(a)(1) - Vacancy	
12/30/2008	1840	-251	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/30/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

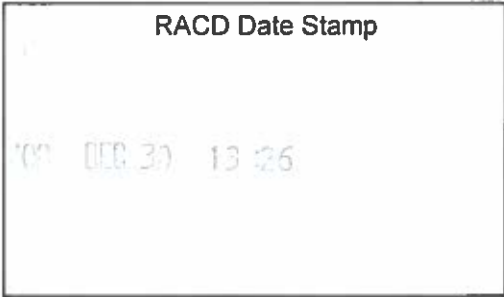
C. Sult _____ *Samantha Sumnerville* _____

Tenant _____ Owner/Agent _____
 Date: 12/01/08 _____ Date: 12/01/08 _____

RACD Form 3 (rev 8/06)

Rent
12/01/08

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 12/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 12/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S418	Snjezana Sucin	1882	1983	208(h)(2)
S621	Laurie Chamberlain	1891	1993	208(h)(2)
S704	Valerie Cerra	1697	1788	208(h)(2)
S816	CompHealth Medical Staffing	1758	1852	208(h)(2)
W326	Andrew L. Morrison	1386	1460	208(h)(2)
W406	Jeff Schmidt	1671	1761	208(h)(2)
W423	Laura George, Alexander Karpinski	2091	2203	208(h)(2)
W433	Ingrid van Tuinen, Patrick Allen	3296	3473	208(h)(2)
W602	Francois Van Laethem & Joanna Hull	2257	2378	208(h)(2)
W604	Drs. Brita Fritsch and Janine Reis	2046	2156	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/27/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

DEC 30 2008

Date: _____

Signature:

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DEC 30 13:26

Snjezana Sucin
3003 Van Ness Street, N.W. Apt # S418
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/27/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,882 The increase in your rent charged is: \$ 101

Your new rent charged is: \$ 1,983 The effective date is: 12/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



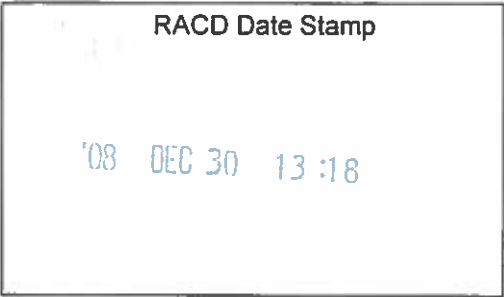
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 12/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 12/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W406	Jeff Schmidt	1671	1727	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/27/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: DEC 30 2008

Signature:

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

*08 DEC 30 13:18

Jeff Schmidt
3003 Van Ness Street, N.W. Apt # W406
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/27/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,671 The increase in your rent charged is: \$ 56

Your new rent charged is: \$ 1,727 The effective date is: 12/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dhra.dc.gov.



Signature of Owner/Agent

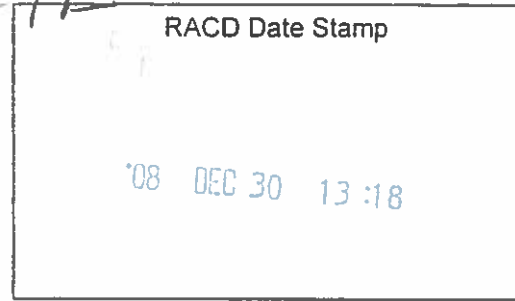
Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

AMENDED CERTIFICATE

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 08/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S414	Stephan Loyka & Erin Pollock	1883	1984	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 05/16/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: DEC 30 2008

Signature: 

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

** Amending Tenant name and correct rent charge # 5414*

JP

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

08 DEC 30 13:15

RACD Date Stamp
[filing required for new tenants only]

Michael Sides
3003 Van Ness Street, N.W. Apt # W414
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2020

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1905	225	213(a)(2) - Vacancy High Comp.	S412
07/01/2007	1915	10	208(h)(2) - CPI-Based Increase	
07/01/2008	2018	103	208(h)(2) - CPI-Based Increase	
12/17/2008	2020	2	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/17/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

W. J. A. Sides

Tenant

Date: 12-17-08

Samantha Summerville

Owner/Agent

Date: 12.17.08

RACD Form 3 (rev 8/06)

fb

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEC 30 2008

RACD Date Stamp
 [filing required for new tenants only]

Timothy Shorrock
 3003 Van Ness Street, N.W. Apt # W418
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1798

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1524	9	213(a)(2) - Vacancy High Comp.	S415
01/01/2007	1618	94	208(h)(2) - CPI-Based Increase	
01/01/2008	1706	88	208(h)(2) - CPI-Based Increase	
12/23/2008	1798	92	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/23/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

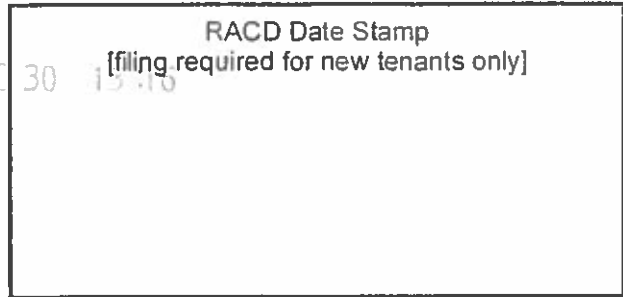
Tenant *Tim in San*
 Date: *12-12-08*

[Signature]
 Owner/Agent
 Date: *12/12/08*

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

08 DEC 30 15:18



98

Cedric Malicet
 3003 Van Ness Street, N.W. Apt # W1011
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1940

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1566	91	208(h)(2) - CPI-Based Increase	
10/01/2007	1652	86	208(h)(2) - CPI-Based Increase	
10/01/2008	1741	89	208(h)(2) - CPI-Based Increase	
12/20/2008	1940	199	213(a)(2) - Vacancy High Comp.	001-W611

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 12/20/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date: 12-20-08

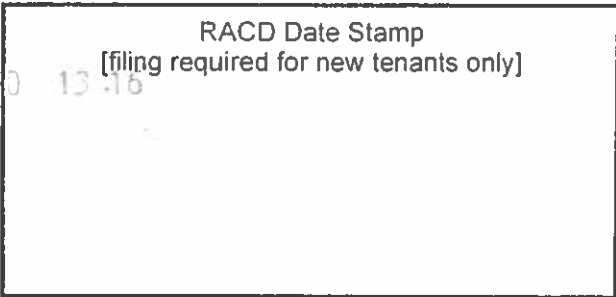
Owner/Agent

Date: 12/20/08

CB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

'08 DEC 30 13:16



Shibani Nag
 3003 Van Ness Street, N.W. Apt # S1017
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1635

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1667	67	208(h)(2) - CPI-Based Increase	
10/01/2007	1758	91	208(h)(2) - CPI-Based Increase	
05/13/2008	1635	-123	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Shibani Nag

Tenant

Date: 12/16/08

[Signature]

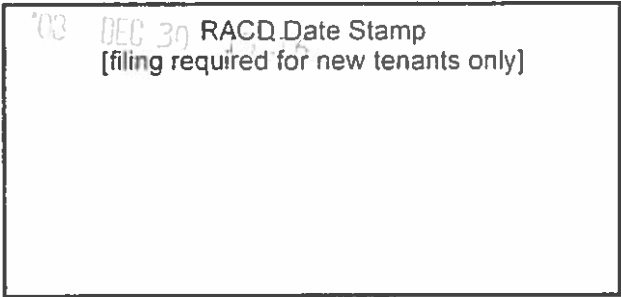
Owner/Agent

Date: 12/16/08

RACD Form 3 (rev 8/06)

B

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Catherine O'Toole
 3003 Van Ness Street, N.W. Apt # S313
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1695

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/22/2006	1800	334	213(a)(1) - Vacancy	
08/16/2007	1705	-95	N/A - Decrease	
09/01/2008	1797	92	208(h)(2) - CPI-Based Increase	
12/12/2008	1695	-102	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/12/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Catherine O'Toole

Kadon

Tenant

Owner/Agent

Date: 12.11.08

Date: 12/11/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
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HB

Catherine O'Toole
3003 Van Ness Street, N.W. Apt # S313
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1695

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/22/2006	1800	334	213(a)(1) - Vacancy	
08/16/2007	1705	-95	N/A - Decrease	
09/01/2008	1797	92	208(h)(2) - CPI-Based Increase	
12/12/2008	1695	-102	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/12/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Catherine O'Toole

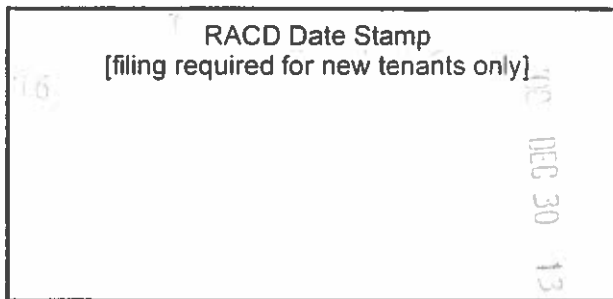
Tenant
Date: 12.11.08

Kadru

Owner/Agent
Date: 12/11/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Shibani Nag
 3003 Van Ness Street, N.W. Apt # S1017
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1635

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1667	67	208(h)(2) - CPI-Based Increase	
10/01/2007	1758	91	208(h)(2) - CPI-Based Increase	
05/13/2008	1635	-123	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/20/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Shibani Nag

Tenant

Date: 12/05/08

Karim

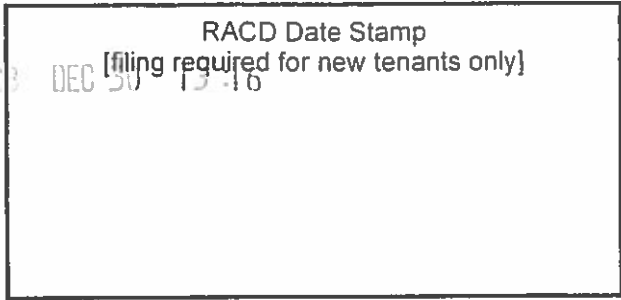
Owner/Agent

Date: 12/10/08

RACD Form 3 (rev 8/06)

4b

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Saurabh Rohatgi
3003 Van Ness Street, N.W. Apt # S723
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1509

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1045	42	208(h)(2) - CPI-Based Increase	
10/01/2007	1102	57	208(h)(2) - CPI-Based Increase	
10/01/2008	1161	59	208(h)(2) - CPI-Based Increase	
12/10/2008	1509	348	213(a)(2) - Vacancy High Comp.	001-S1023

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 12/10/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

Tenant
Date: 12/05/08

[Signature]

Owner/Agent
Date: 12/11/08

RACD Form 3 (rev 8/06)

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
HOLIDAY

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
08 JAN 25 14 :30

Diana Shkreli, Shaghayegh Ramezani
3003 Van Ness Street, N.W. Apt # S109
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1930

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/05/2005	1370	186	213(a)(2) - Vacancy High Comp.	S809
08/01/2005	1405	35	206(b) - Annual CPI	
07/01/2006	1597	192	213(a)(2) - Vacancy High Comp.	S809
10/01/2007	1652	55	208(h)(2) - CPI-Based Increase	
01/05/2008	1930	278	213(a)(2) - Vacancy High Comp.	001-S403

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Diana Shkreli 1-508

Tenant Shaghayegh Ramezani

Owner/Agent

Date: 12/21/07

Date: 1/2/08

RACD Form 3 (rev 8/06)

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
HOUSING

AP

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
'08 JAN 25 14 :30

Stephen Tom
3003 Van Ness Street, N.W. Apt # S1014
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1985

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1730	100	206(b) - Annual CPI	
05/30/2007	1985	255	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/04/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant

Owner/Agent

Date: 12/10/07

Date: 12/10/07

RACD Form 3 (rev 8/06)

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

gb

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
'08 JAN 25 14:30

S. Dorfman, S. Weinstein, J. Weinstein (guarantor)
3003 Van Ness Street, N.W. Apt # W1125
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1729

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1490	100	213(a)(1) - Vacancy	
06/01/2007	1572	82	208(h)(2) - CPI-Based Increase	
01/10/2008	1729	157	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/10/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature] 1/10/08

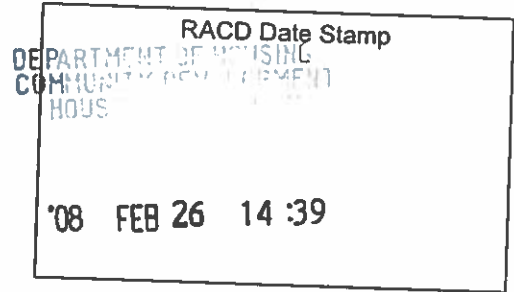
[Signature]

Tenant

Date: *[Signature]* 1/07/08

Ow 1/10/08

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 02/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 02/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W912	Chinese Embassy	1610	1698	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 11/26/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: FEB 26 2008
Address: 3003 Van Ness Stree, N.W.

Signature: *Elizabeth Brookins*
Name Printed: Elizabeth Brookins
Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT
HOUSING

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 FEB 26 14 :39

Chinese Embassy
3003 Van Ness Street, N.W. Apt # W912
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:11/26/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,610 The increase in your rent charged is: \$ 88
Your new rent charged is: \$ 1,698 The effective date is: 02/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



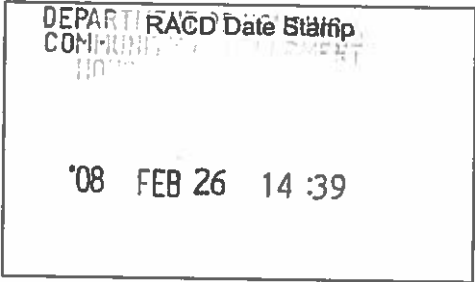
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 02/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 02/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S208	Laura Vila	1519	1602	208(h)(2)
S209	Hilary Parrish Abel	1730	1825	208(h)(2)
S423	Embassy of Ukraine / Denys Sheibut	1455	1535	208(h)(2)
S506	Jamie Orowitz	1609	1697	208(h)(2)
S509	Chinese Embassy	1749	1845	208(h)(2)
S713	May Seckular	1258	1327	208(h)(2)
S801	Embassy Egypt, Gouda Mostafa	2384	2515	208(h)(2)
S809	Ali Yuksel	1371	1446	208(h)(2)
S908	Sarah Ruck	1510	1593	208(h)(2)
W111	Ziv Ben Tzour	1291	1362	208(h)(2)
W130	Joshua Silva, Lynn Asaro	1885	1988	208(h)(2)
W321	Onur Oktay & Yulianti Elsa	1393	1469	208(h)(2)
W426	Chinese Embassy	1705	1798	208(h)(2)
W723	Chinese Embassy	1640	1730	208(h)(2)
W917	Chinese Embassy	1705	1798	208(h)(2)
W1113	Jennifer Book	1766	1863	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
H1

Date of service of notice: 11/26/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

'08 FEB 26 14 :40

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

FEB 26 2008

Date: _____

Signature: _____



Address: 3003 Van Ness Street, N.W.

Name Printed: _____

Elizabeth Brookins

Title: _____

Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT
HOUSING

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 FEB 26 14 :40

Laura Vila
3003 Van Ness Street, N.W. Apt # S208
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:11/26/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,519 The increase in your rent charged is: \$ 83

Your new rent charged is: \$ 1,602 The effective date is: 02/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

96

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

RACD Date Stamp
[filing required for new tenants only]

'08 FEB 26 14:37

Inayat Delawala
3003 Van Ness Street, N.W. Apt # S1121
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:


The current rent charged is \$ 1600

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:


Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2006	1630	190	213(a)(1) - Vacancy	
08/08/2006	1793	163	213(a)(1) - Vacancy	
02/15/2008	1600	-193	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 02/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant



 Owner/Agent

Date: 2/14/08

Date: 2/14/08

RACD Form 3 (rev 8/06)

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
'08 FEB 26 14:37

Yahia Amehraye
3003 Van Ness Street, N.W. Apt # S921
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525.

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1260	110	206(b) - Annual CPI	
03/01/2006	1505	245	213(a)(2) - Vacancy High Comp.	S116
04/01/2007	1568	63	208(h)(2) - CPI-Based Increase	
02/04/2008	1525	-43	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/04/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Handwritten Signature]

Tenant

[Handwritten Signature]

Owner/Agent

Date: 02-05-2008

Date: **FEB 26 2008**

RACD Form 3 (rev 8/06)

BB

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT
HOUSING

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

08 FEB 26 14 38

Neeru Arora
3003 Van Ness Street, N.W. Apt # S616
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1385

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/08/2006	1496	391	213(a)(2) - Vacancy High Comp.	001-S1017
11/01/2007	1578	82	208(h)(2) - CPI-Based Increase	
02/03/2008	1385	-193	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 02/03/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

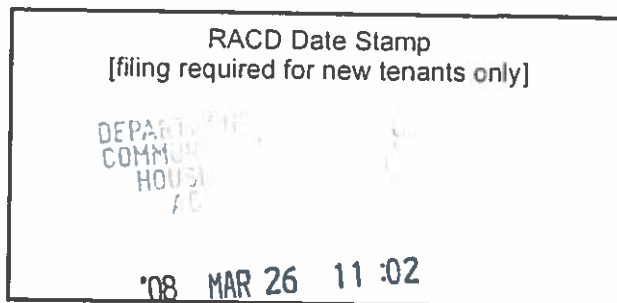
Tenant Neeru Arora
Date: 02/03/08

[Signature]
Owner/Agent
Date: 2/5/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Abdulaziz Almansouri Saood Abdulra AL
 3003 Van Ness Street, N.W. Apt # S905
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1847

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1751	71	208(h)(2) - CPI-Based Increase	
10/01/2007	1847	96	208(h)(2) - CPI-Based Increase	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 02/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Edgatah M. Brooks

Tenant

Owner/Agent

Date: _____

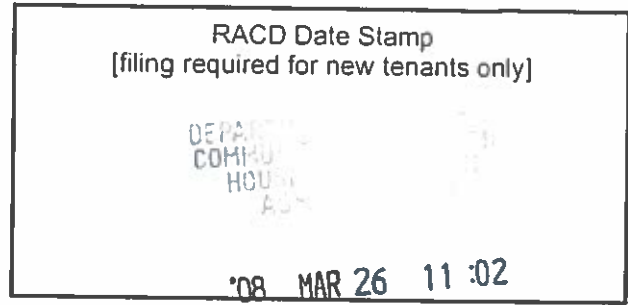
Date: _____

MAR 26 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Aika Yoshihara
 3003 Van Ness Street, N.W. Apt # W1103
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1550

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1285	35	213(a)(1) - Vacancy	
05/31/2006	1450	165	213(a)(2) - Vacancy High Comp.	001-W803
06/01/2007	1530	80	208(h)(2) - CPI-Based Increase	
02/29/2008	1550	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth M. Brooks

Tenant

Owner/Agent

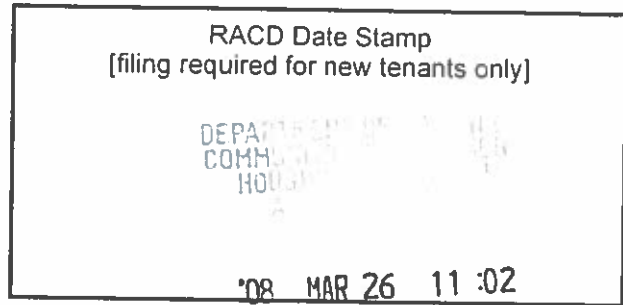
Date:

Date:

MAR 26 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Sonya Blesser Jeff Streeter
 3003 Van Ness Street, N.W. Apt # W801
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 3160

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/15/2006	2520	190	213(a)(1) - Vacancy	
11/17/2006	2878	358	213(a)(2) - Vacancy High Comp	001-W601
02/16/2008	3160	282	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth M. Bork

Tenant

Owner/Agent

MAR 26 2008

Date:

Date:

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp

DEPAR
CONM
HOUS

Certificate of Notice of Increase in Rent Charged '08 MAR 26 11:07

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 03/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 03/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S210	Meredith Gitangu, Anthony Gitangu	1827	1927	208(h)(2)
S310	Jeremy Thompson/Drew Hoffman	1624	1713	208(h)(2)
S515	Gloria Beck	1139	1201	208(h)(2)
S607	Derin Gursoy	1786	1884	208(h)(2)
S805	Ruth Rose	1476	1557	208(h)(2)
S810	Kenneth Spurr, Denise Gibbons	1610	1698	208(h)(2)
S912	Moshe Burstin	1564	1650	208(h)(2)
W125	Cindy Nadeau & Tracy Burnette	1384	1460	208(h)(2)
W208	Sharon Buck	1818	1917	208(h)(2)
W218	Florina Tanase	1869	1971	208(h)(2)
W304	Rodrigo Silva	1630	1719	208(h)(2)
W318	Embassy of the Chinese Republic	1768	1865	208(h)(2)
W320	Mark Bryan & Erin Clay	1846	1947	208(h)(2)
W325	Silvia Savich	1220	1287	208(h)(2)
W505	Timothy Walker	1571	1657	208(h)(2)
W526	Sharon Cantelon	1457	1537	208(h)(2)
W617	Majid Joneidi & Parisa Meisami	1731	1826	208(h)(2)
W619	Chinese Embassy, Jie Liu	1784	1882	208(h)(2)
W702	Kevin Kieffer	1535	1619	208(h)(2)
W803	Thomas Trimbur	1545	1629	208(h)(2)
W901	Jin Li	2500	2637	208(h)(2)
W918	Cicile Viboud & Bernard Lafont	1658	1749	208(h)(2)
W931	Edward Sair	2137	2254	208(h)(2)
S1011	Jessica Semler	1634	1723	208(h)(2)
S1105	Embassy Of Egypt/I. Soliman, H. Elshafii & S. Salam	1542	1626	208(h)(2)
S1113	Dino Sadikovic	1549	1634	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1004	Robert Gropp	1980	2088	208(h)(2)
W1015	Embassy Of Tunisia	1671	1762	208(h)(2)
W1020	David Edelstein	1860	1962	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 12/21/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

MAR 26 2008

Date: _____

Signature: _____

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: _____

Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DEPT
COMM
HOUS
AD

'08 MAR 26 11:07

Meredith Gitangu, Anthony Gitangu
3003 Van Ness Street, N.W. Apt # S210
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:12/21/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,827 The increase in your rent charged is: \$ 100
Your new rent charged is: \$ 1,927 The effective date is: 03/01/2008

The basis of the increase in rent charged is as follows:

- Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.
- Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.

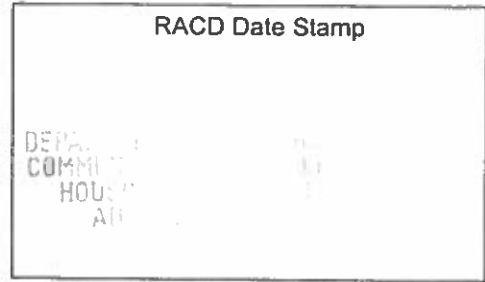
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

08 MAR 26 11:07

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 03/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 03/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W208	Sharon Buck	1818	1881	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 12/21/2007 Service completed by [check one] --

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: MAR 26 2008

Signature: *Elizabeth M Brookins*

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

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HOUSING
A1

'08 MAR 26 11 :07

Sharon Buck
3003 Van Ness Street, N.W. Apt # W208
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:12/21/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,818 The increase in your rent charged is: \$ 63
Your new rent charged is: \$ 1,881 The effective date is: 03/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

DEPARTMENT OF HOUSING
 COMMUNITY DEVELOPMENT

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 APR 11 11:48

Alejandro Uffelmann Marcela Peralta
 3003 Van Ness Street, N.W. Apt # S714
 Washington, DC 20008

Registration No : 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1885




The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/18/2006	1780	170	213(a)(2) - Vacancy High Comp.	001-S412
08/10/2007	1885	105	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/07/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

 Tenant 3/7/08 3/7/08 Owner/Agent APR 11 2008
 Date: _____ Date: _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF HOUSING
 COMMUNITY DEVELOPMENT
 RACD Date Stamp
 [filing required for new tenants only]
 '08 APR 11 11:48

Isabel Contreras
 3003 Van Ness Street, N.W. Apt # S303
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1349	105	206(b) - Annual CPI	
07/01/2006	1695	346	213(a)(2) - Vacancy High Comp.	S703
03/08/2008	1730	35	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 206(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 03/17/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant _____ Owner/Agent _____
 Date: 07/03/2008 Date: 3/7/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING
COMMISSION

RACD Date Stamp
[filing required for new tenants only]

'08 APR 11 11:48

Embassy Egypt, Ali Yehia
3003 Van Ness Street, N.W. Apt # W802
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2140

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/07/2005	1650	542	213(a)(2) - Vacancy High Comp	W702
10/01/2006	1752	102	208(h)(2) - CPI-Based Increase	
06/25/2007	2140	388	213(a)(2) - Vacancy High Comp	001-W602

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: [Signature] Owner/Agent: Elizabeth Brook
 Date: 3-22-08 Date: APR 11 2008

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

DEPT
COMM
DATE

RACD Date Stamp
'08 APR 17 14 :05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W328	Florence Rossi	2305	2385	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

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Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Florence Rossi
3003 Van Ness Street, N.W. Apt # W328
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,305 The increase in your rent charged is: \$ 80

Your new rent charged is: \$ 2,385 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

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RACD Date Stamp

'08 APR 17 14 :05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S711	Edward Cavanaugh, Laurie Voss	1975	2083	208(h)(2)
S821	Terry Buss	1219	1286	208(h)(2)
W328	Florence Rossi	2305	2431	208(h)(2)


Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

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Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 APR 17 14 35

Edward Cavanaugh, Laurie Voss
3003 Van Ness Street, N.W. Apt # S711
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,975 The increase in your rent charged is: \$ 108

Your new rent charged is: \$ 2,083 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.

Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

DEPT OF
CONSUMER
AFFAIRS

RACD Date Stamp

'08 APR 17 14 :05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W507	Alfonso Hinton	1047	1084	208(h)(2)

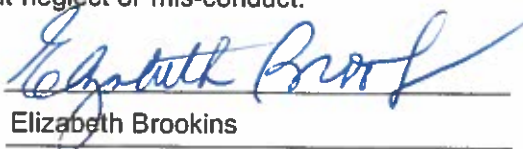
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

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Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 APR 17 14 05

Alfonso Hinton
3003 Van Ness Street, N.W. Apt # W507
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,047 The increase in your rent charged is: \$ 37

Your new rent charged is: \$ 1,084 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

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RACD Date Stamp

'08 APR 17 14 :05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W933	Reginald & M. Linden Griffith	3203	3315	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: _____

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: _____

Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

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Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 APR 17 14:05

Reginald & M. Linden Griffith
3003 Van Ness Street, N.W. Apt # W933
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 3,203 The increase in your rent charged is: \$ 112
Your new rent charged is: \$ 3,315 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

- Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.
- Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

_____	_____	\$ _____
section of Act	type of increase	increase authorized
_____	_____	_____
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct. You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent Archstone Communities LLC Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

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RACD Date Stamp
'08 APR 17 14:05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W833	Pilar Laugel	2386	2469	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPT.
COMMUN.
HOP.
Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
08 APR 17 14 05

Pilar Laugel
3003 Van Ness Street, N.W. Apt # W833
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,386 The increase in your rent charged is: \$ 83

Your new rent charged is: \$ 2,469 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



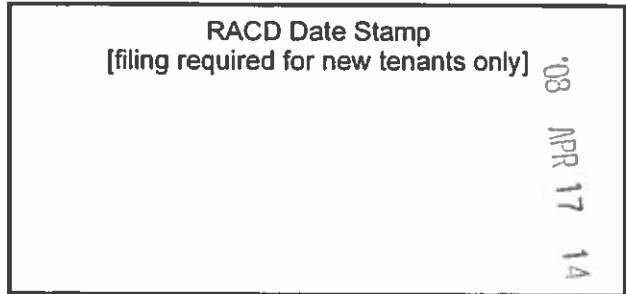
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



DEPT
 COM
 HO

Leslie Atherholt
 3003 Van Ness Street, N.W. Apt # S515
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1481

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	841	22	206(b) - Annual CPI	
10/01/2006	876	35	208(h)(2) - CPI-Based Increase	
02/22/2007	1139	263	213(a)(2) - Vacancy High Comp.	001-S1015
03/27/2008	1481	342	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/27/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant _____ Owner/Agent _____
 Date: _____ Date: _____

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

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COM-1

RACD Date Stamp

08 APR 17 14 :04

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S106	Vincent Hill	1765	1862	208(h)(2)
S203	Chandra Teitscheid	1550	1635	208(h)(2)
S207	Arnola Reilly	1729	1824	208(h)(2)
S323	Matthew Eckel	1645	1735	208(h)(2)
S405	Alex Shpurov, Polina Shpurov	1650	1740	208(h)(2)
S804	Dahlia Sokolov	1880	1983	208(h)(2)
S920	Martin J. Rosenblum	1907	2010	208(h)(2)
S922	Sara M. Sywulka & Sarah Luster	1615	1703	208(h)(2)
W110	Daryl Kahn	1557	1641	208(h)(2)
W128	Hugo Oliveira	2501	2637	208(h)(2)
W317	Kelly Finnegan-Mbeleg	1917	2022	208(h)(2)
W511	Lebanese Embassy, Carla Jazzar	1747	1843	208(h)(2)
W618	Daniel Murray, Ryan Strandlund, James Ward	1665	1756	208(h)(2)
W925	Shyamal Chowdhury	1215	1280	208(h)(2)
S1004	Franck Amyot	1638	1728	208(h)(2)
S1015	Elizabeth Moody	2365	2495	208(h)(2)
S1104	Allison Davis	2080	2194	208(h)(2)
S1110	Kathryn Danbeck	1625	1714	208(h)(2)
S1118	Efe Poturoglu. Laetilia Girault	1750	1845	208(h)(2)
W1008	Li Nan	1876	1978	208(h)(2)
W1108	Dorin Popa	2147	2265	208(h)(2)
W1111	Vernice Holt	1624	1713	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1117	Rebekah Bina	1473	1554	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: _____

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

DEPAR
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HO

RACD Date Stamp

'08 APR 17 14 :05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1130	Aaron Griffith	1605	1693	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/23/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEF
CON
HCU

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Accommodations and Conversion Division

'08 APR 17 10:40 AM

Aaron Griffith
3003 Van Ness Street, N.W. Apt # W1130
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/23/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,605 The increase in your rent charged is: \$ 88
Your new rent charged is: \$ 1,693 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

- Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.
- Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

DEPT
COMM

RACD Date Stamp
 '08 APR 17 14 :05

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W211	M. Dolores Gibbons	1630	1687	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 01/14/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 17 2008

Signature: _____

~~APR 17 2008~~



Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: _____

Rent Control Administrator

DELIVER
COMPLIANCE
HOUSING

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

08 APR 17 14:05

M. Dolores Gibbons
3003 Van Ness Street, N.W. Apt # W211
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:01/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,630 The increase in your rent charged is: \$ 57
Your new rent charged is: \$ 1,687 The effective date is: 04/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.

Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Disclosure of Basis of Rent Charged

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DERACD Date Stamp ^{ING}
[filling required for new tenants only]

'08 MAY -1 14 :35

Briana Wilson
3003 Van Ness Street, N.W. Apt # S416
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1470

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/11/2005	1405	150	206(b) - Annual CPI	
09/01/2006	1492	87	208(h)(2) - CPI-Based Increase	
12/14/2006	1496	4	213(a)(1) - Vacancy	
01/01/2008	1578	82	208(h)(2) - CPI-Based Increase	
04/05/2008	1470	-108	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(e)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

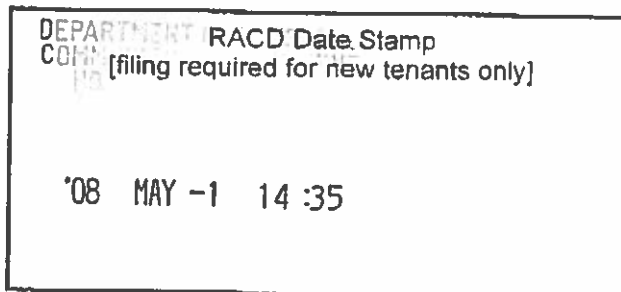
Tenant Briana Wilson Owner/Agent [Signature]
 Date: 4/4/08 Date: 4/4/08

RACD Form 3 (rev 8/06)

Disclosure of Basis of Rent Charged

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Ramtin Rohani
3003 Van Ness Street, N.W. Apt # S306
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1370

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	1495	95	206(b) - Annual CPI	
07/28/2006	1605	110	213(a)(1) - Vacancy	
07/27/2007	1625	20	213(a)(1) - Vacancy	
04/01/2008	1370	-255	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change In Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant
Date: 03/31/08

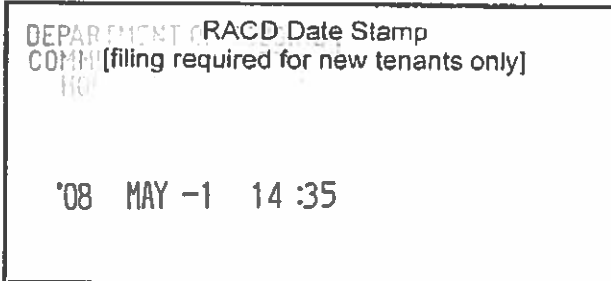
Owner/Agent
Date: 3/31/08

RACD Form 3 (rev 8/06)

Disclosure of Basis of Rent Charged

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Christine Cotter Caitlin Douglas
3003 Van Ness Street, N.W. Apt # W910
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1249

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	883	25	206(b) - Annual CPI	
10/01/2006	920	37	208(h)(2) - CPI-Based Increase	
10/01/2007	970	50	208(h)(2) - CPI-Based Increase	
04/11/2008	1249	279	213(a)(2) - Vacancy High Comp.	001-W510

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/11/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Christine Cotter 4/11

[Signature]

Tenant Caitlin Douglas 4/11/08

Owner/Agent

Date: _____

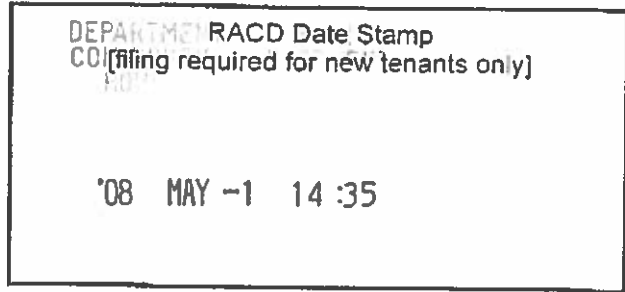
Date: 4/11/08

RACD Form 3 (rev 8/06)

Disclosure of Basis of Rent Charged

AB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Alyssa Palaganas
3003 Van Ness Street, N.W. Apt # W925
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1580

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2006	1166	81	206(b) - Annual CPI	
04/01/2007	1215	49	208(h)(2) - CPI-Based Increase	
04/01/2008	1280	65	208(h)(2) - CPI-Based Increase	
04/10/2008	1580	300	213(a)(2) - Vacancy High Comp	001-W625

* The most commonly used types of increases and the sections of the Act on which they are based are -

206(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/10/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

Tenant

[Signature]

Owner/Agent

Date: 4/10/08

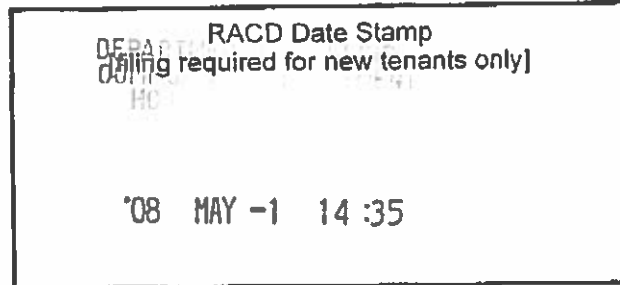
Date: 4/10/08

RACD Form 3 (rev 8/06)

B

Disclosure of Basis of Rent Charged

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Mary Clare Fleury and Andrew Glover
3901 Davis Place NW Apt # 302
Washington, DC 20007

Registration No.: 45980

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	1830	540	213(a)(2) - Vacancy High Comp.	03^ 201
05/06/2006	1770	-160	N/A - Decrease	
09/09/2006	1625	-145	N/A - Decrease	
05/26/2007	1585	-30	N/A - Decrease	
04/05/2008	1805	124	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/05/2008 by [check as applicable] delivery to tenant [X] in person [] at unit with person of suitable age & discretion/ [] mail.



Egyptuth Brooks

Tenant

Owner/Agent

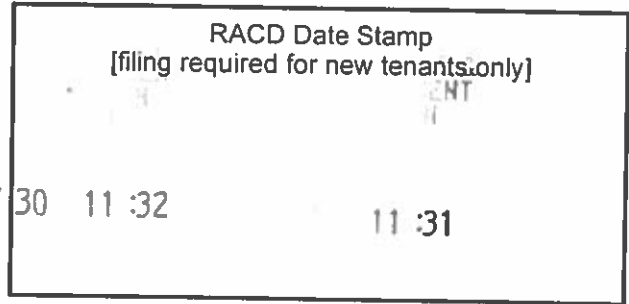
MAY 01 2007

Date:

Date:

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Joyce schneider Michael Schneider
 3003 Van Ness Street, N.W. Apt # W610
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2223

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/29/2005	1838	223	213(a)(2) - Vacancy High Comp.	W410
08/01/2006	2545	707	213(a)(2) - Vacancy High Comp.	W810
08/07/2006	2021	-524	N/A - Decrease	
12/15/2006	2223	202	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brook

Tenant

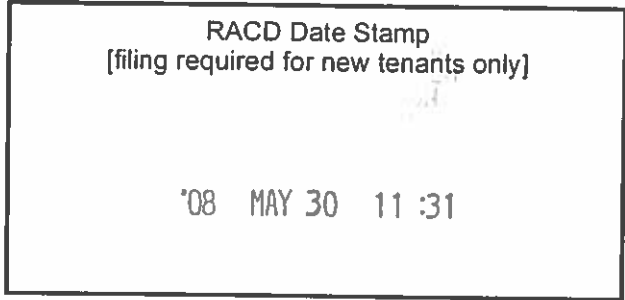
Owner/Agent

Date:

Date:

MAY 30 2008

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Allison Greenwald Alan Greenwald
 3003 Van Ness Street, N.W. Apt # S219
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1495

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/16/2005	1345	20	213(a)(1) - Vacancy	
08/03/2007	1645	300	213(a)(2) - Vacancy High Comp.	001-S1017
05/01/2008	1495	-150	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brown

Tenant

Owner Agent

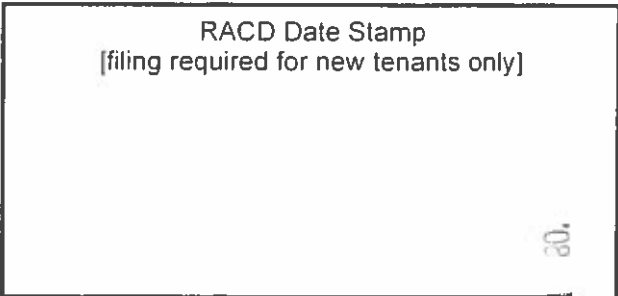
Date:

Date:

MAY 30 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Steven Hurviz Daniel Friedman
3003 Van Ness Street, N.W. Apt # S625
Washington, DC 20008

Registration No.: 39605235

MAY 29 13:30

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2655

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	2075	20	206(b) - Annual CPI	
07/01/2006	2200	125	213(a)(1) - Vacancy	
07/01/2007	2321	121	208(h)(2) - CPI-Based Increase	
04/30/2008	2655	334	213(a)(2) - Vacancy High Comp	001-S825

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 5/12/08 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date: 5/12/08

Owner/Agent

Date: MAY 29 2008

AB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

Steven Hurviz Daniel Friedman
3003 Van Ness Street, N.W. Apt # S625
Washington, DC 20008

Registration No.: 39605235

08 MAY 29 10:33

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2655

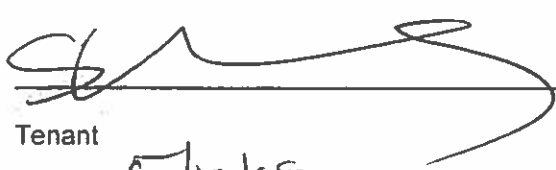
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	2075	20	206(b) - Annual CPI	
07/01/2006	2200	125	213(a)(1) - Vacancy	
07/01/2007	2321	121	208(h)(2) - CPI-Based Increase	
04/30/2008	2655	334	213(a)(2) - Vacancy High Comp	001-S825

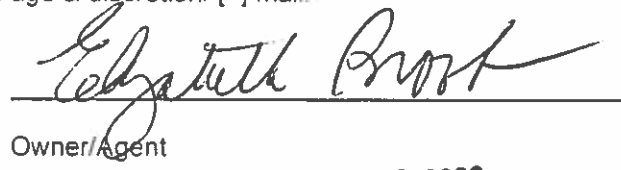
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 5/12/08 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant



Owner/Agent

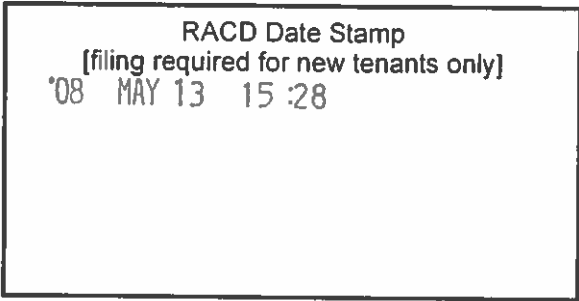
Date: 5/12/08

Date: **MAY 29 2008**

RACD Form 3 (rev 8/06)

DEPT.
COMPL.
HC

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



DanielCupeloRachelCupeloDaniellaGeonaChristinaclap

3003 Van Ness Street, N.W. Apt # W128
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2867

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2006	2400	150	213(a)(1) - Vacancy	
04/01/2007	2501	101	208(h)(2) - CPI-Based Increase	
04/27/2008	2867	366	213(a)(2) - Vacancy High Comp.	001-W928

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 04/27/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

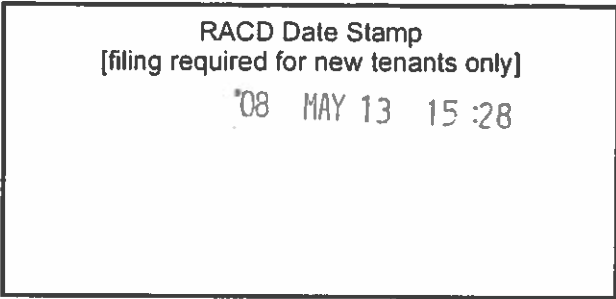


Elizabeth Park

Tenant _____
Date: _____

Owner/Agent _____
Date: MAY 13 2008

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Kathryn Townend Clayton Hollingsworth
 3003 Van Ness Street, N.W. Apt # S1001
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1555

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/10/2007	2437	562	213(a)(2) - Vacancy High Comp.	001-S701
04/26/2008	1555	-882	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elyse Brook

Tenant

Owner/Agent

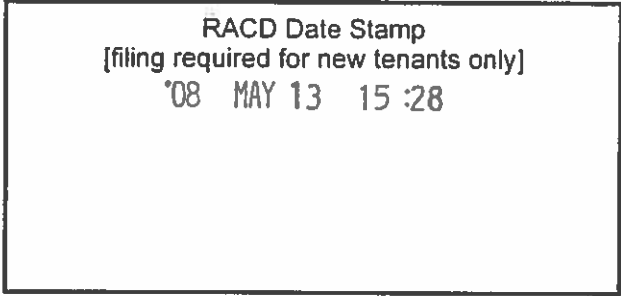
MAY 13 2008

Date: _____

Date: _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Kelly Bauhofer Alan Stewart
 3003 Van Ness Street, N.W. Apt # S810
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1770

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	929	25	206(b) - Annual CPI	
03/16/2006	1660	731	213(a)(2) - Vacancy High Comp.	001-S710
02/23/2007	1610	-50	N/A - Decrease	
04/19/2008	1770	160	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/19/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.



Elizabeth Brook

Tenant

Owner/Agent

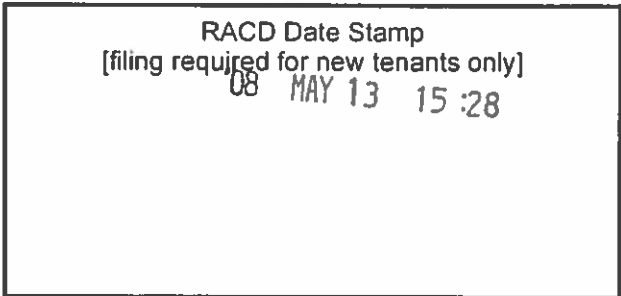
MAY 13 2008

Date: _____

Date: _____

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Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Steven Hurviz Daniel Friedman
3003 Van Ness Street, N.W. Apt # S625
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2655

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	2075	20	206(b) - Annual CPI	
07/01/2006	2200	125	213(a)(1) - Vacancy	
07/01/2007	2321	121	208(h)(2) - CPI-Based Increase	
04/30/2008	2655	334	213(a)(2) - Vacancy High Comp.	001-S825

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/30/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



[Handwritten Signature]

Tenant

Owner/Agent

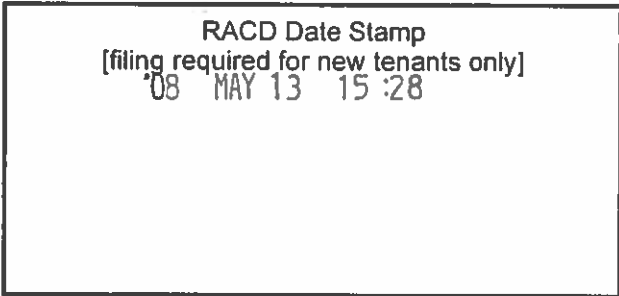
MAY 19 2008

Date: _____

Date: _____

DEPA
COMF
FOI

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Kevin Sullivan Brian Lange
3003 Van Ness Street, N.W. Apt # S404
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/24/2005	1495	56	206(b) - Annual CPI	
08/01/2005	1605	110	213(a)(2) - Vacancy High Comp.	S804
04/21/2007	1915	310	213(a)(2) - Vacancy High Comp.	001-S1104
04/26/2008	1800	-115	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/26/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.



Elizabeth Brook

Tenant

Owner/Agent

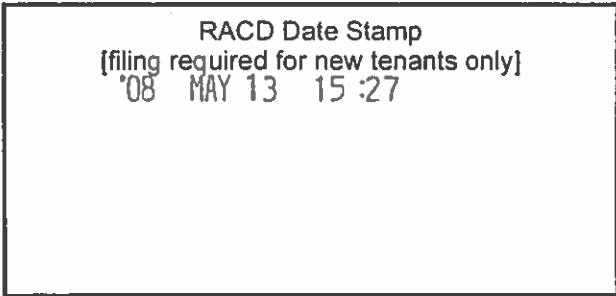
MAY 13 2008

Date: _____

Date: _____

DEPT
COMM
HC

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Jonh Swain
3003 Van Ness Street, N.W. Apt # S317
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1270

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1235	100	206(b) - Annual CPI	
08/01/2006	1323	88	206(b) - Annual CPI	
08/01/2007	1395	72	208(h)(2) - CPI-Based Increase	
08/22/2007	1455	60	213(a)(1) - Vacancy	
04/29/2008	1270	-185	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brown

Tenant

Owner/Agent

Date: _____

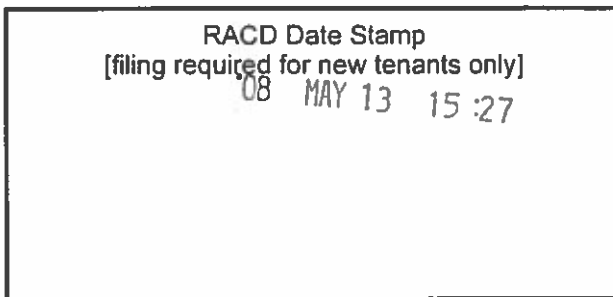
Date: _____

MAY 13 2008

RACD Form 3 (rev 8/06)

DEPT. OF
COMMUNITY
HO.

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Carol Olausen
3003 Van Ness Street, N.W. Apt # W603
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1480

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/15/2006	1525	315	213(a)(1) - Vacancy	
09/01/2007	1608	83	208(h)(2) - CPI-Based Increase	
04/21/2008	1480	-128	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/21/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brook
Owner/Agent
MAY 13 2008

Tenant _____

Date: _____

Owner/Agent _____

Date: _____

RACD Form 3 (rev 8/06)

DEPT. OF
COMM.
DC

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
'08 MAY 13 15:27

Jennifer Lo Shawn Case
3003 Van Ness Street, N.W. Apt # W120
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1885

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1514	44	206(b) - Annual CPI	
07/21/2006	1685	171	213(a)(2) - Vacancy High Comp.	001-S1015
08/01/2007	1760	75	208(h)(2) - CPI-Based Increase	
04/30/2008	1885	125	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/30/2008 by [check as applicable] delivery to tenant [X] in person / [] by unit with person of suitable age & discretion / [] mail.



Elizabeth Brook

Tenant

Owner/Agent

MAY 13 2008

Date: _____

Date: _____

DEPART
COMM
HC

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
'08 MAY 13 15:27

Chasity Lomax Carson Lomax
3003 Van Ness Street, N.W. Apt # S819
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1275	70	206(b) - Annual CPI	
06/01/2006	1377	102	206(b) - Annual CPI	
06/01/2007	1453	76	208(h)(2) - CPI-Based Increase	
12/06/2007	1758	305	213(a)(2) - Vacancy High Comp.	001-S816
04/22/2008	1525	-233	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Forook

Tenant

Owner/Agent

MAY 13 2008

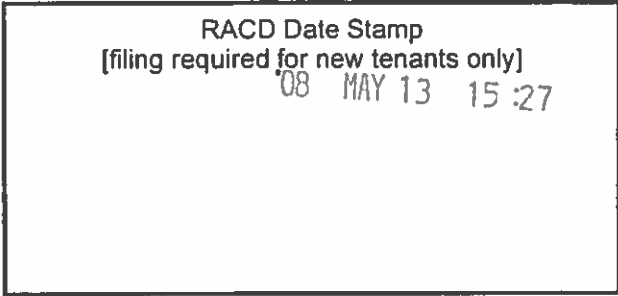
Date: _____

Date: _____

RACD Form 3 (rev 8/06)

DEPARTMENT OF
COMMUNITY DEVELOPMENT
HO

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Tamayo Ito
3003 Van Ness Street, N.W. Apt # S419
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1505

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2005	1230	50	213(a)(1) - Vacancy	
06/01/2006	1303	73	206(b) - Annual CPI	
06/01/2007	1375	72	208(h)(2) - CPI-Based Increase	
10/18/2007	1655	280	213(a)(2) - Vacancy High Comp.	001-S1017
04/16/2008	1505	-150	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Owner/Agent

Elizabeth Brook

Date:

Date:

MAY 13 2008

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 MAY 29 13:30

Chasity Lomax Carson Lomax
 3003 Van Ness Street, N.W. Apt # S819
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1275	70	206(b) - Annual CPI	
06/01/2006	1377	102	206(b) - Annual CPI	
06/01/2007	1453	76	208(h)(2) - CPI-Based Increase	
12/06/2007	1758	305	213(a)(2) - Vacancy High Comp.	001-S816
04/22/2008	1525	-233	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Chasity Lomax

Tenant

Elizabeth Frost

Owner/Agent

Date: 4/22/08

Date: MAY 29 2008

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Jonh Swain
3003 Van Ness Street, N.W. Apt # S317
Washington, DC 20008

RACD Date Stamp [filing required for new tenants only]

08
MAY 29 13:30

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1270


The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1235	100	206(b) - Annual CPI	
08/01/2006	1323	88	206(b) - Annual CPI	
08/01/2007	1395	72	208(h)(2) - CPI-Based Increase	
08/22/2007	1455	60	213(a)(1) - Vacancy	
04/29/2008	1270	-185	N/A - Decrease	

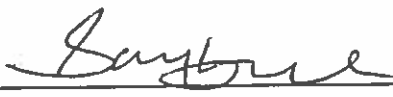
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant
 Date: 4/29/08

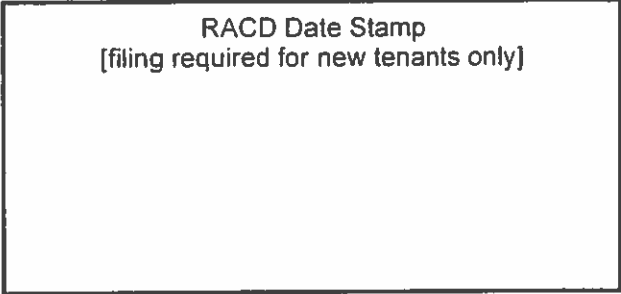


 Owner/Agent
 Date: 4/29/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Kathryn Townend Clayton Hollingsworth
3003 Van Ness Street, N.W. Apt # S1001
Washington, DC 20008

Registration No.: 39605235

08 MAY 29 13:29

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1555

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/10/2007	2437	562	213(a)(2) - Vacancy High Comp.	001-S701
04/26/2008	1555	-882	N/A - Decrease	

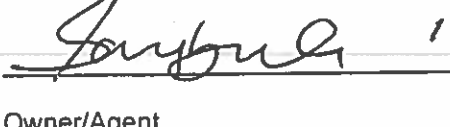
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant



Owner/Agent

Date: 4/26/08

Date: 4/26/08

RACD Form 3 (rev 8/06)

B

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
--

Kathryn Townend Clayton Hollingsworth
3003 Van Ness Street, N.W. Apt # S1001
Washington, DC 20008

Registration No.: 39605235

08
MAY 29 13:30

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1555

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/10/2007	2437	562	213(a)(2) - Vacancy High Comp.	001-S701
04/26/2008	1555	-882	N/A - Decrease	


* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant



Owner/Agent

Date: 4/26/08

Date: 4/26/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Jonh Swain
 3003 Van Ness Street, N.W. Apt # S317
 Washington, DC 20008

08 MAY 29 13:30

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1270


The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1235	100	206(b) - Annual CPI	
08/01/2006	1323	88	206(b) - Annual CPI	
08/01/2007	1395	72	208(h)(2) - CPI-Based Increase	
08/22/2007	1455	60	213(a)(1) - Vacancy	
04/29/2008	1270	-185	N/A - Decrease	

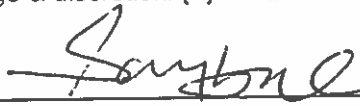
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/29/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

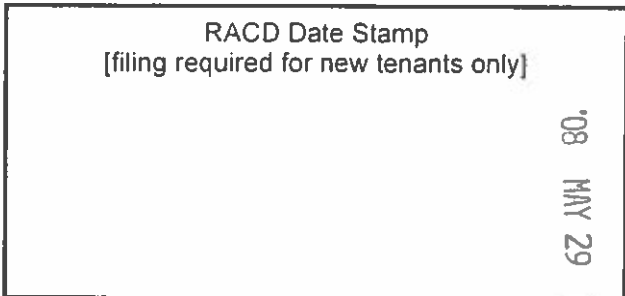


 Tenant
 Date: 4/29/08



 Owner/Agent
 Date: 4/29/08

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jennifer Lo Shawn Case
 3003 Van Ness Street, N.W. Apt # W120
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1885

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2005	1470	90	206(b) - Annual CPI	
01/01/2006	1514	44	206(b) - Annual CPI	
07/21/2006	1685	171	213(a)(2) - Vacancy High Comp.	001-S1015
08/01/2007	1760	75	208(h)(2) - CPI-Based Increase	
04/30/2008	1885	125	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

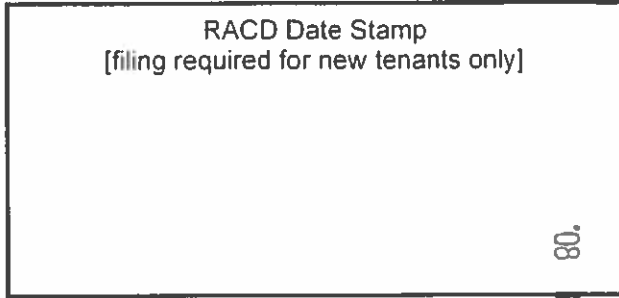
Disclosed to tenant on 4/30/08 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: _____ Date: 4.30.08
 Owner/Agent: _____ Date: 4/30/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Kevin Sullivan Brian Lange
3003 Van Ness Street, N.W. Apt # S404
Washington, DC 20008



08
MAY 29 13:31

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/24/2005	1495	56	206(b) - Annual CPI	
08/01/2005	1605	110	213(a)(2) - Vacancy High Comp	S804
04/21/2007	1915	310	213(a)(2) - Vacancy High Comp	001-S1104
04/26/2008	1800	-115	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Kevin Sullivan *Brian Lange* *Brian Lange* *Brian Lange*

Tenant

Owner/Agent

Date: _____

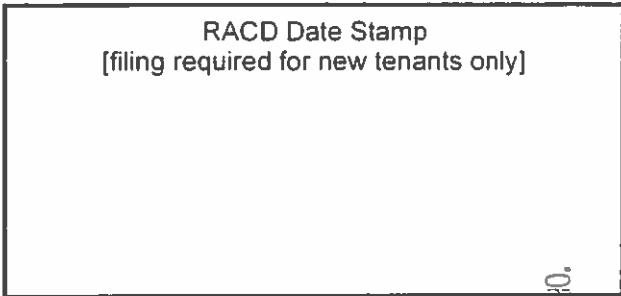
Date: 4/26/08

04/26/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Kevin Sullivan Brian Lange
3003 Van Ness Street, N.W. Apt # S404
Washington, DC 20008



Registration No.: 39605235

MAY 29 13:31

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

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Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/24/2005	1495	56	206(b) - Annual CPI	
08/01/2005	1605	110	213(a)(2) - Vacancy High Comp.	S804
04/21/2007	1915	310	213(a)(2) - Vacancy High Comp.	001-S1104
04/26/2008	1800	-115	N/A - Decrease	

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210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Kevin Sullivan [Signature] [Signature]

Tenant

Owner/Agent

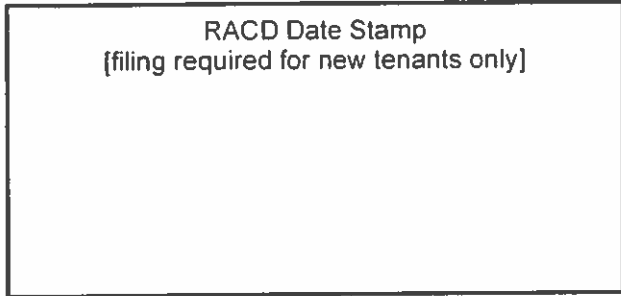
Date: _____

Date: 4/26/08

04/26/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Chasity Lomax Carson Lomax
 3003 Van Ness Street, N.W. Apt # S819
 Washington, DC 20008

Registration No.: 39605235

08 MAY 29 1330

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1275	70	206(b) - Annual CPI	
06/01/2006	1377	102	206(b) - Annual CPI	
06/01/2007	1453	76	208(h)(2) - CPI-Based Increase	
12/06/2007	1758	305	213(a)(2) - Vacancy High Comp.	001-S816
04/22/2008	1525	-233	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Chasity A Lomax

Tenant

Date: 4/22/08

Elizabeth Brook

Owner/Agent

Date: MAY 29 2008

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

RACD Date Stamp

'08 MAY 29 13:13

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 05/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 05/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S312	Sandra Gutierrez	1730	1823	208(h)(2)
S605	Masayuki Takeyama and Noriko Takeyama	1685	1775	208(h)(2)
S703	Rebecca Highsmith	1206	1271	208(h)(2)
S815	Rita Patel	1533	1615	208(h)(2)
W227	Sarah Marcinkus and Sarah McLamb	1985	2092	208(h)(2)
W416	Jessica Deskiewicz & Luis Castro	1740	1833	208(h)(2)
W622	Jason Skinder, Danielle Band	1790	1886	208(h)(2)
W626	Johny Chaklader, Blaine Messina	1870	1970	208(h)(2)
W714	John Tanner	1680	1770	208(h)(2)
W726	David Moore	1905	2007	208(h)(2)
W831	Bernadette Hence	1905	2007	208(h)(2)
W1019	Carl Mathews	1680	1770	208(h)(2)
W1116	Mark Bauder	1720	1812	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 02/22/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

MAY 29 2008

Date: _____

Signature: _____



Address: 3003 Van Ness Street, N.W.

Name Printed: _____

Elizabeth Brookins

Title: _____

Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

LEAD
COMPLIANCE
HOI

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

08 MAY 29 13:15

Sandra Gutierrez
3003 Van Ness Street, N.W. Apt # S312
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:02/22/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,730 The increase in your rent charged is: \$ 93
Your new rent charged is: \$ 1,823 The effective date is: 05/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



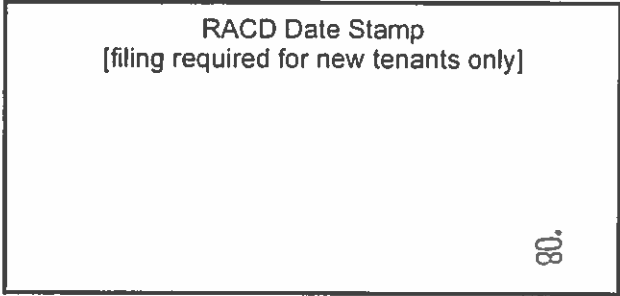
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Shara Chang, Jacinth Chang
 3003 Van Ness Street, N.W. Apt # S821
 Washington, DC 20008

Registration No.: 39605235

JUN -6 -9 :47

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1470

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1219	49	208(h)(2) - CPI-Based Increase	
04/01/2008	1286	67	208(h)(2) - CPI-Based Increase	
05/08/2008	1470	184	213(a)(2) - Vacancy High Comp.	001-S621

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/08/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

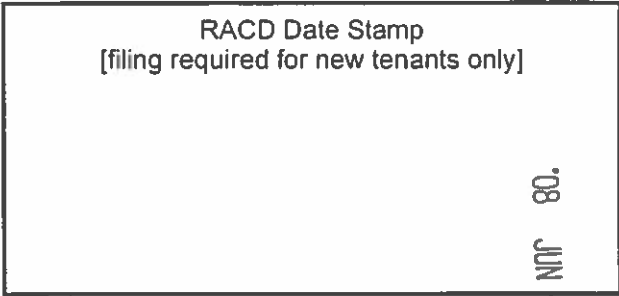


Elizabeth Brook
 Owner/Agent JUN 06 2008

Tenant _____
 Date: _____

Owner/Agent _____
 Date: _____

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Jennifer Mitzner Gregory Curtiss
3003 Van Ness Street, N.W. Apt # W618
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1756

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1790	20	206(b) - Annual CPI	
09/01/2006	1870	80	208(h)(2) - CPI-Based Increase	
03/02/2007	1665	-205	N/A - Decrease	
04/01/2008	1756	91	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/09/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brook

Owner/Agent

JUN 06 2008

Tenant _____

Date: _____

Date: _____

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Zeinab Adham
3003 Van Ness Street, N.W. Apt # S511
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1447

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1055	28	206(b) - Annual CPI	
10/01/2007	1113	58	208(h)(2) - CPI-Based Increase	
04/30/2008	1447	334	213(a)(2) - Vacancy High Comp.	001-S1015

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 05/06/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Powell

Owner/Agent

Tenant _____

Owner/Agent _____

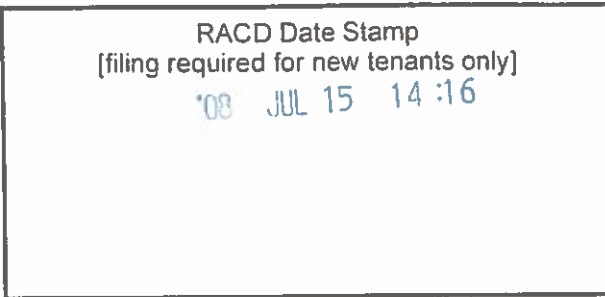
Date: _____

Date: _____

JUN 06 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Angela Malley
3003 Van Ness Street, N.W. Apt # W1017
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1750

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2006	1780	984	213(a)(2) - Vacancy High Comp.	S212
06/01/2007	1840	60	208(h)(2) - CPI-Based Increase	
06/01/2008	1939	99	208(h)(2) - CPI-Based Increase	
06/16/2008	1750	-189	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Broad

Tenant

Owner/Agent

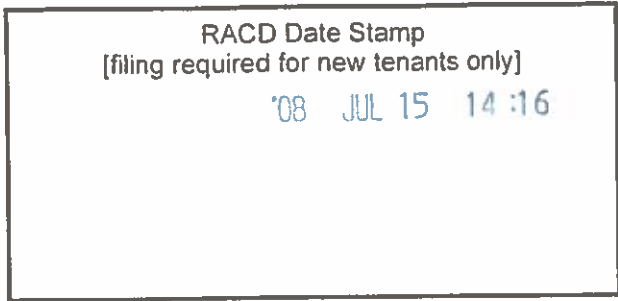
Date:

Date:

***JUL 15 2008**

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Sonja Olson, Kevin Spence
 3003 Van Ness Street, N.W. Apt # S915
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1775

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/29/2006	1708	394	213(a)(2) - Vacancy High Comp.	001-S1015
10/01/2007	1775	67	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brown

Tenant

Owner/Agent

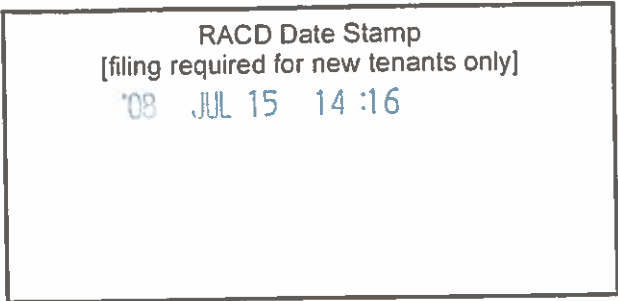
Date: _____

Date: _____

JUL 15 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Karen Quijano, James Johnson
3003 Van Ness Street, N.W. Apt # W225
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1645

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1700	170	213(a)(2) - Vacancy High Comp	W325
06/14/2008	1645	-55	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Boos

Tenant

Owner/Agent

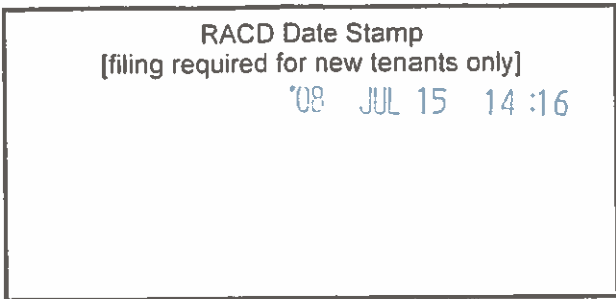
Date: _____

Date: _____

JUL 15 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Mark Bryan, Erin Clay
 3003 Van Ness Street, N.W. Apt # S1103
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/14/2006	1685	185	213(a)(2) - Vacancy High Comp.	001-S603
08/01/2007	1690	5	208(h)(2) - CPI-Based Increase	
06/14/2008	1525	-165	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Owner/Agent

Date:

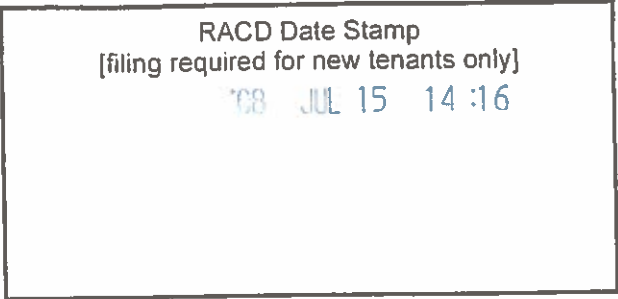
Date:

Elizabeth Brook

'JUL 15 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Ilker Senkaya, Selim Sekerci
 3003 Van Ness Street, N.W. Apt # W313
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1705

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1610	210	213(a)(1) - Vacancy	
06/01/2007	1699	89	208(h)(2) - CPI-Based Increase	
07/01/2008	1705	6	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/30/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Owner/Agent

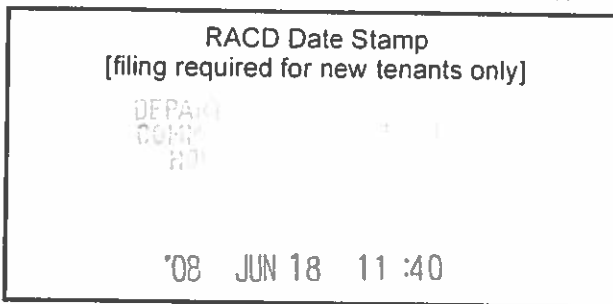
Date:

Date:

Elizabeth Brook

JUL 15 2008

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Lauren Merrell
3003 Van Ness Street, N.W. Apt # S617
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1540

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1475	405	206(b) - Annual CPI	
06/17/2006	1510	35	213(a)(1) - Vacancy	
07/01/2007	1593	83	208(h)(2) - CPI-Based Increase	
06/17/2008	1540	-139	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on _____ by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Lauren Merrell

Ashley...

Tenant

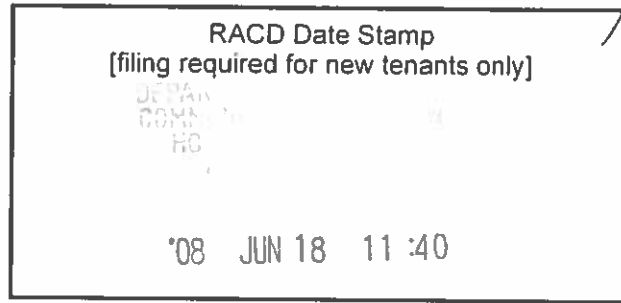
Owner/Agent

Date: 5/29/08

Date: 5/31/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Alan Alegardo & Nicholas Lynch
3003 Van Ness Street, N.W. Apt # W502
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2235

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1715	48	206(b) - Annual CPI	
10/01/2006	1787	72	208(h)(2) - CPI-Based Increase	
10/01/2007	1849	62	208(h)(2) - CPI-Based Increase	
05/23/2008	2235	386	213(a)(2) - Vacancy High Comp.	001-W602

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/23/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Handwritten Signature] _____ *[Handwritten Signature]* _____

Tenant

Owner/Agent

Date: 5/23/08

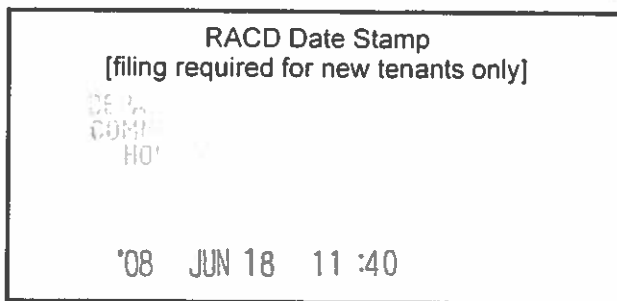
Date: 5/6/08

[Handwritten Signature]
5/23/08

RACD Form 3 (rev 8/06)

BB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Elysia Fedorczyk, Katie Shaw, Kathryn Foraker
 3003 Van Ness Street, N.W. Apt # S601
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2395

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/14/2006	2170	1026	213(a)(2) - Vacancy High Comp.	001-S801
06/01/2007	2289	119	208(h)(2) - CPI-Based Increase	
06/02/2007	2395	106	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 05/20/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant

Owner/Agent

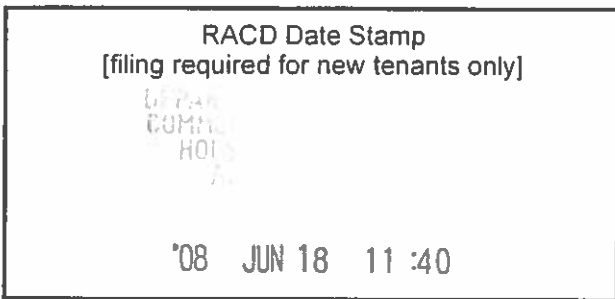
Date: 5/31/08

Date: 5/31/08

[Signature]

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jerrica Morris-Frazier
 3003 Van Ness Street, N.W. Apt # S517
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1600

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1245	105	213(a)(2) - Vacancy High Comp	S416
10/01/2006	1322	77	208(h)(2) - CPI-Based Increase	
10/01/2007	1394	72	208(h)(2) - CPI-Based Increase	
05/17/2008	1600	206	213(a)(2) - Vacancy High Comp.	001-S1017

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 16 05 08 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jerrica Morris-Frazier

Ashley Su

Tenant

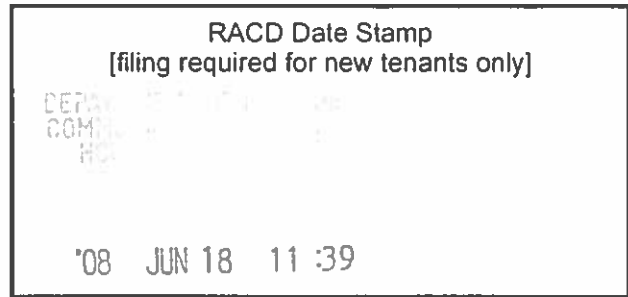
Owner/Agent

Date: 5-17-08

Date: 5/31/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Katrina Hernandez
 3003 Van Ness Street, N.W. Apt # W907
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1255

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	981	47	206(b) - Annual CPI	
03/04/2008	1255	274	213(a)(2) - Vacancy High Comp.	001-W407

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/28/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



[Handwritten Signature]

Tenant

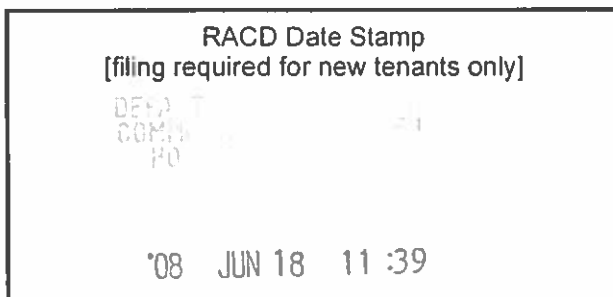
Owner/Agent

Date: _____

Date: JUN 18 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Lauren Driller
 3003 Van Ness Street, N.W. Apt # W612
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1787

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1608	100	206(b) - Annual CPI	
06/01/2007	1696	88	208(h)(2) - CPI-Based Increase	
05/28/2008	1787	91	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are –
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 05/28/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Edgar with Pro...

Tenant

Owner/Agent

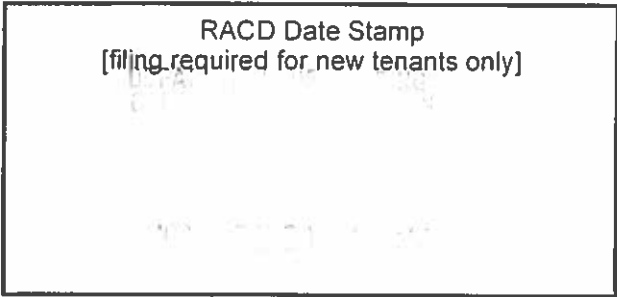
Date:

Date:

JUN 18 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Leona Mikova
 3003 Van Ness Street, N.W. Apt # S510
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1540

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/08/2006	1780	135	213(a)(1) - Vacancy	
03/30/2008	1815	35	213(a)(1) - Vacancy	
06/01/2008	1540	-275	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

FILE COPY

Tenant

Owner/Agent

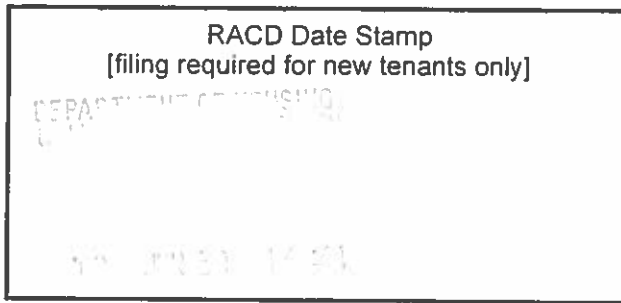
Date: _____

Date: JUN 30 2008

RACD Form 3 (rev 8/06)

AB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Andrea Postelle
3003 Van Ness Street, N.W. Apt # S1117
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1470

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1580	420	213(a)(2) - Vacancy High Comp.	S619
01/20/2007	1435	-145	N/A - Decrease	
05/31/2007	1540	105	213(a)(1) - Vacancy	
06/18/2008	1470	-70	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/18/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Andrea Postelle

[Signature]

Tenant

Owner/Agent

Date:

6-18-08

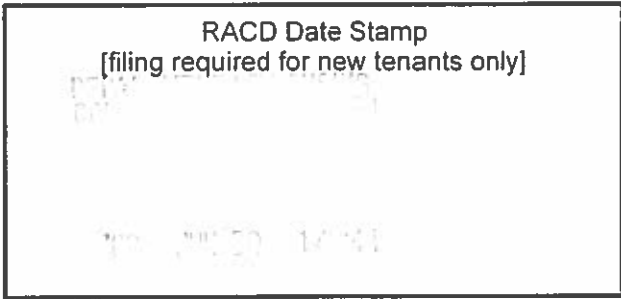
Date:

6/18/08

RACD Form 3 (rev 8/06)

110

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Noelle Cornell
 3003 Van Ness Street, N.W. Apt # W303
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1545

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1287	52	208(h)(2) - CPI-Based Increase	
08/31/2007	1545	258	213(a)(2) - Vacancy High Comp.	001-W803

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

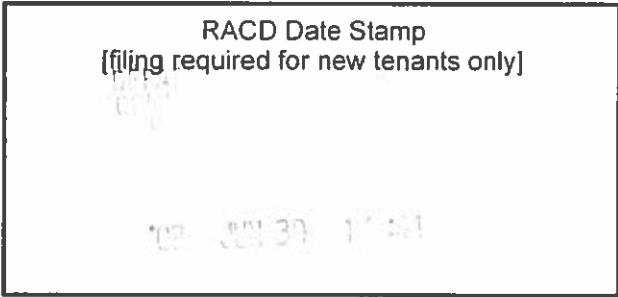
Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant [X] in person / [] at unit with person of suitable age & discretion / [] mail.

Noelle Cornell _____
 Tenant
 Date: 6/17/08

[Signature] _____
 Owner/Agent
 Date: 6/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Andrew Smellie, Patrique Smellie
 3003 Van Ness Street, N.W. Apt # W404
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1775

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1730	37	206(b) - Annual CPI	
05/01/2006	2170	440	213(a)(2) - Vacancy High Comp.	S418
07/27/2006	1805	-365	N/A - Decrease	
06/16/2008	1775	-30	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

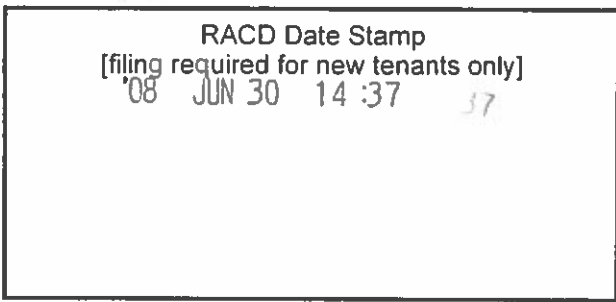
Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Patrique A. Smellie
 Tenant Andrew Smellie 6/19/08
 Date: 6-17-08

AS ll
 Owner/Agent
 Date: 6/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Leona Mikova
 3003 Van Ness Street, N.W. Apt # S510
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1540

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/08/2006	1780	135	213(a)(1) - Vacancy	JUN 30 14:40
03/30/2008	1815	35	213(a)(1) - Vacancy	
06/01/2008	1540	-275	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Book

Tenant

Owner/Agent

JUN 30 2008

Date: _____

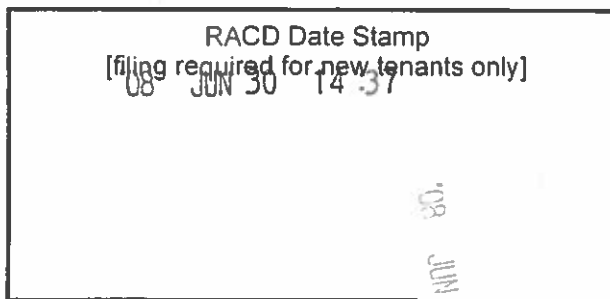
Date: _____

JUN 30 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Chinese Embassy, Jie Liu
 3003 Van Ness Street, N.W. Apt # S623
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1876

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1680	100	206(b) - Annual CPI	
08/01/2006	1850	170	213(a)(1) - Vacancy	
11/01/2007	1780	-70	N/A - Decrease	
06/06/2008	1876	96	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/06/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brook

Tenant

Owner/Agent

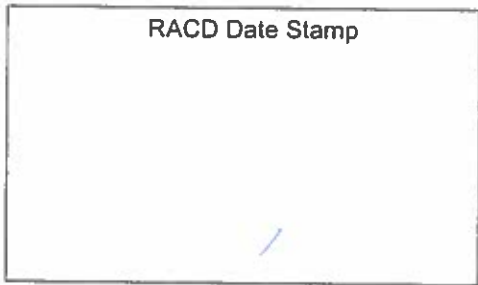
Date:

Date:

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RACD Form 3 (rev 8/06)
 JUN 30 2008

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 06/01/2008

'08
JUN 30
14:47

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 06/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S608	Paolo Foscherari	944	975	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 03/14/2008 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUN 30 2008

Address: 3003 Van Ness Street, N.W.

Signature: *Elizabeth Brookins*

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

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08 JUN 30 15:09

08 JUN 30 15:09

DEPT
COM

Paolo Foscherari
3003 Van Ness Street, N.W. Apt # S608
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:03/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 944 The increase in your rent charged is: \$ 31

Your new rent charged is: \$ 975 The effective date is: 06/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

DEPA
CCT

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
08 JUN 30 14 :47

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 06/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 06/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S202	Patti Schaffhausen & Charles Schilke	2655	2798	208(h)(2)
S302	Embassy Republic Of Bulgaria & Rossen Genchev	1916	2019	208(h)(2)
S307	Jeff Jensen and Elissa Beerbohm	1825	1923	208(h)(2)
S308	Jeff & Amanda Zampi	1810	1907	208(h)(2)
S321	Lauren D'Agostino	1466	1545	208(h)(2)
S413	Brad Fichter and Alexander Hastie	1805	1902	208(h)(2)
S514	Mary Ellen Nunes	1414	1490	208(h)(2)
S603	Matthew Carruth, Joseph Davies	1825	1923	208(h)(2)
S608	Paolo Foscherari	944	994	208(h)(2)
S623	Vanessa and Zulma Alvarez	1780	1876	208(h)(2)
S710	Kerry MacMurty	1672	1762	208(h)(2)
S811	Mahmoud Sedky	1960	2065	208(h)(2)
S817	Kasey Podzius	1438	1515	208(h)(2)
S818	Melissa Rovers	1835	1934	208(h)(2)
S901	Stephanie Anderson	2181	2298	208(h)(2)
S903	Patricia Castro	1567	1651	208(h)(2)
W104	Maria Del Socorro Nunez, Juan Koffman	1845	1944	208(h)(2)
W117	Beth Gordon and Leah Rothschild	1730	1823	208(h)(2)
W214	Donald Ward	1535	1617	208(h)(2)
W224	Elizabeth Turrell	1576	1661	208(h)(2)
W305	Eleanore Elser	1556	1608	208(h)(2)
W313	Elizabeth Coyne & Jenna Polivka	1699	1790	208(h)(2)
W401	Mamdouh Horaiz	2722	2868	208(h)(2)
W431	Vietnam News Agency / Phuong Thi Le	1809	1906	208(h)(2)
W432	Adam Hunzeker, Benjamin Chi & Jin Chung	2484	2618	208(h)(2)
W516	Arthur Levine	1712	1804	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W518	Carla Bosco	1644	1732	208(h)(2)
W530	Marvin Levy	1950	2016	208(h)(2)
W532	A. Gordon, K. Mori, P. Loftus, J. Shevrin	2904	3060	208(h)(2)
W608	Linda J. Coble	2025	2134	208(h)(2)
W611	Saadia Mahmud	1873	1974	208(h)(2)
W612	Suneel Chirunomula	1696	1787	208(h)(2)
W620	Barry Moyer	1956	2022	208(h)(2)
W713	Shireen Meer	1755	1849	208(h)(2)
W718	Isabelle Daverne	1975	2081	208(h)(2)
W721	Taro Fujii	1720	1812	208(h)(2)
W806	Mary Joyce Carlson	1946	2051	208(h)(2)
W808	Charlotte Greenhut	2039	2108	208(h)(2)
W812	Michael Rowe	1793	1889	208(h)(2)
W814	Robert Cole	1781	1877	208(h)(2)
W817	Marc Chapman, Rebecca Chapman	1519	1601	208(h)(2)
W822	Susan Rafter	1815	1913	208(h)(2)
W823	Zeynep Ersel	1561	1645	208(h)(2)
W825	Ken B. Blagburn	1228	1294	208(h)(2)
W829	Bakar Ould Abdallah	1870	1970	208(h)(2)
W919	Embassy Of Czech	1769	1864	208(h)(2)
W920	Dana Gasby	1685	1775	208(h)(2)
S1001	Ivan Hession	2437	2568	208(h)(2)
S1008	Kay Gilley	1880	1981	208(h)(2)
S1020	John Molinaro & Barbara Eiden-Molinaro	2210	2329	208(h)(2)
S1102	Inga-Karen Reilly	2085	2155	208(h)(2)
S1109	David Wise	998	1051	208(h)(2)
S1117	Guillermo Vallejo	1540	1623	208(h)(2)
S1125	Michael Pirog, Dana Juthe, Luke Mawhinney	2590	2729	208(h)(2)
W1009	Melissa Diemand	2015	2123	208(h)(2)
W1016	Eri Ogawa	1720	1812	208(h)(2)
W1017	Maria Rodriguez-Pombo	1840	1939	208(h)(2)
W1028	Frieda Wormley	2866	2963	208(h)(2)
W1030	Cristina Camachho	1915	2018	208(h)(2)
W1101	Lucy Mallan	2613	2701	208(h)(2)
W1105	Michael Park	1649	1738	208(h)(2)
W1109	Rose Savadow	1884	1948	208(h)(2)
W1110	Anita Luhulima	2010	2118	208(h)(2)
W1122	Jessica Schubel	1725	1818	208(h)(2)
W1123	Embassy of Egypt / Aboubakr Elewa	1778	1874	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 03/14/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUN 30 2008

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

Patti Schaffhausen & Charles Schilke
3003 Van Ness Street, N.W. Apt # S202
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:03/14/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,655 The increase in your rent charged is: \$ 143
Your new rent charged is: \$ 2,798 The effective date is: 06/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.

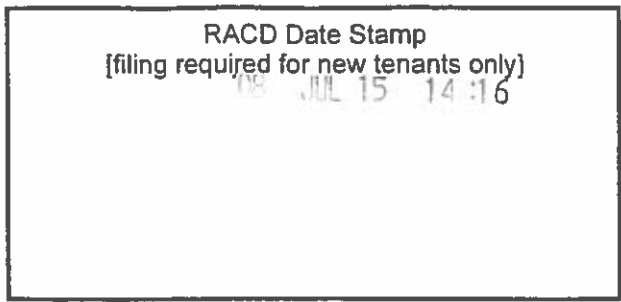
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Amy Schnidman, Mitchell Williams
 3003 Van Ness Street, N.W. Apt # W222
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1775

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/13/2005	1585	5	206(b) - Annual CPI	
07/12/2006	1780	195	213(a)(2) - Vacancy High Comp.	001-W226
08/01/2007	1805	25	208(h)(2) - CPI-Based Increase	
06/20/2008	1775	-127	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/20/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

Tenant

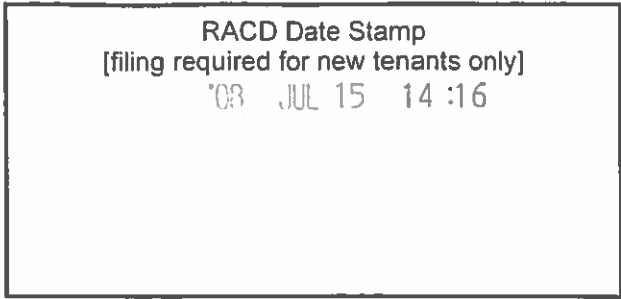
Date: 6/22/08

Owner/Agent

Date: 6/22/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Igor Arakelov
3003 Van Ness Street, N.W. Apt # S605
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1630

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	1709	154	213(a)(2) - Vacancy High Comp.	S205
07/13/2006	1695	-14	N/A - Decrease	
04/18/2007	1685	-10	N/A - Decrease	
06/01/2008	1630	-55	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Igor Arakelov
Tenant
Date: 07/01/2008

[Signature]
Owner/Agent
Date: 7/1/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]
 '08 JUL 15 14:16

Anne McLane, Nathan Kassalow
 3003 Van Ness Street, N.W. Apt # W320
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1715

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	1580	37	206(b) - Annual CPI	
03/01/2006	1738	158	213(a)(1) - Vacancy	
03/01/2007	1846	108	208(h)(2) - CPI-Based Increase	
03/01/2008	1947	101	208(h)(2) - CPI-Based Increase	
06/28/2008	1715	-232	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/28/2008 by [check as applicable] delivered to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

 Tenant
 Date: 7-1-08

 Owner/Agent
 Date: 7/1/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

BB

RACD Date Stamp
[filing required for new tenants only]
'08 JUL 15 14:16

Faith Gaskins
3003 Van Ness Street, N.W. Apt # W903
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1505

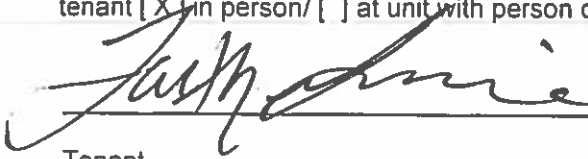
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1390	150	206(b) - Annual CPI	
09/01/2006	1476	86	208(h)(2) - CPI-Based Increase	
01/05/2007	1545	69	213(a)(1) - Vacancy	
08/30/2007	1505	-40	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

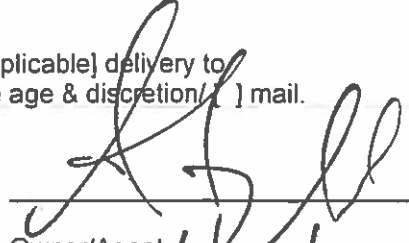
Disclosed to tenant on 06/15/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date:

6-15-08



Owner/Agent

Date:

6/30/08

RACD Form 3 (rev 8/06)

9/3

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
08 JUL 15 14:16

Kaitlyn Crooks, Joshua Gallander
3003 Van Ness Street, N.W. Apt # S109
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1665

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1405	35	206(b) - Annual CPI	
07/01/2006	1597	192	213(a)(2) - Vacancy High Comp.	S809
10/01/2007	1652	55	208(h)(2) - CPI-Based Increase	
01/05/2008	1930	278	213(a)(2) - Vacancy High Comp.	001-S403
06/29/2008	1665	-265	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion [] mail.

Kaitlyn Crooks _____
 Tenant
 Date: 6/28/08

Joshua Gallander _____
 Owner/Agent
 Date: 6/30/08

RACD Form 3 (rev 8/06)

B

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]
 '08 JUL 15 14:16

Kristen Freeman
 3003 Van Ness Street, N.W. Apt # S310
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1655

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/01/2006	1529	139	206(b) - Annual CPI	
03/01/2007	1624	95	208(h)(2) - CPI-Based Increase	
03/01/2008	1713	89	208(h)(2) - CPI-Based Increase	
06/29/2008	1655	-58	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Kristen Freeman _____ *W. Lopez* _____

Tenant _____ Owner/Agent _____
 Date: June 30, 2008 _____ Date: 6/30/08 _____

RB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]
 '08 JUL 15 14:16

Kevin Kappel, William Sandman
 3003 Van Ness Street, N.W. Apt # W908
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2145

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	2100	100	206(b) - Annual CPI	
09/01/2006	2230	130	208(h)(2) - CPI-Based Increase	
06/13/2008	2145	-85	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/13/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail

William A Sandman

Kevin Kappel

Tenant William A Sandman

Owner/Agent

Date: 20 JUN 2008

Date: 6/30/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

9B

RACD Date Stamp
 [filing required for new tenants only]

JUL 15 14:16

Kaitlyn Crooks, Joshua Gallander
 3003 Van Ness Street, N.W. Apt # S109
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1665

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1405	35	206(b) - Annual CPI	
07/01/2006	1597	192	213(a)(2) - Vacancy High Comp.	S809
10/01/2007	1652	55	208(h)(2) - CPI-Based Increase	
01/05/2008	1930	278	213(a)(2) - Vacancy High Comp.	001-S403
06/29/2008	1665	-265	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.







Tenant

Owner/Agent

Date: 6/28/08

Date: 6/30/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] JUL 15 14 :16
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Caitlin Ray, Megan Ray
 3003 Van Ness Street, N.W. Apt # W106
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1823

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1479	74	213(a)(1) - Vacancy	
10/01/2006	1571	92	208(h)(2) - CPI-Based Increase	
10/01/2007	1657	86	208(h)(2) - CPI-Based Increase	
06/21/2008	1823	166	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/21/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Caitlin E. Ray

 Tenant
 Date: 06/21/08

Megan Ray

 Owner/Agent
 Date: 6/21/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] '08 JUL 15 14:16

Jean Bradley, Islam Basha
3003 Van Ness Street, N.W. Apt # W207
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1330

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1030	70	206(b) - Annual CPI	
08/01/2006	1154	124	213(a)(2) - Vacancy High Comp	W607
08/01/2007	1217	63	208(h)(2) - CPI-Based Increase	
06/24/2008	1330	113	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/24/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jean P. Bradley Islam Basha _____
 Tenant Owner/Agent
 Date: 06/24/08 _____ Date: 6/23/08 _____

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]
 '08 JUL 15 14 :16

Kevin Kappel, William Sandman
 3003 Van Ness Street, N.W. Apt # W908
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2145

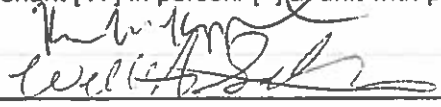
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	2100	100	206(b) - Annual CPI	
09/01/2006	2230	130	208(h)(2) - CPI-Based Increase	
06/13/2008	2145	-85	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

206(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/13/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.





Tenant William A Sandman
 Date: 20 JUN 2008

Owner/Agent
 Date: 6/30/08

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] '08 JUL 15 14:16

Andrea Postelle
 3003 Van Ness Street, N.W. Apt # S1117
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1470

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1580	420	213(a)(2) - Vacancy High Comp.	S619
01/20/2007	1435	-145	N/A - Decrease	
05/31/2007	1540	105	213(a)(1) - Vacancy	
06/18/2008	1470	-70	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/18/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Andrea Postelle

Ashley

Tenant

Owner/Agent

Date:

6-18-08

Date:

6/30/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]
 '08 JUL 15 14:16

Kristen Freeman
 3003 Van Ness Street, N.W. Apt # S310
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1655

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/01/2006	1529	139	206(b) - Annual CPI	
03/01/2007	1624	95	208(h)(2) - CPI-Based Increase	
03/01/2008	1713	89	208(h)(2) - CPI-Based Increase	
06/29/2008	1655	-58	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/29/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Kristen Freeman

Elizabeth Brook

Tenant

Owner/Agent

JUL 15 2008

Date

June 30, 2008

Date:

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
'08 JUL 15 14:16

Joyce Choi
3003 Van Ness Street, N.W. Apt # W519
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1735

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/22/2006	1675	-66	N/A - Decrease	
03/01/2007	1779	104	208(h)(2) - CPI-Based Increase	
06/20/2008	1735	-44	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/20/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant _____
Date: 06/19/08

Owner/Agent _____
Date: JUL 15 2008

RACD Form 3 (rev 8/06)

96

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
'08 JUL 15 14:16

Noelle Cornell
3003 Van Ness Street, N.W. Apt # W303
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1545

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1287	52	208(h)(2) - CPI-Based Increase	
08/31/2007	1545	258	213(a)(2) - Vacancy High Comp.	001-W803

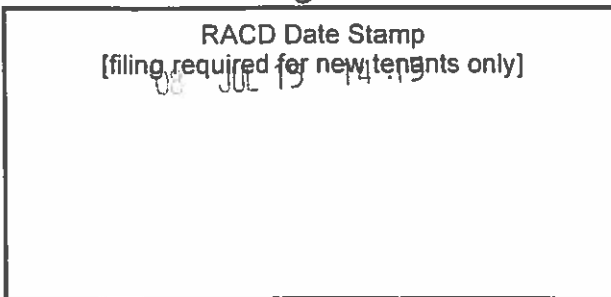
- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Noelle Cornell _____
 Tenant _____ Owner/Agent AS Be
 Date: 6/17/08 _____ Date: 6/17/08 _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Sebastian Guderian
 3003 Van Ness Street, N.W. Apt # S1013
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

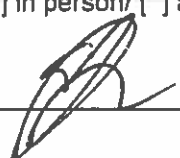
The current rent charged is \$ 1705

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

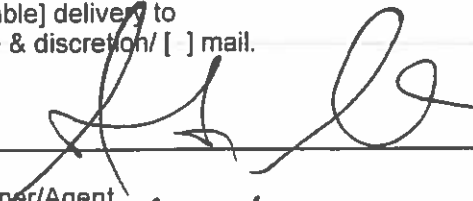
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/08/2005	1637	300	206(a) - Adjustment <= Ceiling	
11/01/2006	1738	101	208(h)(2) - CPI-Based Increase	
11/01/2007	1833	95	208(h)(2) - CPI-Based Increase	
05/30/2008	1705	-128	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are –
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 05/30/2008 by [check as applicable] delivered to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant



 Owner/Agent

Date: 06/26/08

Date: 6/24/08

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] '08 JUL 15 14:15
--

Andrew Smellie, Patrique Smellie
3003 Van Ness Street, N.W. Apt # W404
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1775

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1730	37	206(b) - Annual CPI	
05/01/2006	2170	440	213(a)(2) - Vacancy High Comp.	S418
07/27/2006	1805	-365	N/A - Decrease	
06/16/2008	1775	-30	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Patrique Smellie
 Tenant Andrew Smellie 6/17/08
 Date: 6-17-08

[Signature]
 Owner/Agent
 Date: 6/17/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] '08 JUL 15 14:15

Rodolfo Pastor
3003 Van Ness Street, N.W. Apt # S616
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1465

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/08/2006	1496	391	213(a)(2) - Vacancy High Comp.	001-S1017
11/01/2007	1578	82	208(h)(2) - CPI-Based Increase	
02/03/2008	1385	-193	N/A - Decrease	
06/20/2008	1465	80	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/20/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

[Signature]

Tenant

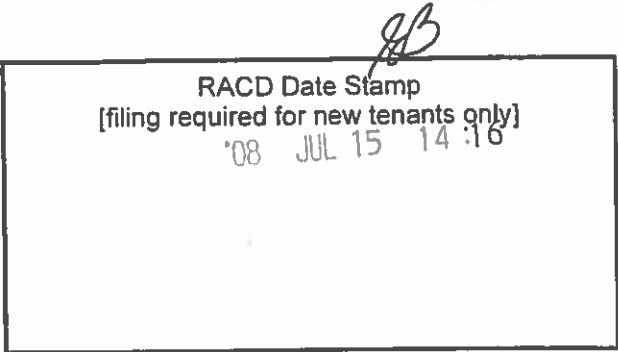
[Signature]

Owner/Agent

Date: 2/10/08

JUL 15 2008
Date: _____

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Anne McLane, Nathan Kassalow
 3003 Van Ness Street, N.W. Apt # W320
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1715

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	1580	37	206(b) - Annual CPI	
03/01/2006	1738	158	213(a)(1) - Vacancy	
03/01/2007	1846	108	208(h)(2) - CPI-Based Increase	
03/01/2008	1947	101	208(h)(2) - CPI-Based Increase	
06/28/2008	1715	-232	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/28/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

[Handwritten Signature]

[Handwritten Signature]

Tenant

Owner/Agent

Date:

7/1/08

Date:

7/1/08

RACD Form 3 (rev 8/06)

JS

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
*08 JUL 15 14:15

Stephanie Sai, Vida Lina Alpuerto
3003 Van Ness Street, N.W. Apt # W114
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1662

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	1484	84	206(b) - Annual CPI	
11/01/2006	1576	92	208(h)(2) - CPI-Based Increase	
11/01/2007	1662	86	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/15/2008 by [check as applicable] delivery to tenant [X] in person / [] at unit with person of suitable age & discretion / [] mail.



Elizabeth Brook

Tenant

Owner/Agent

JUL 15 2008

Date:

Date:

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
'08 JUL 15 14:37

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S104	Cuban Interests Sec., Reinaldo Rodriguz	1679	1769	208(h)(2)
S117	Pierre Gaunaud	1429	1506	208(h)(2)
S119	Phillip Kovnat	1571	1655	208(h)(2)
S220	Bryan Legaspi, Jeremy Schiffer, Rachel Werner	1347	1419	208(h)(2)
S314	Maria Gallardo	1880	1981	208(h)(2)
S512	William Robinson	1795	1891	208(h)(2)
S520	Jeffery Sutherland & Veronica Ruiz	2127	2241	208(h)(2)
S602	Czech Public Radio / Alexandr Picha	2610	2750	208(h)(2)
S606	Hayley Zachary	1524	1606	208(h)(2)
S617	Sean McNamara	1593	1679	208(h)(2)
S707	Greg Clark	1790	1886	208(h)(2)
S715	Czech Embassy	1935	2039	208(h)(2)
S725	Rabiat Osunsade	2465	2598	208(h)(2)
S825	Jose & Josefina Vila / Monica Nielsen	2655	2798	208(h)(2)
W113	Barbara Zalcoff	1475	1554	208(h)(2)
W119	Mary Ludwig	1718	1810	208(h)(2)
W122	Chinese Embassy & De Ling Wang	1720	1812	208(h)(2)
W206	Aaron Arnfeld & Cynthia Levay-Lysne	1750	1844	208(h)(2)
W209	Melanie & Marcus Trelaine	1880	1981	208(h)(2)
W226	Deborah Stein	1760	1855	208(h)(2)
W315	Selene Obolensky	1827	1889	208(h)(2)
W410	Embassy Of Jordan, Maher Matalaka & Nadia Fanek	1605	1691	208(h)(2)
W414	Abigail S. Kurland	1915	2018	208(h)(2)
W415	Troy Ford	1745	1839	208(h)(2)
W517	Steven Taubenkibel & Susan Comins	1770	1865	208(h)(2)
W631	Maria Bocco & Alvaro Barra	1870	1970	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W715	Angie McCarthy and Roland Pratt	1795	1891	208(h)(2)
W811	Arab Republic of Egypt Embassy	1860	1960	208(h)(2)
W813	Amgad Naguib Moustafa, Erin Moran	1409	1485	208(h)(2)
W832	Jeanette Pelcovits	2651	2741	208(h)(2)
S1009	Yiduo Zhang and Xia Zhou	1685	1775	208(h)(2)
S1010	Miguel Porrua	1865	1965	208(h)(2)
W1010	Erin Frohardt, Mandie Samuels	1935	2039	208(h)(2)
W1024	Deirdre O'Mahony & John Ryan	1780	1876	208(h)(2)
W1127	Jin Tanaka	1935	2039	208(h)(2)
W1129	Chinese Embassy & Shi Jie Song	1805	1902	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/08/2008 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

JUL 15 2008

Date: _____

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 JUL 15 14 39

Cuban Interests Sec., Reinaldo Rodriguez
3003 Van Ness Street, N.W. Apt # S104
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:04/08/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,679 The increase in your rent charged is: \$ 90

Your new rent charged is: \$ 1,769 The effective date is: 07/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

RACD Date Stamp
 '08 JUL 15 14:38

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 07/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W119	Mary Ludwig	1718	1776	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/08/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

JUL 15 2008

Date: _____

Signature: 

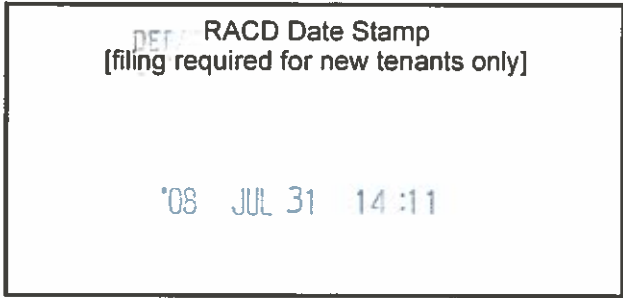
Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

ib

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Sonja Olson, Kevin Spence
3003 Van Ness Street, N.W. Apt # S915
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1775

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/29/2006	1708	394	213(a)(2) - Vacancy High Comp.	001-S1015
10/01/2007	1775	67	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on ^{6/29/08}~~07/01/2008~~ by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant

Owner/Agent

Date: 6/29/08

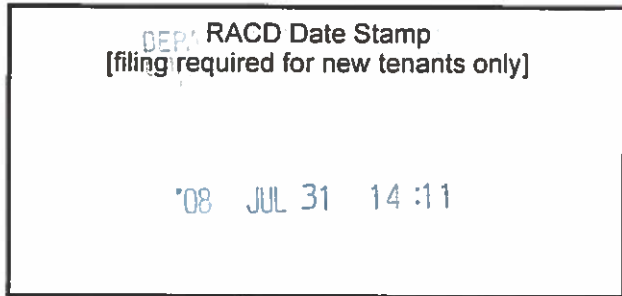
Date: 6/30/08

[Signature]
6/29/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Rachel Friedmann
3003 Van Ness Street, N.W. Apt # S221
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1460

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1165	105	206(b) - Annual CPI	
02/18/2006	1355	190	213(a)(2) - Vacancy High Comp.	001-S321
03/01/2007	1439	84	208(h)(2) - CPI-Based Increase	
12/29/2007	1685	246	213(a)(2) - Vacancy High Comp.	001-S621
07/21/2008	1460	-225	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/11/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Rachel Friedmann

Kadwa

Tenant

Owner/Agent

Date:

7/11/08

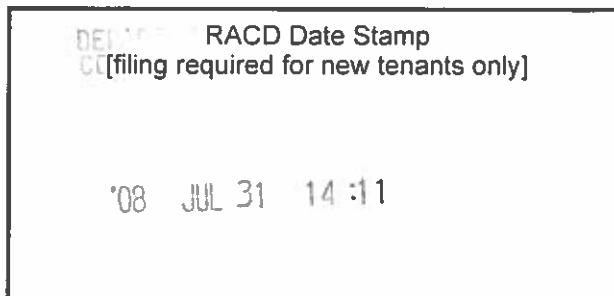
Date:

7/11/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Christine Sarapu, Jorge Pimentel
 3003 Van Ness Street, N.W. Apt # S205
 Washington, DC 20008



JP

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1735

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/21/2006	1805	284	206(a) - Adjustment <= Ceiling	
08/01/2007	1880	75	208(h)(2) - CPI-Based Increase	
07/04/2008	1735	-145	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/06/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Christine Sarapu, Jorge Pimentel

 Tenant

[Signature]

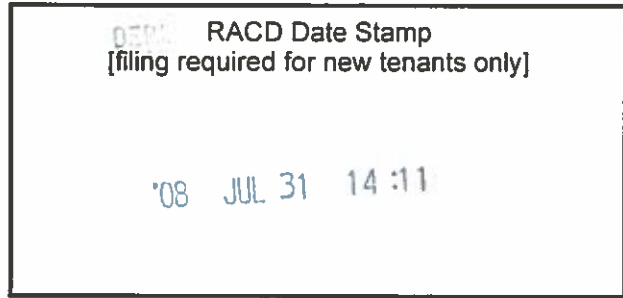
 Owner/Agent

Date: 6/23/08

Date: 6/23/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



JB

Richard S Maloney
 3003 Van Ness Street, N.W. Apt # W1007
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1370

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/02/2006	1310	250	213(a)(2) - Vacancy High Comp.	001-W407
06/01/2007	1382	72	208(h)(2) - CPI-Based Increase	
08/31/2007	1375	-7	N/A - Decrease	
07/02/2008	1385	10	213(a)(1) - Vacancy	
07/20/2008	1370	-15	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/20/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

R. Shaun Maloney

Elizabeth Pross

Tenant

Owner/Agent

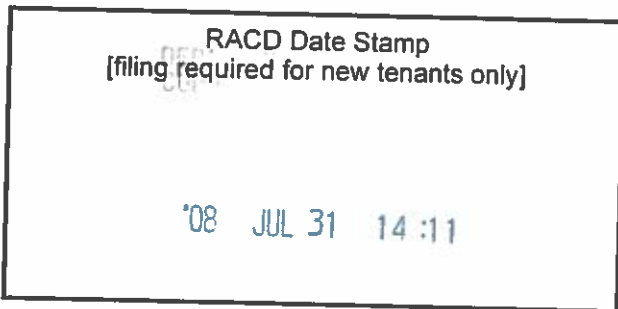
Date:

7/7/08

Date:

JUL 31 2008

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



gB

Maribel Diaz
 3003 Van Ness Street, N.W. Apt # S413
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1650

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/30/2005	1560	225	213(a)(1) - Vacancy	
09/01/2006	1657	97	208(h)(2) - CPI-Based Increase	
01/09/2007	1805	148	213(a)(1) - Vacancy	
07/01/2008	1650	-155	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Mary

[Signature]

Tenant

Owner/Agent

Date: July 1 2008

Date: 6/30/08

RACD Form 3 (rev 8/06)

Used Fair copy

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
'08 JUL 31 14:11

Ilker Senkaya, Selim Sekerci
3003 Van Ness Street, N.W. Apt # W313
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1705

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1610	210	213(a)(1) - Vacancy	
06/01/2007	1699	89	208(h)(2) - CPI-Based Increase	
07/01/2008	1705	6	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant
Date: 06/30/08

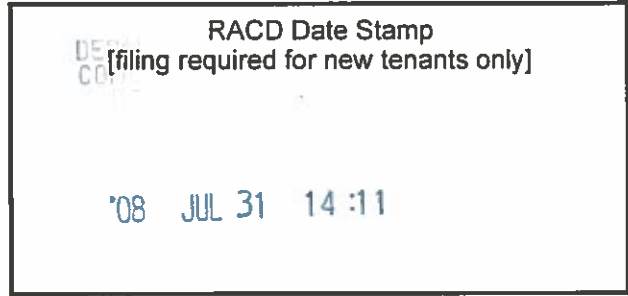
Owner/Agent
Date: 6/30/08

[Signature]
06/30/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Czech Embassy
 3003 Van Ness Street, N.W. Apt # S914
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1895

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/19/2006	1790	150	213(a)(1) - Vacancy	
08/10/2007	2270	480	213(a)(2) - Vacancy High Comp.	001-S1015
07/03/2008	1895	-375	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are –
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

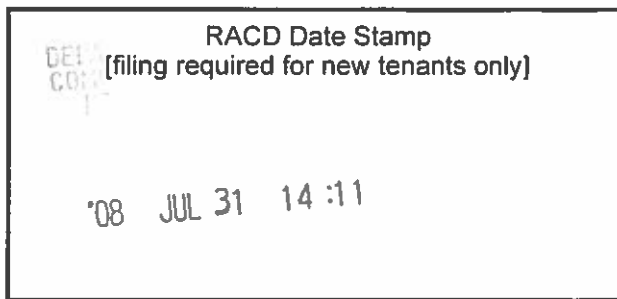
Disclosed to tenant on 07/03/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant [Signature]
 Date: 7/3/2008

Owner/Agent [Signature]
 Date: 7/3/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



JB

Rodolfo Pastor
 3003 Van Ness Street, N.W. Apt # S923
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1700

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2007	1497	78	208(h)(2) - CPI-Based Increase	
06/01/2008	1710	213	213(a)(2) - Vacancy High Comp.	001-S1023
07/05/2008	1700	-10	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/05/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

 Tenant

[Signature]

 Owner/Agent

Date: 05107108

Date: 7/5/08

RACD Form 3 (rev 8/06)

908

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Bryan Adams, Susan Adams, Karen Kavanaugh
 3003 Van Ness Street, N.W. Apt # W1019
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1750

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1545	54	206(b) - Annual CPI	
10/01/2006	1641	96	208(h)(2) - CPI-Based Increase	
04/30/2007	1680	39	213(a)(1) - Vacancy	
05/01/2008	1770	90	208(h)(2) - CPI-Based Increase	
07/03/2008	1750	-20	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/03/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Karen Kavanaugh

 Tenant

Elizabeth Proskoc

 Owner/Agent

Date: 7/10/08

Date: JUL 31 2008

Bz

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Vinay Bachireddy
3003 Van Ness Street, N.W. Apt # S707
Washington, DC 20008



B

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1720

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1775	240	213(a)(2) - Vacancy High Comp.	W324
07/01/2007	1790	15	208(h)(2) - CPI-Based Increase	
07/01/2008	1886	96	208(h)(2) - CPI-Based Increase	
07/22/2008	1720	-166	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Vs BDR

W. Joseph

Tenant

Owner/Agent

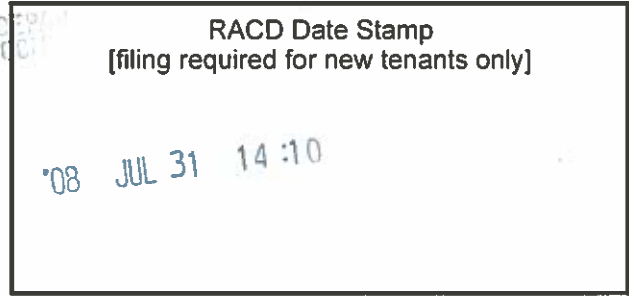
Date: 07/15/08

Date: 7/15/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Cristin Kane
3003 Van Ness Street, N.W. Apt # S316
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1500

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1200	40	206(b) - Annual CPI	
08/20/2006	1495	295	213(a)(2) - Vacancy High Comp.	001-S1119
08/25/2007	1490	-5	N/A - Decrease	
07/19/2008	1500	10	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/12/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion [] mail.

Cristin Kane

[Signature]

Tenant

Owner/Agent

Date:

7/19/08

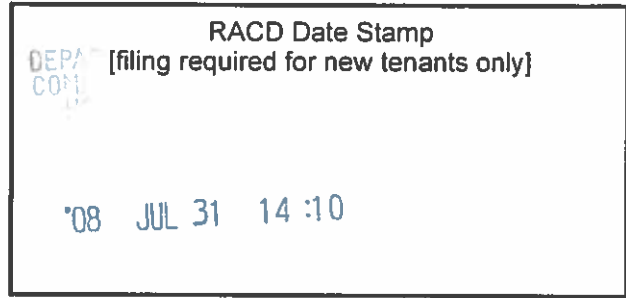
Date:

7/19/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Natalie DeBoer, Scott Siler
 3003 Van Ness Street, N.W. Apt # S613
 Washington, DC 20008



JD

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1585

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2006	1612	242	213(a)(2) - Vacancy High Comp.	S413
06/01/2007	1680	68	208(h)(2) - CPI-Based Increase	
08/26/2007	1620	-60	N/A - Decrease	
07/15/2008	1585	-35	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion [] mail.

Natalie DeBoer

[Signature]

Tenant

Owner/Agent

Date: 7/12/08

Date: 7/12/08

Tenant: *[Signature]*

Date: 7/12/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Evan Tyroler, Benjamin Wacks
3003 Van Ness Street, N.W. Apt # W412
Washington, DC 20008

RACD Date Stamp
[filing required for new tenants only]

JUL 31 14 :10

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1720

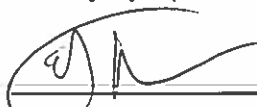
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/14/2005	1570	185	213(a)(2) - Vacancy High Comp.	001-S518
07/01/2008	1720	150	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date:

7/1/08



Owner/Agent

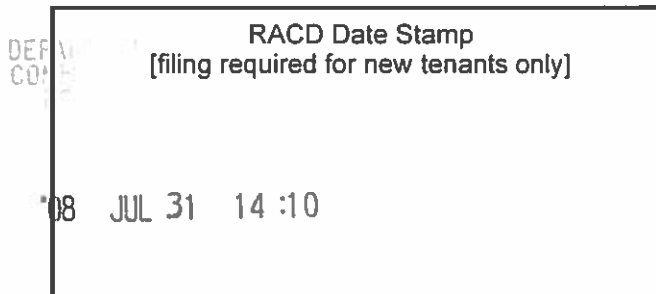
Date:

7/16/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Brenda Harkavy
3003 Van Ness Street, N.W. Apt # S706
Washington, DC 20008



Jeb

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1415

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2007	1414	74	208(h)(2) - CPI-Based Increase	
07/02/2007	1510	96	213(a)(1) - Vacancy	
07/15/2008	1415	-95	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

Tenant
Date: 6/18/08

[Signature] *[Signature]*

Owner/Agent
Date: 7/17/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPA COM	RACD Date Stamp [filing required for new tenants only]
'08 JUL 31 14:10	

Adriana Gonzalez & Ignacio Miro
3003 Van Ness Street, N.W. Apt # W623
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1790

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/01/2006	2130	370	213(a)(2) - Vacancy High Comp.	W122
07/25/2006	1765	-365	N/A - Decrease	
08/01/2007	1820	55	208(h)(2) - CPI-Based Increase	
07/19/2008	1790	-30	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/19/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

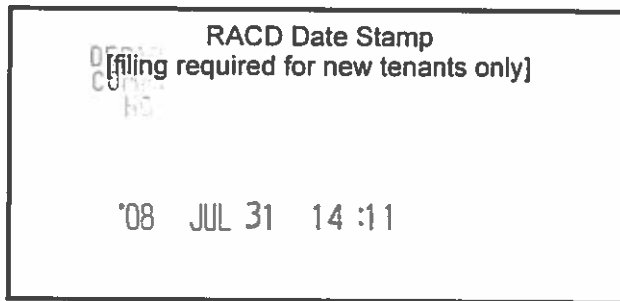
Tenant
Date: 7/21/08

Owner/Agent
Date: 7/21/08

07/21/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jason Skinder, Danielle Band
 3003 Van Ness Street, N.W. Apt # W1008
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2185

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2006	1800	100	206(b) - Annual CPI	
04/01/2007	1875	75	208(h)(2) - CPI-Based Increase	
07/05/2008	2185	310	213(a)(2) - Vacancy High Comp.	001-W508

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

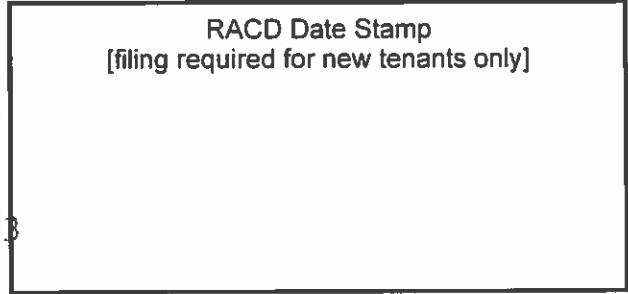
Disclosed to tenant on 07/05/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Tenant
 Date: 7-3-08

Owner/Agent
 Date: 7/3/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Katarina Wiegele
3003 Van Ness Street, N.W. Apt # W105
Washington, DC 20008

'08 JUL 31 13:43

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1740

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	2050	329	213(a)(1) - Vacancy	
08/05/2006	1645	-405	N/A - Decrease	
09/01/2007	1730	85	208(h)(2) - CPI-Based Increase	
07/27/2008	1740	10	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/27/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Katarina Wiegele

Tenant

U Joseph

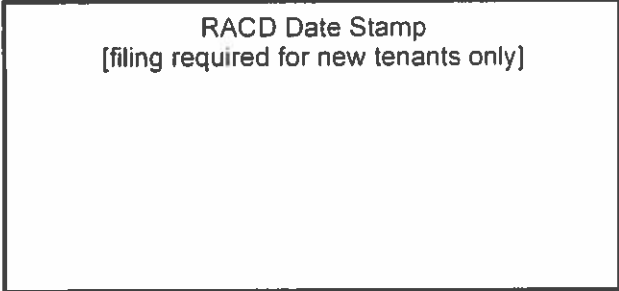
Owner/Agent

Date: 7/25/08

Date: 7/25/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Ramon Hernandez '08 JUL 31 13:43
 3003 Van Ness Street, N.W. Apt # S917
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1435

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1360	160	213(a)(2) - Vacancy High Comp.	S517
11/01/2006	1417	57	208(h)(2) - CPI-Based Increase	
08/03/2007	1570	153	213(a)(2) - Vacancy High Comp.	001-S1017
07/01/2008	1435	-135	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail



Elizabeth Brock

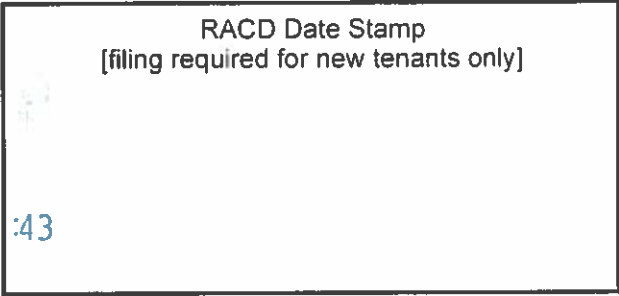
Tenant

Owner/Agent

Date: _____

Date: JUL 31 2008

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Stefan Huh Sonia Huh
 3003 Van Ness Street, N.W. Apt # S224
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2360

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1999	75	206(b) - Annual CPI	
08/24/2007	2360	361	213(a)(2) - Vacancy High Comp.	001-S924

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Edgworth Brook

Tenant

Owner/Agent

JUL 31 2008

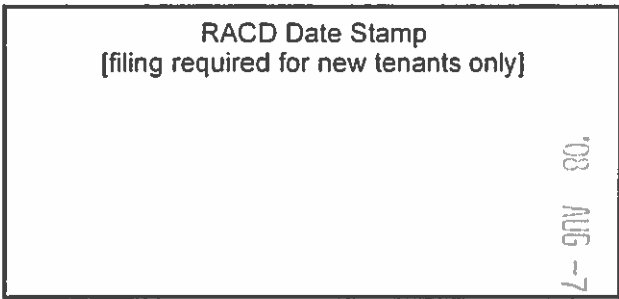
Date: _____

Date: _____

RACD Form 3 (rev 8/06)

SB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



'08 AUG -7 15:15

Natalie Rusch, Alaina Goldense
3003 Van Ness Street, N.W. Apt # S803
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1650

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	1581	-484	N/A - Decrease	
09/01/2006	1679	98	208(h)(2) - CPI-Based Increase	
09/12/2007	1847	168	213(a)(1) - Vacancy	
07/01/2008	1650	-197	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/07/2008 by [check as applicable] delivery to tenant [X] in person / [] at unit with person of suitable age & discretion / [] mail.



Elizabeth Brook

Tenant

Owner/Agent

Date:

Date:

AUG 07 2008

RACD Form 3 (rev 8/06)

B

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
08 AUG -7 15:15

Casey Naughton, Margaret Vose
3003 Van Ness Street, N.W. Apt # W226
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1760

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1654	144	213(a)(2) - Vacancy High Comp.	W126
06/15/2007	1760	106	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/07/2008 by [check as applicable] delivery to tenant [X] in person / [] at unit with person of suitable age & discretion/ [] mail.

FILE COPY

Tenant

Owner/Agent

Elizabeth Brook

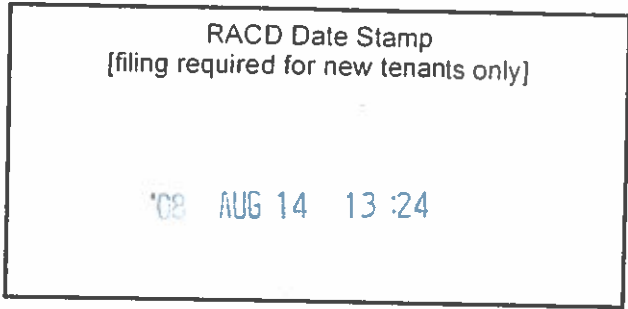
AUG 07 2008

Date: _____

Date: _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Dionne Boyd
3003 Van Ness Street, N.W. Apt # S906
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1395

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/20/2006	1525	215	213(a)(1) - Vacancy	
08/27/2008	1395	-212	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Dionne A Boyd

Kaoru

Tenant

Owner/Agent

Date: 8/2/08

Date: 8/2/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

*08 AUG 14 13:24

Craig Mackey, Valailuck Charoensombut-Amorn
 3003 Van Ness Street, N.W. Apt # S508
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1900

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2006	1690	220	213(a)(1) - Vacancy	
07/14/2006	1925	235	213(a)(2) - Vacancy High Comp.	S1008
08/01/2007	1940	15	208(h)(2) - CPI-Based Increase	
08/01/2008	1900	-40	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] by mail.

Tenant *Craig Mackey*
 Date: 08/03/08

Owner/Agent *[Signature]*
 Date: 8/3/08

tenant: *[Signature]*
 date 8/3/08

RACD Form 3 (rev 8/06)

40

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

'08 AUG 14 13:24

Elisabeth Merrill, Martin Solano
3003 Van Ness Street, N.W. Apt # W1027
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1915

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	1764	84	206(b) - Annual CPI	
11/01/2006	1873	109	208(h)(2) - CPI-Based Increase	
10/19/2007	2067	194	213(a)(2) - Vacancy High Comp.	001-W527
08/01/2008	1915	-152	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Elisabeth Merrill

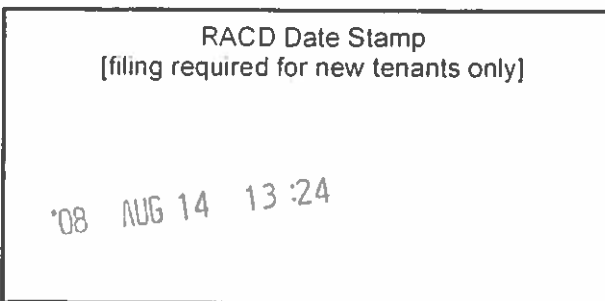
Tenant Martin Solano
Date: 8/1/08

[Signature]

Owner/Agent
Date: 8/1/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



91B

Alexis Greenberg, Adam Byrd
3003 Van Ness Street, N.W. Apt # W1124
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1993

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	1840	475	213(a)(2) - Vacancy High Comp	- 12/01/1996
08/05/2006	1705	-135	N/A - Decrease	
09/01/2007	1720	15	208(h)(2) - CPI-Based Increase	
08/22/2008	1993	181	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/22/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature] _____ J.A. Byrd _____

Tenant

Owner/Agent

Date: 7/24/08

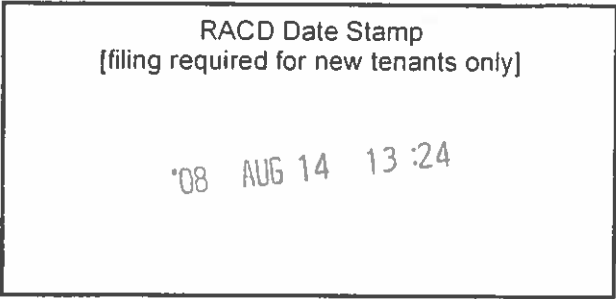
Date: 7/24/08

RACD Form 3 (rev 8/06)

[Signature] 7/24/08

215

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Angad Singh & Joshua Keating
3003 Van Ness Street, N.W. Apt # S325
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2600

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2005	1820	20	213(a)(1) - Vacancy	
10/01/2006	1896	76	208(h)(2) - CPI-Based Increase	
11/01/2007	2000	104	206(b) - Annual CPI	
08/16/2008	2600	600	213(a)(2) - Vacancy High Comp.	001-S825

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Angad Singh

[Signature]

Tenant Angad Singh

Owner/Agent

Date: 7/24/08

Date: 7/24/08

RACD Form 3 (rev 8/06)

Name [Signature] Joshua Keating

Date 7/25/08

BB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

<p>RACD Date Stamp [filing required for new tenants only]</p> <p style="font-size: 1.2em;">'08 AUG 14 13:24</p>

Julian Wolfson, Evan Mascagni
3003 Van Ness Street, N.W. Apt # S122
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1635

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1482	138	206(b) - Annual CPI	
01/01/2007	1574	92	208(h)(2) - CPI-Based Increase	
01/01/2008	1660	86	208(h)(2) - CPI-Based Increase	
08/08/2008	1635	-25	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/08/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Julian G. Wolfson
Evan Mascagni

Elizabeth Brooks

Tenant

Owner/Agent

Date:

7/16/08

Date:

AUG 14 2008

RACD Form 3 (rev 8/06)

YB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

'08 AUG 14 13:24

Tasha Laspina
3003 Van Ness Street, N.W. Apt # S722
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1720

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/21/2006	1780	-245	N/A - Decrease	
08/07/2007	1855	75	213(a)(1) - Vacancy	
08/05/2008	1720	-135	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

[Signature]

Tenant
Date: 8/5/08

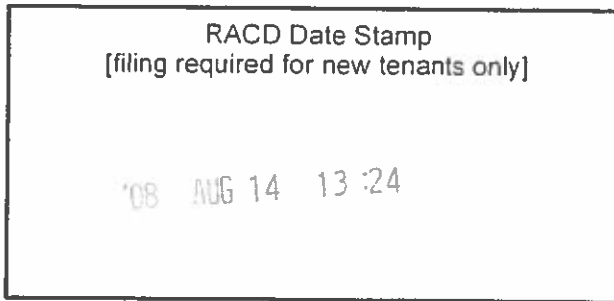
[Signature]

Owner/Agent
Date: 8/5/08

RACD Form 3 (rev 8/06)

AK

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Matthew Pavlak
3003 Van Ness Street, N.W. Apt # S809
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/01/2006	1291	61	206(b) - Annual CPI	
02/01/2007	1371	80	208(h)(2) - CPI-Based Increase	
02/01/2008	1446	75	208(h)(2) - CPI-Based Increase	
08/12/2008	1730	284	213(a)(2) - Vacancy High Comp	001-S709

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Matthew A. Pavlak

Kathryn

Tenant

Owner/Agent

Date: 8/02/08

Date: 8/2/08

Name: *Kathryn*

Date: 8-2-08

RACD Form 3 (rev 8/06)

96

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

*08 AUG 28 14 :44

Odile Gabay
3003 Van Ness Street, N.W. Apt # W902
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2040


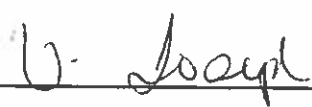
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1935	85	206(b) - Annual CPI	
10/01/2006	2016	81	208(h)(2) - CPI-Based Increase	
10/01/2007	2126	110	208(h)(2) - CPI-Based Increase	
08/06/2008	2040	-200	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

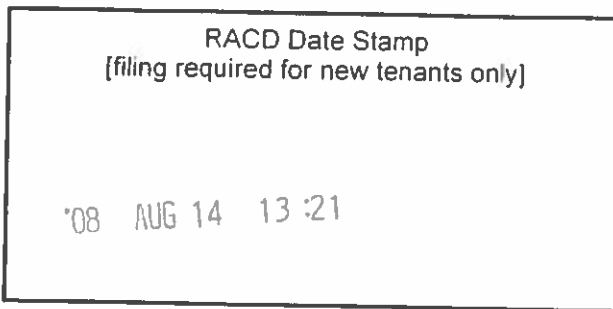
208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/06/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

 _____ Tenant	 _____ Owner/Agent
Date: <u>08/06/08</u>	Date: <u>8/6/08</u>

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



HB

Brian Phillips
3003 Van Ness Street, N.W. Apt # W416
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1745

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1391	56	208(h)(2) - CPI-Based Increase	
04/07/2007	1740	349	213(a)(2) - Vacancy High Comp.	001-S1015
06/29/2008	1725	-15	N/A - Decrease	
08/09/2008	1745	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/09/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

U. Joseph

Tenant
Date: 8/6/08

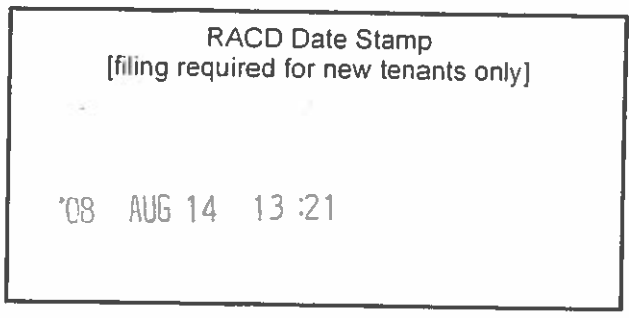
Owner/Agent
Date: 8/6/08

Tenant: dPhillips
Date: 8/9/08

RACD Form 3 (rev 8/06)

RB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Tanisha Elliott
3003 Van Ness Street, N.W. Apt # S119
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1615

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/15/2005	1415	100	206(b) - Annual CPI	
07/01/2006	1490	75	206(b) - Annual CPI	
07/01/2007	1571	81	208(h)(2) - CPI-Based Increase	
07/01/2008	1655	84	208(h)(2) - CPI-Based Increase	
08/11/2008	1615	-40	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are --

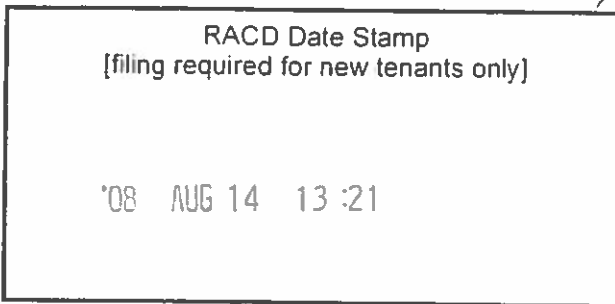
208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/11/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant
Date: 08/11/08

Owner/Agent
Date: 8/11/08

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Alicia Pardo, Mark McCullough
3003 Van Ness Street, N.W. Apt # W806
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1950

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/25/2006	1845	505	213(a)(1) - Vacancy	
06/01/2007	1946	101	208(h)(2) - CPI-Based Increase	
06/01/2008	2051	105	208(h)(2) - CPI-Based Increase	
08/01/2008	1950	-101	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant [Signature]
Date: 8/1/08

Owner/Agent [Signature]
Date: 8/1/08

tenant: [Signature]
date: 8/1/08

RACD Form 3 (rev 8/06)

B

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 AUG 14 13:21

Abel Moreno and Evelyn Colon
 3003 Van Ness Street, N.W. Apt # W126
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/15/2006	1690	140	213(a)(2) - Vacancy High Comp.	W923
07/10/2007	1645	-45	N/A - Decrease	
08/10/2009	1800	155	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/10/2009 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

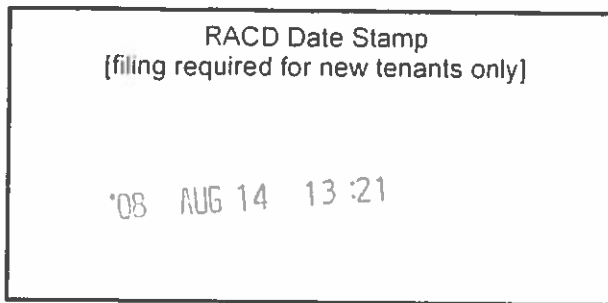
Abel Moreno Evelyn M. Colon Ariza Kathy

Tenant Owner/Agent
 Date: 8/9/08 8/9/08 Date: 8/9/08

RACD Form 3 (rev 8/06)

AM
EC

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Isabelle Corbett
 3003 Van Ness Street, N.W. Apt # W704
 Washington, DC 20008

Registration No : 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1935

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1750	88	213(a)(2) - Vacancy High Comp.	W816
07/01/2007	1800	50	208(h)(2) - CPI-Based Increase	
08/15/2008	1935	135	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/15/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Isabelle Corbett
 Tenant
 Date: 7/31/08

[Signature]
 Owner/Agent
 Date: 8/4/08

RACD Form 3 (rev 8/06)

kb

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
'08 AUG 14 13:21

Brian Phillips
 3003 Van Ness Street, N.W. Apt # W416
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1745

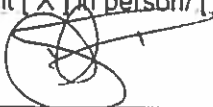

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1391	56	208(h)(2) - CPI-Based Increase	
04/07/2007	1740	349	213(a)(2) - Vacancy High Comp.	001-S1015
06/29/2008	1725	-15	N/A - Decrease	
08/09/2008	1745	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/09/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Tenant
 Date: 8/6/08

Owner/Agent
 Date: 8/6/08

RACD Form 3 (rev 8/06)

AS

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

'08 AUG 14 13:21

Christine Flynn, Coleman Miller,
 3003 Van Ness Street, N.W. Apt # W205
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1790

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/29/2006	1760	230	213(a)(1) - Vacancy	
08/01/2007	1775	15	208(h)(2) - CPI-Based Increase	
08/05/2008	1790	15	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Christine Flynn Coleman Miller

Tenant

[Signature]

Owner/Agent

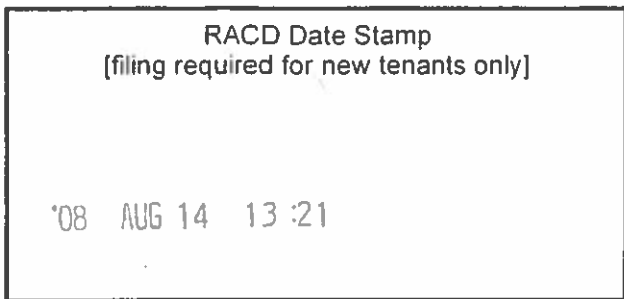
Date: 8/7/08

Date: 8/7/08

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Raven Radley
 3003 Van Ness Street, N.W. Apt # S213
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1710

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1645	100	213(a)(2) - Vacancy High Comp.	S413
07/27/2007	1625	-20	N/A - Decrease	
08/05/2008	1710	85	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/[] mail.

Raven Radley

 Tenant

[Signature]

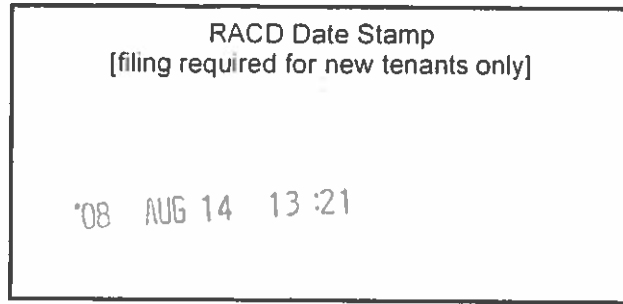
 Owner/Agent

Date: 07/08/2008

Date: 8/7/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Handwritten initials

Odile Gabay
 3003 Van Ness Street, N.W. Apt # W902
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2040

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1935	85	206(b) - Annual CPI	
10/01/2006	2016	81	208(h)(2) - CPI-Based Increase	
10/01/2007	2126	110	208(h)(2) - CPI-Based Increase	
08/06/2008	2040	-200	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/06/2008 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Handwritten signature of Odile Gabay

 Tenant

Handwritten signature of U. Joseph

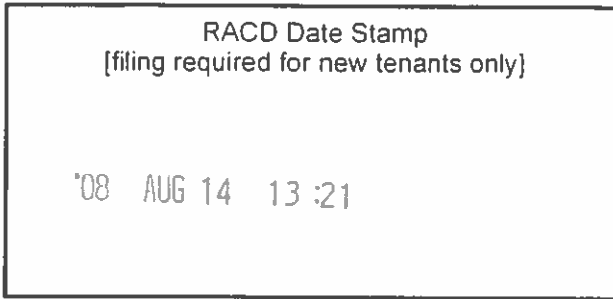
 Owner/Agent

Date: 08/06/08

Date: 8/6/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Ann Pearlman & Serena McIntosh
3003 Van Ness Street, N.W. Apt # W115
Washington, DC 20008

Registration No: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/15/2005	1482	139	213(a)(1) - Vacancy	
07/01/2006	1630	148	213(a)(1) - Vacancy	
07/01/2007	1710	80	208(h)(2) - CPI-Based Increase	
07/31/2007	1730	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Serena McIntosh

~~Kadon~~

Tenant

Owner/Agent

Date: 7/18/08

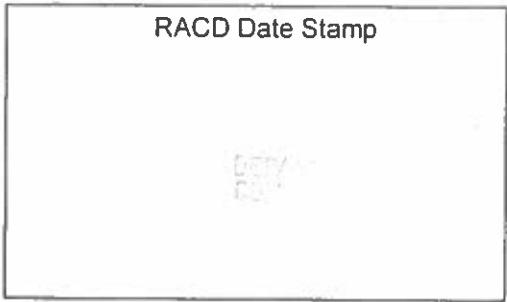
Date: 8/9/08

RACD Form 3 (rev 8/06)

Name Ann Pearlman

Date 7/18/08

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

'08 AUG 20 16:05

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.
Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202
Registration No. & Date 39605235-11/07/1985 Date of Certificate: 08/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W928	Gloria Adams	2867	2964	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 05/16/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: AUG 20 2008 Signature: 
Address: 3003 Van Ness Street, N.W. Name Printed: Elizabeth Brookins
Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

05/16/08

'08 AUG 20 16:05

Gloria Adams
3003 Van Ness Street, N.W. Apt # W928
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:05/16/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,867 The increase in your rent charged is: \$ 97

Your new rent charged is: \$ 2,964 The effective date is: 08/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.

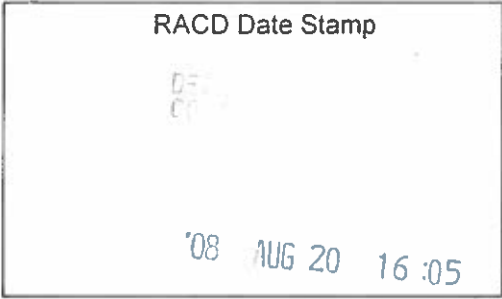
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 08/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S420	Nancy Fischer ,Laura Seidel, Niels Lesniewski	2104	2175	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 05/16/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: AUG 20 2008

Signature:

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 AUG 20 16 :05

Nancy Fischer ,Laura Seidel, Niels Lesniewski
3003 Van Ness Street, N.W. Apt # S420
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:05/16/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,104 The increase in your rent charged is: \$ 71

Your new rent charged is: \$ 2,175 The effective date is: 08/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

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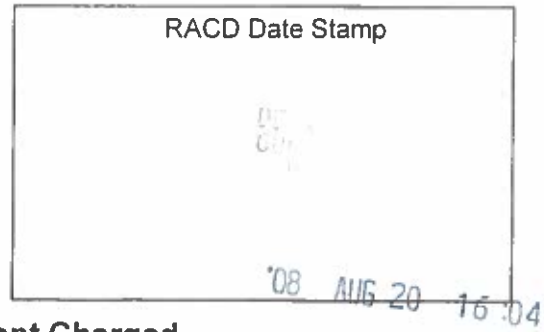
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 08/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W332	Theodore Simpson	2675	2765	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 05/16/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

AUG 20 2008

Date: _____

Signature: 

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 AUG 20 16 :05

Theodore Simpson
3003 Van Ness Street, N.W. Apt # W332
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:05/16/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,675 The increase in your rent charged is: \$ 90

Your new rent charged is: \$ 2,765 The effective date is: 08/01/2008

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
_____	_____	_____
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



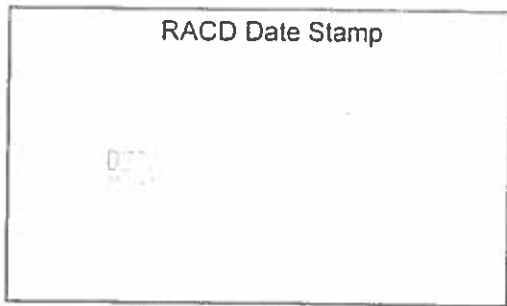
Archstone Communities LLC

Signature of Owner/Agent

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



08 AUG 20 16:04

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXXX-54002038 Date of Certificate: 08/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S1021	Wallace Babington	1615	1669	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 05/16/2008 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

AUG 20 2008

Date: _____

Signature:

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Srith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'08 AUG 20 16:04

Wallace Babington
3003 Van Ness Street, N.W. Apt # S1021
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:05/16/2008

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,615 The increase in your rent charged is: \$ 54
Your new rent charged is: \$ 1,669 The effective date is: 08/01/2008

The basis of the increase in rent charged is as follows:

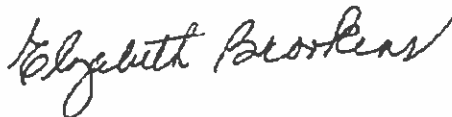
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2008 through April 30th 2009 is 3.4%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



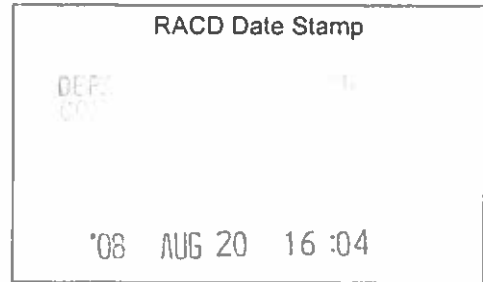
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985, 54181XXX-54002038 Date of Certificate: 08/01/2008

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2008, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S102	Colleen Smith, Hannah Mills, Taylor Robinson	2320	2445	208(h)(2)
S113	Terezinha Dias	1640	1728	208(h)(2)
S213	Susan Caldwell-Chebotariov, Ivan Chebotariov	1625	1712	208(h)(2)
S301	Jacqueline Fernandez, Natalie Rico	2532	2668	208(h)(2)
S304	Taliana Sullivan, Christine O'Hara	1755	1849	208(h)(2)
S412	Paul Ternes & Shannon Pao	1795	1891	208(h)(2)
S414	Burney Simpson	1833	1932	208(h)(2)
S421	Damien Giles	1565	1649	208(h)(2)
S424	Margaret Collins and Hannah Kim	2185	2302	208(h)(2)
S425	Emily Alves, Caitlin Reinhard, Ashley Yehl	2415	2545	208(h)(2)
S508	Baher Darwish	1940	2044	208(h)(2)
S706	Alexis Murray-Merriman	1510	1591	208(h)(2)
S709	Jessica & Catherine Melone	1840	1939	208(h)(2)
S716	Heather Chaney	1540	1623	208(h)(2)
S718	Alexander Weber	1970	2076	208(h)(2)
S919	Allan Eduardo Elvir Zelaya	1525	1607	208(h)(2)
W126	Daniel Hemmer, Daniel Shea	1645	1733	208(h)(2)
W133	Jason Enzler & Carrie Paulin	1581	1666	208(h)(2)
W203	Robert Mander	1532	1584	208(h)(2)
W205	Deryn Sumner & Anthony Sciascia	1775	1870	208(h)(2)
W207	Dimitrios Papaioannou	1217	1282	208(h)(2)
W213	David Teitelbaum	1910	2013	208(h)(2)
W222	Laura Elgort & Caitlen Morris	1805	1902	208(h)(2)
W301	William Thorburn	2111	2224	208(h)(2)
W307	Joanna Kujat	1266	1334	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W311	Marta Dunn	1800	1897	208(h)(2)
W402	Stanley N. Hall	1788	1884	208(h)(2)
W425	Oren Poleg	1070	1127	208(h)(2)
W428	Heather Drake, Jamie Lyons & Catherine Lavelle	2795	2945	208(h)(2)
W503	Robert Liu	1529	1611	208(h)(2)
W513	Ana M Fernandes & Alexandre Baptista	1790	1886	208(h)(2)
W521	Debra Murphy	1845	1944	208(h)(2)
W524	Michael Hirsh	1800	1897	208(h)(2)
W621	Cara & Norman Schayer	1835	1934	208(h)(2)
W623	Maria Camacho	1820	1918	208(h)(2)
W627	Matthew Shabat & Julia Cathcart	1985	2092	208(h)(2)
W633	Sam Scanlan, James Kozumbo, Daniel Lewis	2895	3051	208(h)(2)
W705	Daniel Rosenbloom & Jessica Scholes	1785	1881	208(h)(2)
W712	Annee Cardea, Daniel Carnivale	1795	1891	208(h)(2)
W720	Kaylan Sliney and Dave Augliera	1810	1907	208(h)(2)
W724	Kenneth Plonsky	1785	1881	208(h)(2)
W725	Mumukshu Patel, Smita Patel	1640	1728	208(h)(2)
W729	Maria Engel	1820	1918	208(h)(2)
W730	Jeffrey Adler	1815	1913	208(h)(2)
W809	Elizabeth McMahon, Jenna Shea, Jessica Varat	2140	2255	208(h)(2)
W810	James Humphries and Amanda Burch	1915	2018	208(h)(2)
W913	Shine Kang	1805	1902	208(h)(2)
W922	Laura Geesaman	1875	1976	208(h)(2)
S1012	Royce & Courtney Nicolaisen, Daniel De Roux Watson	1830	1928	208(h)(2)
S1115	Elizabeth Lavin, Francis Lavin	1805	1902	208(h)(2)
W1012	Kristina Doan and Chandana Kolavala	1805	1902	208(h)(2)
W1014	Ana Saiz	1429	1506	208(h)(2)
W1018	Alejandro Taddia	1940	2044	208(h)(2)
W1025	Theresa Santella	1665	1754	208(h)(2)
W1102	Jonathan Kelley and Catherine Hinckley	1975	2081	208(h)(2)
W1133	Embassy Of Egypt, Hussein Hassouna, Nevine Hassoun	3099	3204	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 05/16/2008 Service completed by [check one] –

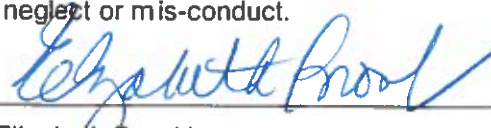
- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

DEF
C

'08 AUG 20 16:04

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: AUG 20 2008

Signature: 

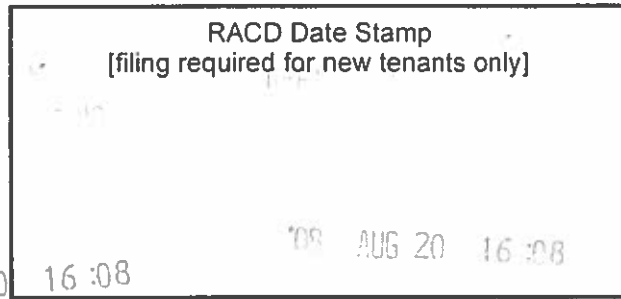
Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Bonnie Thompson & Scott Wise
 3003 Van Ness Street, N.W. Apt # W104
 Washington, DC 20008



DEPT
 603

'08 AUG 20 16:08

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1995

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1631	121	213(a)(2) - Vacancy High Comp.	S414
10/01/2006	1732	101	208(h)(2) - CPI-Based Increase	
11/16/2006	2080	348	213(a)(2) - Vacancy High Comp.	001-S1015
06/01/2007	1845	-235	N/A - Decrease	
06/01/2008	1944	99	208(h)(2) - CPI-Based Increase	
07/18/2008	1995	51	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/21/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



[Handwritten Signature]

Tenant

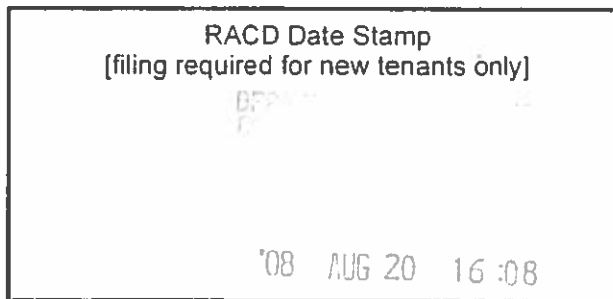
Owner/Agent

Date:

Date:

AUG 20 2008

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Sara Thomson, Emma LePore, Angela & Amanda Smith
 3003 Van Ness Street, N.W. Apt # S724
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2835

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	2502	47	206(b) - Annual CPI	
10/01/2006	2657	155	208(h)(2) - CPI-Based Increase	
10/01/2007	2803	146	208(h)(2) - CPI-Based Increase	
07/27/2008	2835	32	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/27/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

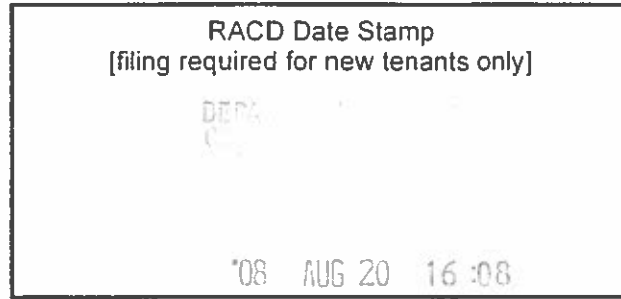
Owner/Agent

Date: _____

Date: AUG 20 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Allan Zelaya
 3003 Van Ness Street, N.W. Apt # S616
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1465

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/08/2006	1496	391	213(a)(2) - Vacancy High Comp.	001-S1017
11/01/2007	1578	82	208(h)(2) - CPI-Based Increase	
02/03/2008	1385	-193	N/A - Decrease	
06/20/2008	1465	80	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/26/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brook

Tenant

Owner/Agent

AUG 20 2008

Date:

Date:

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Julian Wolfson, Evan Mascagni
 3003 Van Ness Street, N.W. Apt # S122
 Washington, DC 20008

*08 AUG 28 14:44

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1635

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2006	1482	138	206(b) - Annual CPI	
01/01/2007	1574	92	208(h)(2) - CPI-Based Increase	
01/01/2008	1660	86	208(h)(2) - CPI-Based Increase	
08/08/2008	1635	-25	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/08/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

G-MJ
Julian Wolfson

[Signature]

Tenant

Owner/Agent

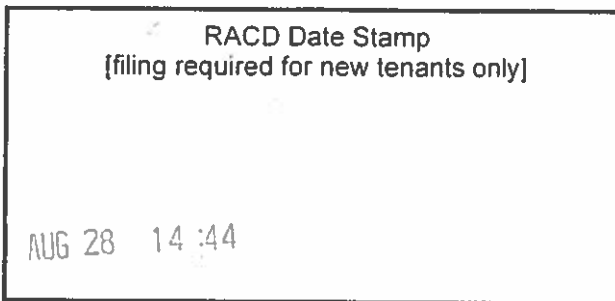
Date: 7/16/08

Date: 7/16/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Meaghan Bruce, Cameron Bruce
3003 Van Ness Street, N.W. Apt # W906
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1955

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	2050	359	206(b) - Annual CPI	
10/04/2006	2045	-5	N/A - Decrease	
08/01/2008	1955	-90	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date: 7/30/08

Owner/Agent

Date: 7/30/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Paul Margel, D'Anna Margel
 3003 Van Ness Street, N.W. Apt # W117
 Washington, DC 20008

RACD Date Stamp
 [filing required for new tenants only]

AUG. 28 14:45

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1700

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2006	1675	150	213(a)(1) - Vacancy	
05/28/2007	1730	55	213(a)(1) - Vacancy	
08/01/2008	1700	-30	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion [] mail.

Paul Margel

[Signature]

Tenant

Owner/Agent

Date: 08/01/08

Date: 8/1/08

*Andrew B. Tracy for
 D'Anna J. Margel
 8/1/08*

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

*08 AUG 28 14:45

Jason Harris
 3003 Van Ness Street, N.W. Apt # S210
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1535

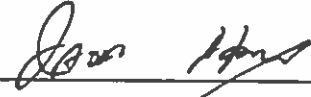
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/27/2005	1655	355	213(a)(2) - Vacancy High Comp.	S310
03/01/2006	1720	65	206(b) - Annual CPI	
03/01/2007	1827	107	208(h)(2) - CPI-Based Increase	
03/01/2008	1927	100	208(h)(2) - CPI-Based Increase	
08/01/2008	1535	-392	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -


208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/01/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date: 08-09-08



Owner/Agent

Date: 8/9/08

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]

DEP
CDM

Eric Padin
3003 Van Ness Street, N.W. Apt # S405
Washington, DC 20008

'08 AUG 28 14:45

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1605

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

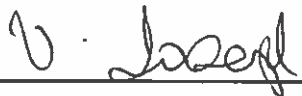
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1895	400	213(a)(2) - Vacancy High Comp.	S205
04/15/2006	1685	160	213(a)(1) - Vacancy	
03/04/2007	1650	-35	N/A - Decrease	
06/13/2008	1620	-30	N/A - Decrease	
07/15/2008	1600	-20	N/A - Decrease	
08/05/2008	1605	5	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.





Tenant

Owner/Agent

Date: 8/5/08

Date: 8/5/08

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Raven Radley
 3003 Van Ness Street, N.W. Apt # S213
 Washington, DC 20008

DEPS
 08/28/08

982

RACD Date Stamp
 [filing required for new tenants only]

'08 AUG 28 14 :44

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1710

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1645	100	213(a)(2) - Vacancy High Comp.	S413
07/27/2007	1625	-20	N/A - Decrease	
08/05/2008	1710	85	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/05/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Raven Radley

Tenant

Date: 09/07/2008

[Signature]

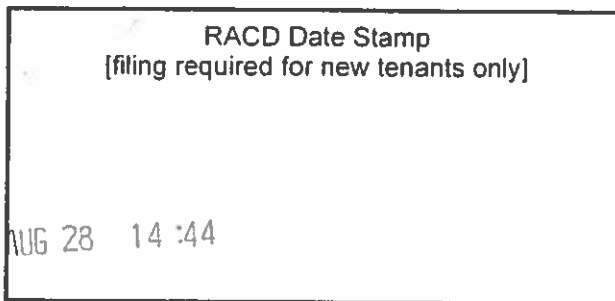
Owner/Agent

Date: 8/7/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Reisa Shanaman
 3003 Van Ness Street, N.W. Apt # S309
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1855

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/21/2006	1740	125	213(a)(1) - Vacancy	
08/01/2007	1815	75	208(h)(2) - CPI-Based Increase	
08/14/2008	1855	40	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/14/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Reisa Shanaman

Tenant

Date: 8-14-08

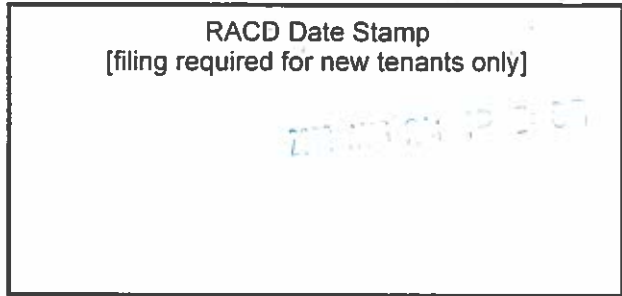
[Signature]

Owner/Agent

Date: 8/14/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



gfb

Sasha Buchanan
3003 Van Ness Street, N.W. Apt # W703
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1505

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/02/2005	1405	215	213(a)(1) - Vacancy	
10/01/2006	1429	24	208(h)(2) - CPI-Based Increase	
08/13/2007	1505	76	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/13/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Sasha Buchanan

[Signature]

Tenant

Owner/Agent

Date:

8-13-07

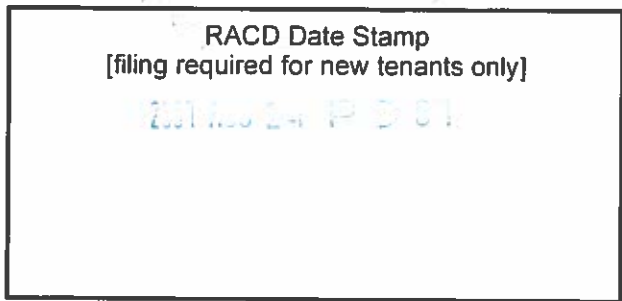
Date:

08/13/07

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Paula Hoffman, Chris Marinic
 3003 Van Ness Street, N.W. Apt # W116
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1705

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2004	1680	11	206(b) - Annual CPI	
02/01/2005	1160	-520	N/A - Decrease	
01/31/2006	1535	375	213(a)(1) - Vacancy	
08/01/2006	1725	190	213(a)(1) - Vacancy	
08/06/2007	1705	-20	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/08/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

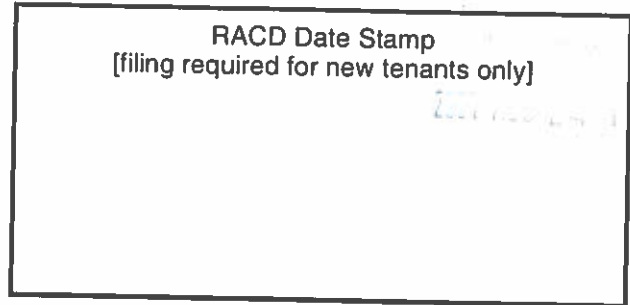
[Signature]

Tenant
 Date: 8/8/07

Owner/Agent
 Date: 8/13/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Kathy Lapido
 3003 Van Ness Street, N.W. Apt # W333
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2925

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	2650	16	206(b) - Annual CPI	
10/01/2005	2790	140	206(b) - Annual CPI	
08/10/2007	2925	135	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

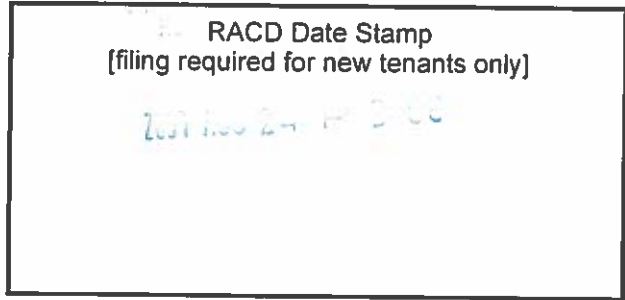
Disclosed to tenant on 08/10/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Handwritten Signature]
 Tenant
 Date: 8/10/07

[Handwritten Signature]
 Owner/Agent
 Date: 8/13/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



SB

Rameshwar Padmanabhan
3003 Van Ness Street, N.W. Apt # W231
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1565

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1150	40	206(b) - Annual CPI	
03/20/2006	1405	255	213(a)(1) - Vacancy	
08/07/2006	1827	422	213(a)(1) - Vacancy	
08/14/2007	1565	-262	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Rameshwar Padmanabhan

Tenant

Date: 8-10-7

[Signature]

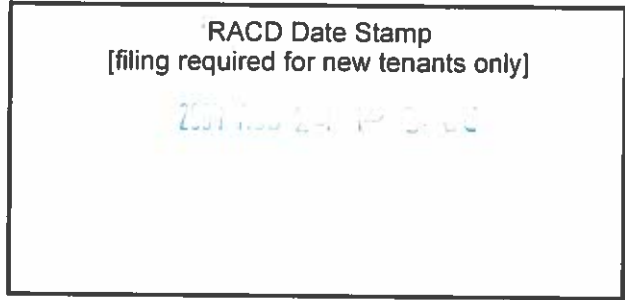
Owner/Agent

Date: 8/13/07

RACD Form 3 (rev 8/06)

98

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Usha Neelakantan
 3003 Van Ness Street, N.W. Apt # S906
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	688	19	206(b) - Annual CPI	
07/01/2005	1310	622	213(a)(2) - Vacancy High Comp.	
06/20/2006	1525	215	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/12/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Usha Neelakantan

[Signature]

Tenant

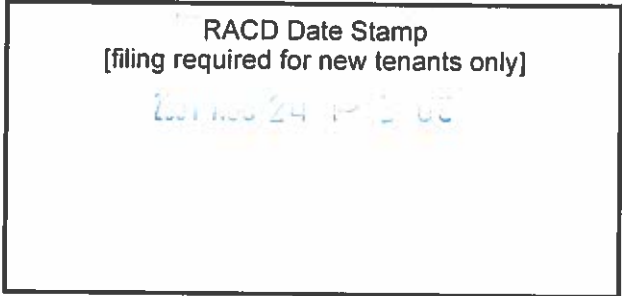
Owner/Agent

Date: 8/12/07

Date: 8/13/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



R. Diamond, S. Hamblin, D. Derderian
3003 Van Ness Street, N.W. Apt # W1132
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	2435	224	213(a)(2) - Vacancy High Comp.	
09/01/2006	2586	151	208(h)(2) - CPI-Based Increase	
08/12/2007	2800	214	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/12/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Rebecca Diamond 8/12/07

[Signature]

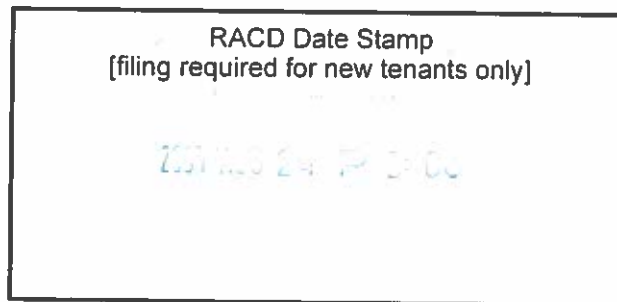
Tenant Susannah Hamblin

Owner/Agent

Date: 8/7/07

Date: 8/13/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



90

Howard Stewart
 3003 Van Ness Street, N.W. Apt # S211
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1890

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1384	25	206(b) - Annual CPI	
10/01/2005	1453	69	206(b) - Annual CPI	
10/01/2006	1543	90	208(h)(2) - CPI-Based Increase	
08/13/2007	1890	347	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/13/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Howard Stewart

 Tenant

[Signature]

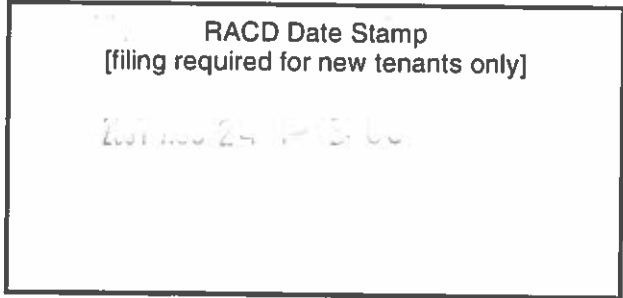
 Owner/Agent

Date: 8/12/07

Date: 8/13/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



JB

Rachel Noel, Holly Turner
3003 Van Ness Street, N.W. Apt # S814
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1890

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2005	1885	315	213(a)(2) - Vacancy High Comp.	
06/07/2005	1800	-85	N/A - Decrease	
08/08/2007	1890	90	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/08/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Rachel H. Noel

Tenant
Date: 8/6/07

[Signature]

Owner/Agent
Date: 8/14/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
[filing required for new tenants only]
August 24 11 30 AM '07

980

Geoffrey Biehn, Morgan Biehn
3003 Van Ness Street, N.W. Apt # S604
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2004	1680	71	206(b) - Annual CPI	
07/01/2005	1695	15	206(b) - Annual CPI	
07/27/2006	1875	180	213(a)(2) - Vacancy High Comp.	
08/14/2007	1800	-75	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Handwritten signature]

[Handwritten signature]

Tenant

Owner/Agent

Date:

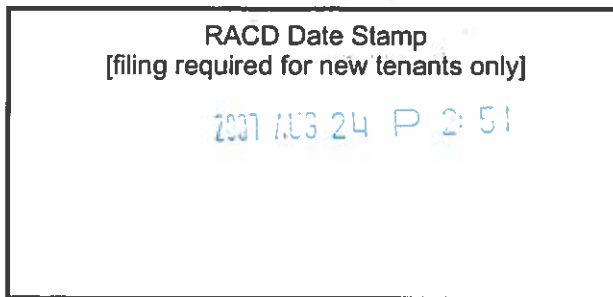
8/14/07

Date:

8/14/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Howard Conday
 3003 Van Ness Street, N.W. Apt # W115
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2004	1343	33	206(b) - Annual CPI	
10/15/2005	1482	139	213(a)(1) - Vacancy	
07/01/2006	1630	148	213(a)(1) - Vacancy	
07/01/2007	1710	80	208(h)(2) - CPI-Based Increase	
07/31/2007	1730	20	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/31/2007 by [check as applicable] delivery to tenant [X] in person/ [] at [] with person of suitable age & discretion/ [] mail.



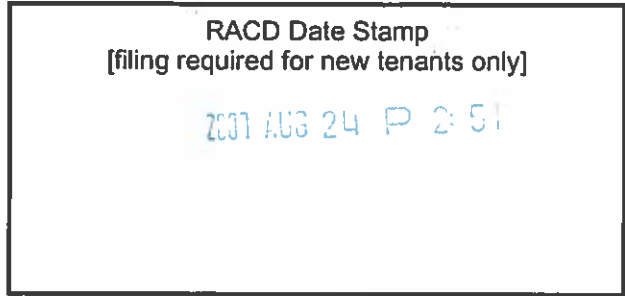
Tenant _____

Owner/Agent _____

Date: _____

Date: **AUG 24 2007**

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Susan Caldwell-Chebortariov, Ivan Chebotariov
 3003 Van Ness Street, N.W. Apt # S213
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1625

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1545	192	213(a)(2) - Vacancy High Comp.	
10/01/2005	1645	100	213(a)(2) - Vacancy High Comp.	
07/27/2007	1625	-20	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/27/2007 by [check as applicable] delivery to tenant [X] in person [] at unit with person of suitable age & discretion/ [] mail.

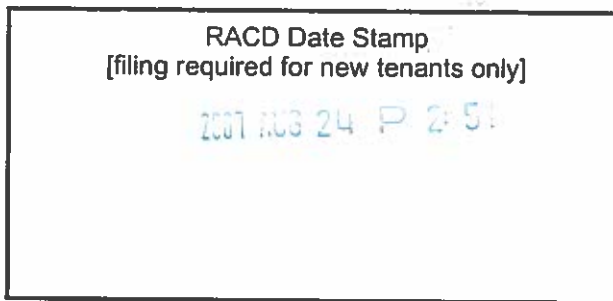


Tenant _____
 Date: _____

Owner/Agent _____
 Date: _____

AUG 24 2007

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jeremy Moon, Bryan Legaspi
 3003 Van Ness Street, N.W. Apt # S220
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1347

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1009	29	206(b) - Annual CPI	
10/01/2005	1036	27	206(b) - Annual CPI	
09/01/2006	1347	311	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/09/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Elizabeth Brook
 Owner/Agent

Date:

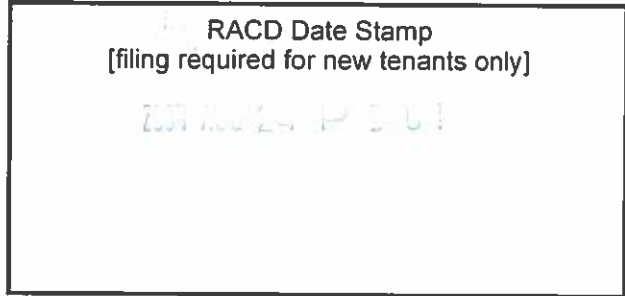
Date:

AUG 24 2007

RACD Form 3 (rev 8/06)

RB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Amanda Parrish
3003 Van Ness Street, N.W. Apt # S219
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1645

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/07/2005	1325	165	213(a)(1) - Vacancy	
09/16/2005	1345	20	213(a)(1) - Vacancy	
08/03/2007	1645	300	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/03/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

A J P

RCB

Tenant

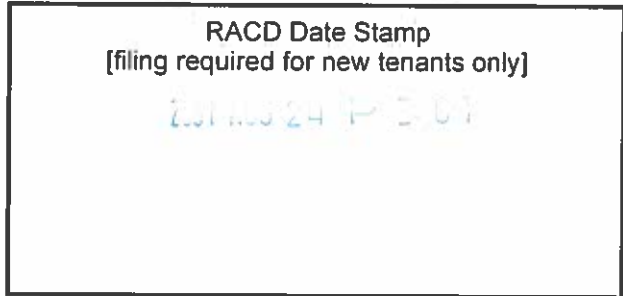
Owner/Agent

Date: 8/4/07

Date: 8/5/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Handwritten initials 'LH'

Kaylan Sliney and Dave Augliera
3003 Van Ness Street, N.W. Apt # W720
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1810

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	1690	65	206(b) - Annual CPI	
08/01/2007	1810	120	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 08/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Handwritten signature of tenant

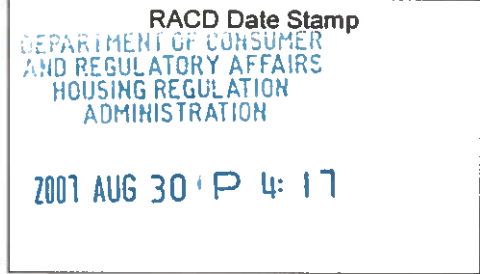
Handwritten signature of owner/agent

Tenant
Date: 8/1/07 8/1/07

Owner/Agent
Date: 8/6/07

RACD Form 3 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 08/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1133	Embassy Of Egypt	2995	3099	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 06/05/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

AUG 29 2007

Date: _____

Signature:

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 AUG 30 P 4: 17

Embassy Of Egypt
3003 Van Ness Street, N.W. Apt # W1133
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:06/05/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,995 The increase in your rent charged is: \$ 104

Your new rent charged is: \$ 3,099 The effective date is: 08/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.

Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

2007 AUG 30 P 4: 27

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 08/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S205	Aviam Services	1805	1880	208(h)(2)
S301	Jacqueline Fernandez, Natalie Rico	2400	2532	208(h)(2)
S309	Aviam Services	1740	1815	208(h)(2)
S317	Caroline Boucher	1323	1395	208(h)(2)
S412	Paul Ternes & Shannon Pao	1725	1795	208(h)(2)
S414	Stephan Loyka & Erin Pollock	1785	1883	208(h)(2)
S420	Nancy Fischer & Laura Seidel	1995	2104	208(h)(2)
S425	Emily & Hillary Alves & Katie Finowski	2290	2415	208(h)(2)
S508	Baher Darwish	1925	1940	208(h)(2)
S604	Matthew & Thomas Witko, Matthew & George Schroeder	1875	1925	208(h)(2)
S709	Jessica & Catherine Melone	1794	1840	208(h)(2)
S716	Heather Chaney	1460	1540	208(h)(2)
S718	Matthew Berlin & Alexander Weber	1930	1970	208(h)(2)
S722	Pallavi & Rao Mandiga	1780	1865	208(h)(2)
S924	Eden Costagliola, David & Crystal Powless	2545	2684	208(h)(2)
W116	Kathryn Yeskel, Michael Lynch	1725	1755	208(h)(2)
W120	Guillermo Seratti & Dolores Merono	1685	1760	208(h)(2)
W133	Jason Enzler & Carrie Paulin	1499	1581	208(h)(2)
W205	Deryn Sumner & Anthony Sciascia	1760	1775	208(h)(2)
W207	Dimitrios Papaioannou	1154	1217	208(h)(2)
W213	David Teitelbaum	1842	1910	208(h)(2)
W222	Laura Elgort & Caitlen Morris	1780	1805	208(h)(2)
W307	Joanna Kujat	1200	1266	208(h)(2)
W402	Stanley N. Hall	1695	1788	208(h)(2)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W421	Marisa Miodosky, Leonardo Mindez	1572	1658	208(h)(2)
W503	Robert Liu	1450	1529	208(h)(2)
W513	Ana M Fernandes & Alexandre Baptista	1765	1790	208(h)(2)
W521	Debera Murphy	1830	1845	208(h)(2)
W621	Cara & Norman Schayer	1760	1835	208(h)(2)
W623	Maria Camacho	1765	1820	208(h)(2)
W627	Matthew Shabat & Julia Cathcart	1975	1985	208(h)(2)
W705	Daniel Rosenbloom & Jessica Scholes	1740	1785	208(h)(2)
W724	Kenneth Plonsky	1770	1785	208(h)(2)
W733	Gregg Lilienfield	2980	3143	208(h)(2)
W809	Divya Bhaskaran, Mary Churchill, Jessica Varat	2115	2140	208(h)(2)
W818	Aviam Services	1850	1935	208(h)(2)
W913	Shine Kang	1785	1805	208(h)(2)
W928	Gloria Adams	2770	2922	208(h)(2)
S1012	Charmagne Campbell-Patton, Royce & C. Nicolaisen	1760	1830	208(h)(2)
S1022	Melanie Rosenberg	1875	1900	208(h)(2)
S1103	Shara & Jacinth Chang	1685	1690	208(h)(2)
W1018	Alejandro Taddia	1855	1940	208(h)(2)
W1025	Theresa Santella	1655	1665	208(h)(2)

2007 AUG 30 P 4: 27

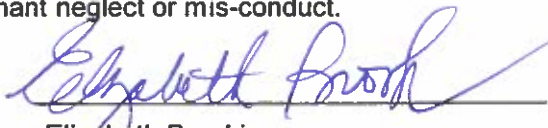
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 06/05/2007 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: AUG 29 2007

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

2007 AUG 30 P 4: 27

Aviam Services
3003 Van Ness Street, N.W. Apt # S205
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:05/10/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,805 The increase in your rent charged is: \$ 75

Your new rent charged is: \$ 1,880 The effective date is: 08/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.

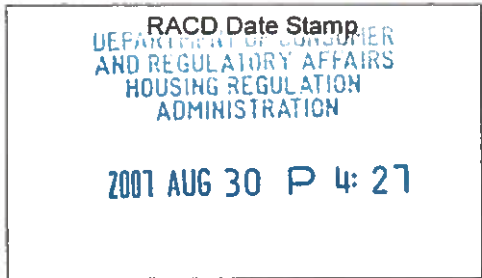


Signature of Owner/Agent

Archstone Smith Communities LLC
Name of Owner/Agent

RACD Form 1 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 08/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 08/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W203	Robert Mander	1480	1531	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 06/05/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: AUG 29 2007

Signature:

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION
Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 AUG 30 P 4: 27

Robert Mander
3003 Van Ness Street, N.W. Apt # W203
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:06/05/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,480 The increase in your rent charged is: \$ 51

Your new rent charged is: \$ 1,531 The effective date is: 08/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
_____	_____	_____
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dca.dc.gov.

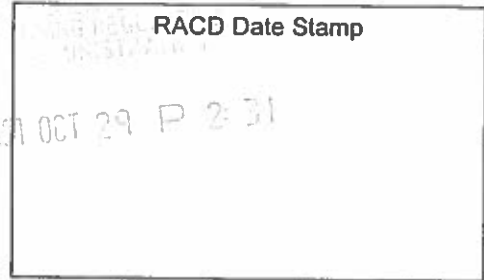
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 10/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S215	Dorothea A. Nahm	1057	1093	208(h)(2)
S311	Mary Byrd	1662	1720	208(h)(2)
S406	Carol Woodard	725	750	208(h)(2)
S408	Charles Keenum	971	1004	208(h)(2)
S521	Ronald & Luzia Zisk	735	760	208(h)(2)
S525	Stanley Clasen	1128	1167	208(h)(2)
S609	Joan Headlee	834	863	208(h)(2)
S610	Nancy Roth	907	938	208(h)(2)
S620	Kenneth E. Workman	1212	1254	208(h)(2)
S622	Gerald Elsken	834	863	208(h)(2)
S902	Walter J. Kroeger	1173	1214	208(h)(2)
S916	Jean Lutwin	738	763	208(h)(2)
W123	William & Ruth Hayden	876	906	208(h)(2)
W212	Eileen Dent	876	906	208(h)(2)
W429	Jane Wallace	1329	1375	208(h)(2)
W525	Lillian Cardash	823	851	208(h)(2)
W632	Charles Cassell	2752	2848	208(h)(2)
W727	Eleanor Sreb	1229	1272	208(h)(2)
W824	Norma Schulman	1209	1251	208(h)(2)
W932	Herb Ernst	1479	1530	208(h)(2)
S1108	James & Ursula Lewis	971	1004	208(h)(2)
S1111	Charles Potter	1036	1072	208(h)(2)
W1001	Henry Brylawski	1491	1543	208(h)(2)
W1005	Sylvia Yeado	1097	1135	208(h)(2)
W1026	Elizabeth Jacobson	907	938	208(h)(2)
W1115	Harriet Freedman	1068	1105	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/01/2007 Service completed by [check one] –

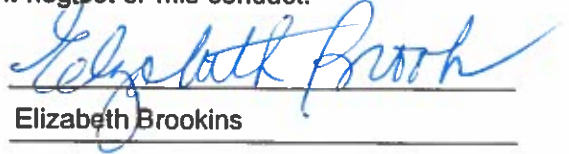
- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: OCT 29 2007

Address: 3003 Van Ness Street, N.W.

Signature:

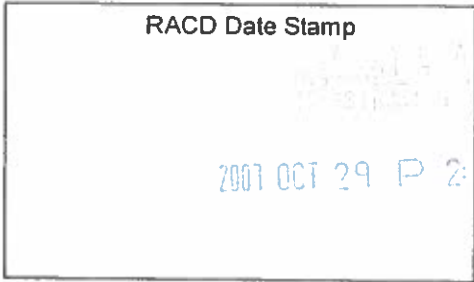


Name Printed: Elizabeth Brookins

Title:

Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 10/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S701	Kate Brick, Lauren Tanner & Christopher Barder	2485	2605	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/29/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

OCT 29 2007

Date: _____

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 OCT 29 P 2:31

Kate Brick, Lauren Tanner & Christopher Barder
3003 Van Ness Street, N.W. Apt # S701
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/29/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,485 The increase in your rent charged is: \$ 120

Your new rent charged is: \$ 2,605 The effective date is: 10/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

_____	_____	\$ _____
section of Act	type of increase	increase authorized
_____	_____	_____
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.

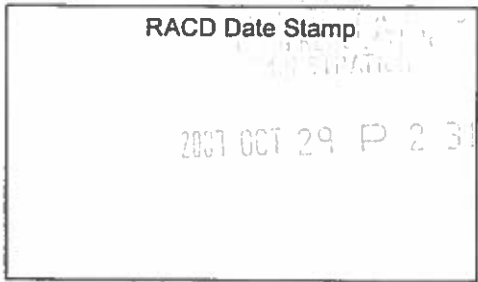
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 10/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S103	Kevin E Sheperd	1642	1699	208(h)(2)
S105	Susie Scott	1162	1202	208(h)(2)
S107	Carroll & Ursel Kelley	1433	1511	208(h)(2)
S109	Paul Goodman & Zachary Kesler	1597	1652	208(h)(2)
S124	Jennifer Sawada, Nicholas Wetzler & Justin Caron	2459	2520	208(h)(2)
S201	Blanche Sussman	1097	1135	208(h)(2)
S204	Harry Herman	1348	1395	208(h)(2)
S206	Jessica Leonard	1552	1637	208(h)(2)
S216	Cecilia Najera	756	797	208(h)(2)
S217	John Whitsitt & Paivi Salonen	1269	1338	208(h)(2)
S218	Embassy Of Bulgaria & Martin Marinov	1786	1855	208(h)(2)
S225	Elizabeth Frese	1160	1223	208(h)(2)
S305	Ina Goldsten	1682	1725	208(h)(2)
S316	Scott Steinmetz & Beatriz Senra	1495	1547	208(h)(2)
S319	So Young Hong	1391	1467	208(h)(2)
S324	Lolita Lopez-Ceide & Lourdes Ceide	1073	1132	208(h)(2)
S402	Czech Embassy	2125	2241	208(h)(2)
S411	James E. Taylor	1710	1765	208(h)(2)
S415	Diane B. Arnold	1625	1714	208(h)(2)
S417	Jared & Bonnie Bomberg	1236	1303	208(h)(2)

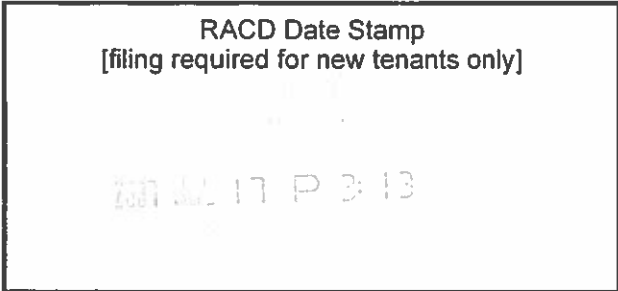
Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S422	Ruth Ann Pfeifer	834	863	208(h)(2)
S502	Juanita Harris	1554	1608	208(h)(2)
S503	Lonnie Sanders	1393	1441	208(h)(2)
S504	Linda Roberts	1431	1509	208(h)(2)
S505	Susan Normand	1049	1106	208(h)(2)
S511	Jo-Cheryl Cooper	1055	1113	208(h)(2)
S513	Eugene Dickerson, Jr.	1494	1576	208(h)(2)
S516	Jessica Ashley	1358	1432	208(h)(2)
S517	Katherine Puzauskas	1322	1394	208(h)(2)
S519	Ronald Smith	1402	1470	208(h)(2)
S522	Ruth Raubitschek	1332	1405	208(h)(2)
S523	Vietnam News Agency	1769	1825	208(h)(2)
S611	Rebecca Collora & Jo Sciremammano	1764	1825	208(h)(2)
S615	Lawrance Binda	1675	1760	208(h)(2)
S624	Carsten Brinkmann	2395	2400	208(h)(2)
S717	Carlton Westcott	882	930	208(h)(2)
S719	Robert Payne	1542	1595	208(h)(2)
S721	Shanthi Divakaran	1288	1358	208(h)(2)
S723	Leslie Gittleman	1045	1102	208(h)(2)
S724	Mary-Margaret Graham	2657	2803	208(h)(2)
S808	Madeleine Touvenel	1176	1217	208(h)(2)
S812	Monya Bunch	1355	1429	208(h)(2)
S813	Betty Edgehill	779	806	208(h)(2)
S820	Svetlana & Pavels Proskurovska	2093	2160	208(h)(2)
S822	Barbara Raskin	1497	1579	208(h)(2)
S904	Mary Fields	876	906	208(h)(2)
S905	Embassy of Argentina / Mariano Enrico	1751	1847	208(h)(2)
S907	Embassy of Bulgaria / Marinela Petkova	1848	1915	208(h)(2)
S915	Chinese Embassy	1708	1775	208(h)(2)
S918	M. Gale Dugan	1055	1091	208(h)(2)
S923	Rita Almeida & Pedro Carneiro	1419	1497	208(h)(2)
W102	Robert D. Goodrich	1052	1109	208(h)(2)
W106	Koliwe Moyo	1571	1657	208(h)(2)
W107	Elad Shenfeld	1142	1204	208(h)(2)
W112	Susan M. Burke	1726	1820	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W118	Karen Perry	876	924	208(h)(2)
W127	Kyle Bailey & Michael Zottarelli	1717	1811	208(h)(2)
W129	Brenda Small	1449	1528	208(h)(2)
W131	Abla Majaj	1644	1734	208(h)(2)
W201	Mary Bailey	2612	2703	208(h)(2)
W202	John Price	1897	1963	208(h)(2)
W204	Rose Jones & LaShonia Richardson	841	887	208(h)(2)
W210	Lynn Soukup	1325	1397	208(h)(2)
W215	Ruth R. Hartl	941	992	208(h)(2)
W216	Phillip Bozek	1524	1607	208(h)(2)
W217	David Kass	1099	1137	208(h)(2)
W220	Aaron Jacob	1386	1462	208(h)(2)
W221	Alexander Schoening	1772	1785	208(h)(2)
W228	Brian Lederer	2569	2710	208(h)(2)
W229	Paul Pinard & Norsiah Sumardi	1097	1157	208(h)(2)
W233	Leah Seigle, Mitchell Stern & Kelly Robinson	2555	2695	208(h)(2)
W306	Margaret Paul	887	918	208(h)(2)
W312	Lisa Politzer	1682	1735	208(h)(2)
W316	Joel & Elizabeth Corona	1750	1846	208(h)(2)
W322	Barbara Heindel	1074	1133	208(h)(2)
W323	Herbert Johnson	1593	1680	208(h)(2)
W327	Ann Lenney	1578	1664	208(h)(2)
W329	Neal Campblin	1805	1904	208(h)(2)
W331	Arlene Billings	876	924	208(h)(2)
W413	Bulgarian Embassy / Stefka Yovcheva	1651	1741	208(h)(2)
W417	Judy Buelow	1795	1893	208(h)(2)
W419	Kevin Thompson	1189	1254	208(h)(2)
W422	Senga Howat	1245	1288	208(h)(2)
W423	Charis Kubrin	1802	1901	208(h)(2)
W501	Annetta Toni Yager	1290	1335	208(h)(2)
W502	Madelyn Ribnick	1787	1849	208(h)(2)
W506	Raj Chhikara	1662	1730	208(h)(2)
W514	Charity Scholz & Michael Dunn	1785	1805	208(h)(2)
W520	Mary Anne McGavish	876	924	208(h)(2)
W522	John Page	1381	1456	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W527	Catherine Green	1960	2067	208(h)(2)
W528	Geraldine Gardner	2402	2486	208(h)(2)
W533	Nona Ransom	2337	2465	208(h)(2)
W601	Lauren Miller, Kathleen McGown & Kara Kenyon	2878	3015	208(h)(2)
W605	Inez R. Arrendell	876	924	208(h)(2)
W609	Jessica Schultz, Julie Hyman, Sarah Ackerman	2071	2075	208(h)(2)
W613	Julie Schimel	1679	1771	208(h)(2)
W614	Vickie Vaughan	1794	1892	208(h)(2)
W616	Susan Cohen	1104	1164	208(h)(2)
W629	Debra Cohn	1581	1667	208(h)(2)
W706	Dorothy Wawrose	1950	2057	208(h)(2)
W707	Marcelle Houle	1077	1136	208(h)(2)
W708	Stephen Gilson	1633	1722	208(h)(2)
W709	Douglas Klusmeyer	2244	2285	208(h)(2)
W710	Francis Erdmann	971	1024	208(h)(2)
W711	Betty Freeman	890	938	208(h)(2)
W717	Wanda Brown	1758	1854	208(h)(2)
W722	Nina Finston	1365	1440	208(h)(2)
W728	Mark Bruzonsky	1542	1626	208(h)(2)
		1378	1453	208(h)(2)
W805	Dana Stockbridge			
W807	Carol Olausen	1232	1299	208(h)(2)
W816	Dana Khries	1768	1770	208(h)(2)
w827	Rick Dahnke	1636	1725	208(h)(2)
W902	Francie Ostrower	2016	2126	208(h)(2)
W904	David Cheng	1626	1715	208(h)(2)
W910	Carl Shugaar	920	970	208(h)(2)
W914	Alessandro Legrottag	1641	1731	208(h)(2)
W916	Elona Evans-McNeill	1460	1540	208(h)(2)
W921	Robert Lee	1526	1609	208(h)(2)
W926	Linda Kontnier	907	956	208(h)(2)
W927	Jordan Zipkin, Adam Lebovitz	1986	2065	208(h)(2)
W929	Embassy Of Bulgaria	1715	1809	208(h)(2)
W930	Chary Annaberdiev	1753	1800	208(h)(2)

EB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



William Robinson
 3003 Van Ness Street, N.W. Apt # S512
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1795

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2004	1410	10	206(b) - Annual CPI	
08/25/2005	1685	275	206(b) - Annual CPI	
09/01/2006	1789	104	208(h)(2) - CPI-Based Increase	
10/01/2006	2060	271	213(a)(2) - Vacancy High Comp.	
06/26/2007	1795	-265	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

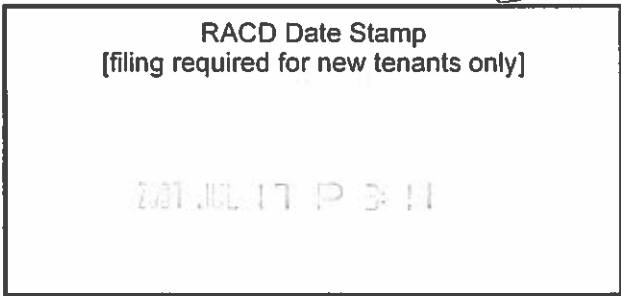
Disclosed to tenant on 06/26/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

William Robinson _____
 Tenant Owner/Agent
 Date: 6/26/2007 Date: 7/10/07

RACD Form 3 (rev 8/06)



Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Arab Republic of Egypt Embassy
3003 Van Ness Street, N.W. Apt # W811
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1860

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1430	105	206(b) - Annual CPI	
05/03/2006	1860	430	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -


208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/21/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Hassan Hussein

Tenant

Date: 6/21/07



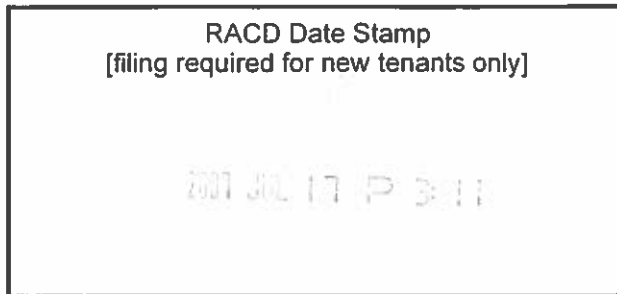
Owner/Agent

Date: 6/27/07

RACD Form 3 (rev 8/06)



Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Hagit and Natan Lavsky
3003 Van Ness Street, N.W. Apt # W802
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2140

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/07/2005	1650	542	213(a)(2) - Vacancy High Comp.	
10/01/2006	1752	102	208(h)(2) - CPI-Based Increase	
06/25/2007	2140	388	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

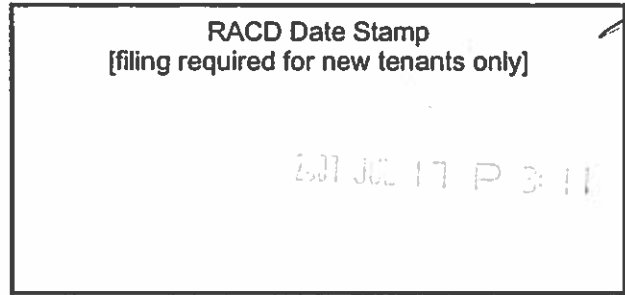
Disclosed to tenant on 06/25/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Hagit Lavsky Natan Lavsky [Signature]
 Tenant Owner/Agent
 Date: 7/10/07 Date: 7/16/07

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jeremy Moon, Bryan Legaspi
 3003 Van Ness Street, N.W. Apt # S220
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1347

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1009	29	206(b) - Annual CPI	
10/01/2005	1036	27	206(b) - Annual CPI	
09/01/2006	1347	311	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/23/2007 by [check as applicable] delivery to tenant [X] in person **FILE COPY** unit with person of suitable age & discretion/ [] mail.

Tenant

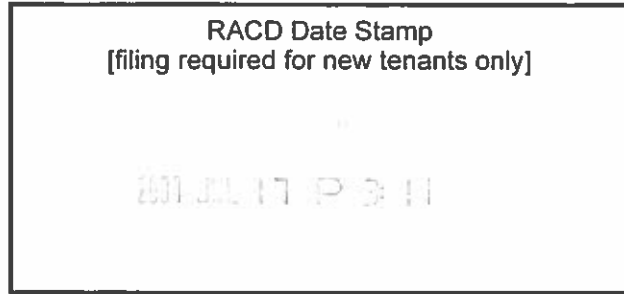
Owner/Agent *Elizabeth Brook*

Date: _____

Date: **JUL 17 2007**

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Angie McCarthy and Roland Pratt
3003 Van Ness Street, N.W. Apt # W715
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1795

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1489	70	206(b) - Annual CPI	
01/01/2006	1534	45	206(b) - Annual CPI	
06/22/2006	1795	261	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/27/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Roland Pratt

Tenant

Date: 6/26/07

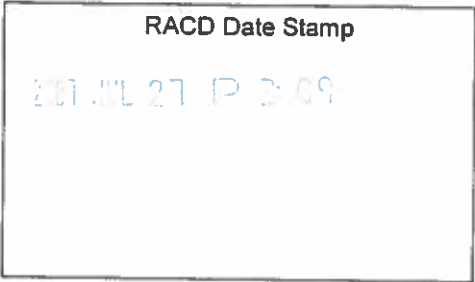
Angie McCarthy

Owner/Agent

Date: 6/27/07

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W310	Clint Wessolleck	1955	2014	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/18/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUL 27 2007

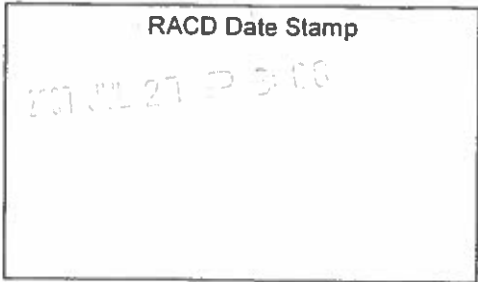
Address: 3003 Van Ness Stree, N.W.

Signature: *Elizabeth Brookins*

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S102	Christine White, Danielle Ressegue & M. Magnuson	2450	2565	208(h)(2)
S104	Cuban Interests Sec., Reinaldo Rodriguz	1592	1679	208(h)(2)
S117	Pierre Gaunaurd	1355	1429	208(h)(2)
S119	Phillip Kovnat	1490	1571	208(h)(2)
S602	Czech Public Radio / Alexandr Picha	2474	2610	208(h)(2)
S606	Hayley Zachary	1445	1524	208(h)(2)
S617	Sean McNamara	1510	1593	208(h)(2)
S625	Winy Chen, Candice Cho & Ginger Turn	2200	2321	208(h)(2)
S707	Greg Clark	1775	1790	208(h)(2)
S715	Czech Embassy	1845	1935	208(h)(2)
S816	Erik Swanson	1515	1598	208(h)(2)
S825	Jose & Josefina Vila / Monica Nielsen	2555	2655	208(h)(2)
W101	Sara Giglio & Allison Parker-Fahey	2765	2917	208(h)(2)
W115	Shilen Lakhani	1630	1710	208(h)(2)
W117	Melissa Gelfand & Kyle Murphy	1675	1725	208(h)(2)
W119	Mary Ludwig	1660	1751	208(h)(2)
W206	Aaron Arnfeld & Cynthia Levay-Lysne	1745	1750	208(h)(2)
W225	Embassy Of Vietnam, Giang Pham & Vu Dung	1700	1745	208(h)(2)
W226	Melanie & Marcus Trelaine	1654	1744	208(h)(2)
W410	Embassy Of Jordan, Maher Matalaka & Nadia Fanek	1522	1605	208(h)(2)
W414	Abigail S. Kurland	1905	1915	208(h)(2)
W415	Troy Ford	1670	1745	208(h)(2)
W517	Steven Taubenkibel & Susan Comins	1760	1770	208(h)(2)
W524	Lan Nguyen, Ahn and Huong Dinh	1615	1703	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W813	Amgan Naguib, Erin Moran	1336	1409	208(h)(2)
W832	Jeanette Pelcovits	2562	2651	208(h)(2)
S1010	Miguel Porrua	1775	1865	208(h)(2)
W1024	Deirdre O'Mahony & John Ryan	1725	1780	208(h)(2)
W1112	Nicole Sayres	1655	1730	208(h)(2)
W1122	Peter Markus	1673	1750	208(h)(2)
W1127	Jin Tanaka	1910	1935	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/18/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUL 8 7 2007

Address: 3003 Van Ness Stree, N.W.

Signature: 

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 JUL 27 12 33 PM

Christine White, Danielle Ressegue & M Magnuson
3003 Van Ness Street, N.W. Apt # S102
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:04/18/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,450 The increase in your rent charged is: \$ 115

Your new rent charged is: \$ 2,565 The effective date is: 07/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



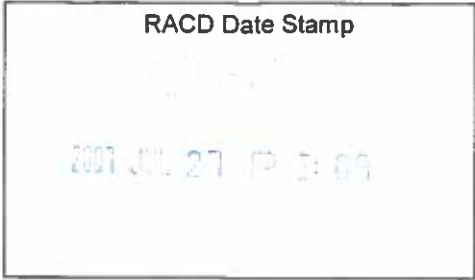
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W704	Yevgenia Kudryasheva	1750	1800	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/18/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUL 27 2007

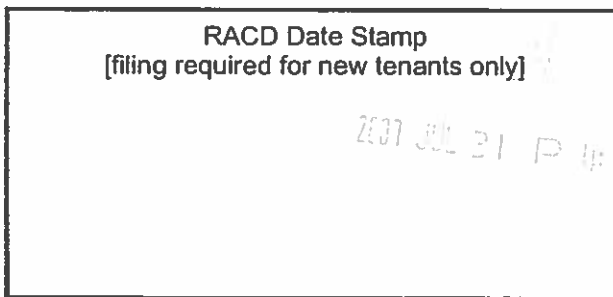
Signature:

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Alexis Murray-Merriman
 3003 Van Ness Street, N.W. Apt # S706
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1510

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	678	19	206(b) - Annual CPI	
05/28/2005	1340	662	213(a)(2) - Vacancy High Comp.	
06/01/2007	1414	74	208(h)(2) - CPI-Based Increase	
07/02/2007	1510	96	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/02/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Owner/Agent

Date:

Date:

JUL 31 2007

RACD Form 3 (rev 8/06)

lb

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Allan Eduardo Elvir Zelaya
 3003 Van Ness Street, N.W. Apt # S919
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

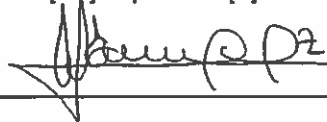
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

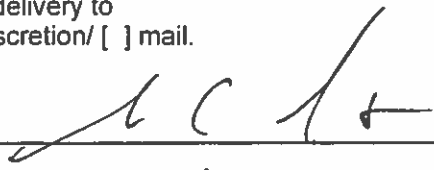
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1266	2	206(b) - Annual CPI	
09/24/2005	1264	-2	N/A - Decrease	
10/01/2006	1342	78	208(h)(2) - CPI-Based Increase	
01/13/2007	1605	263	213(a)(2) - Vacancy High Comp.	
07/02/2007	1525	-80	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/02/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.





Tenant

Owner/Agent

Date: _____

Date: 7/10/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Damien Giles
 3003 Van Ness Street, N.W. Apt # S421
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1565

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1261	36	206(b) - Annual CPI	
02/28/2005	1085	-176	N/A - Decrease	
04/01/2006	1247	162	213(a)(1) - Vacancy	
04/01/2007	1299	52	208(h)(2) - CPI-Based Increase	
07/07/2007	1565	266	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/07/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Owner/Agent

Date:

7-7-07

Date:

7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Francis Lavin
 3003 Van Ness Street, N.W. Apt # S1115
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1571	66	206(b) - Annual CPI	
09/01/2005	1671	100	206(b) - Annual CPI	
09/01/2006	1775	104	208(h)(2) - CPI-Based Increase	
05/01/2007	1700	-75	N/A - Decrease	
07/09/2007	1805	105	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/09/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

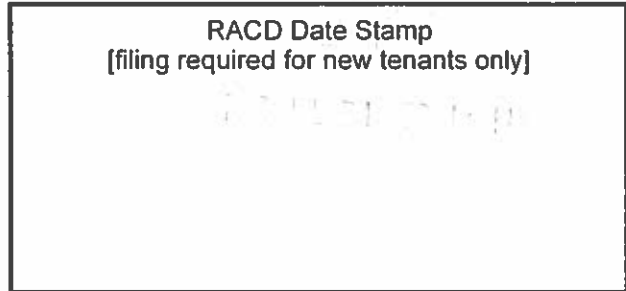
Tenant
 Date: 6/19/07

Owner/Agent
 Date: 7/10/07

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Theodore Simpson
 3003 Van Ness Street, N.W. Apt # W332
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2675

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1646	47	206(b) - Annual CPI	
04/23/2005	2280	634	213(a)(2) - Vacancy High Comp.	
05/01/2006	2395	115	206(b) - Annual CPI	
06/01/2007	2527	132	208(h)(2) - CPI-Based Increase	
07/09/2007	2675	148	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/09/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant

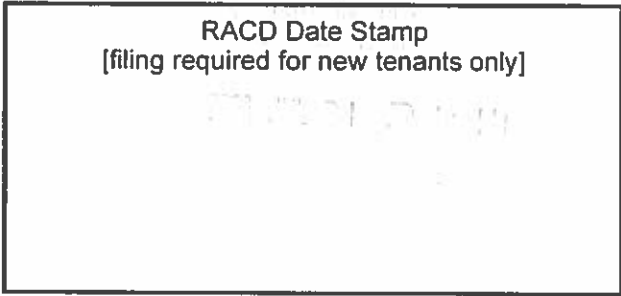
Owner/Agent

Date: 7/9/07

Date: 7/10/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Wallace Babington
3003 Van Ness Street, N.W. Apt # S1021
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1615

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2005	1207	57	213(a)(1) - Vacancy	
06/01/2006	1280	73	206(b) - Annual CPI	
06/01/2007	1350	70	208(h)(2) - CPI-Based Increase	
07/14/2007	1615	-10	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Wallace Babington

Tenant

[Signature]

Owner/Agent

Date: 7/13/07

Date: 7/16/07

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
--

Sam Scanlan, James Kozumbo, Daniel Lewis
3003 Van Ness Street, N.W. Apt # W633
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2895

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	3300	745	213(a)(2) - Vacancy High Comp.	
05/26/2006	2895	-405	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/15/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Owner/Agent

Date:

7/15/07

Date:

7/16/07

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

2007 JUL 31 P 06 11

Jennifer Lourie
 3003 Van Ness Street, N.W. Apt # S906
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	688	19	206(b) - Annual CPI	
07/01/2005	1310	622	213(a)(2) - Vacancy High Comp.	
06/20/2006	1525	215	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jennifer Lourie

 Tenant

RCB

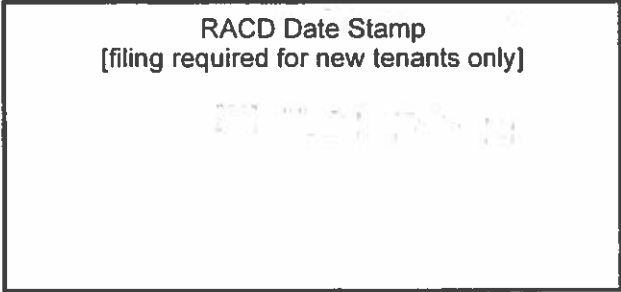
 Owner/Agent

Date: 6/30/07

Date: 7/10/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Marta Dunn
 3003 Van Ness Street, N.W. Apt # S311
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1385	277	213(a)(2) - Vacancy High Comp.	
10/01/2005	1565	180	213(a)(2) - Vacancy High Comp.	
10/01/2006	1662	97	208(h)(2) - CPI-Based Increase	
07/14/2007	1800	138	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

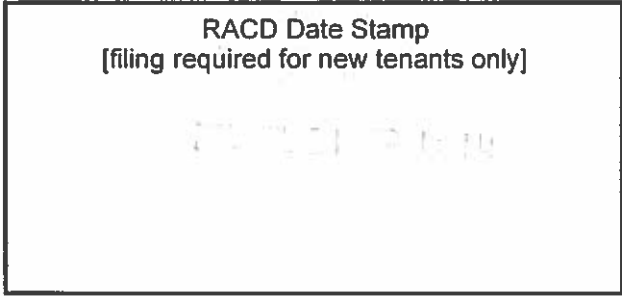
Owner/Agent

Date: 7/14/07

Date: 7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Michael Hirsh
3003 Van Ness Street, N.W. Apt # W524
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1415	85	206(b) - Annual CPI	
07/01/2006	1615	200	213(a)(2) - Vacancy High Comp.	
07/15/2007	1800	185	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/15/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant
Date: 7/13/07

Owner/Agent
Date: 7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Maria Engel
3003 Van Ness Street, N.W. Apt # W729
Washington, DC 20008

2007 AUG 17 2:08

RACD Date Stamp
[filing required for new tenants only]

2007 AUG 17 11:42:29

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1820

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1625	-188	N/A - Decrease	
12/01/2005	1685	60	206(b) - Annual CPI	
10/01/2006	2009	324	213(a)(2) - Vacancy High Comp.	
07/14/2007	1820	-189	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date: 7/15/07

Owner/Agent

Date: 7/31/07

RACD Form 3 (rev 8/06)

RB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Ana Saiz
3003 Van Ness Street, N.W. Apt # W1014
Washington, DC 20008

DEPT OF HOUSING AND COMMUNITY AFFAIRS
REGISTRATION DIVISION

RACD Date Stamp
[filing required for new tenants only]

2007 AUG 17 P 2:08

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
REGISTRATION DIVISION
2007 AUG 17 P 4:29

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1429

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1027	30	206(b) - Annual CPI	
10/01/2005	1055	28	206(b) - Annual CPI	
10/01/2006	1099	44	208(h)(2) - CPI-Based Increase	
07/19/2007	1429	330	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/19/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ana Maria Saiz B.

LC to

Tenant
Date: 07/19/07

Owner/Agent
Date: 7/31/07

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Colleen Smith, Melinda Hall, Hannah Mills
3003 Van Ness Street, N.W. Apt # S102
Washington, DC 20008

DEPARTMENT OF
HOUSING REGULATION
ADMINISTRATION
2007 AUG 17 P 2:08

RACD Date Stamp
[filing required for new tenants only]

DEPARTMENT OF
HOUSING REGULATION
ADMINISTRATION
CONSUMER
AFFAIRS
2007 AUG 17 P 4:29

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2320

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/15/2004	2375	152	213(a)(1) - Vacancy	
06/01/2005	2130	-245	N/A - Decrease	
07/01/2006	2450	320	213(a)(1) - Vacancy	
07/30/2007	2320	-130	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/30/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Colleen Smith
Melinda Hall

[Signature]

Tenant
Date: 7/30/07 *30 July 2007*

Owner/Agent
Date: 7/31/07

df

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Kristina Doan and Chandana Kolavala
3003 Van Ness Street, N.W. Apt # W1012
Washington, DC 20008

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

RACD Date Stamp
[filing required for new tenants only]
2007 AUG 17 P 2:08

2007 AUG 17 P 4:28

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/10/2005	1505	142	213(a)(1) - Vacancy	
05/01/2006	1731	226	213(a)(2) - Vacancy High Comp.	
06/01/2007	1805	74	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/25/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

Tenant

[Signature]

Owner/Agent

Date: 7/26/07 7/26/07

Date: 7/30/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Vacant
3003 Van Ness Street, N.W. Apt # S101
Washington, DC 20008

DEPARTMENT OF CONSUMERS
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION
2007 AUG 17 P 2:06

RACD Date Stamp
[filing required for new tenants only]

DEPARTMENT OF CONSUMERS
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION
2007 AUG 17 P 4:26

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1410

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
------	----------	-----------------	--------------------	------------------------------

No Rent Charged Increases Found Within Last 3 Years!

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/09/2007 by [check as applicable] delivery to tenant [X] in person / [] at unit with person of suitable age & discretion/ [] mail.

FILE COPY

Tenant

Owner/Agent

AUG 17 2007

Date:

Date:

RACD Form 3 (rev 8/06)

180

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

RACD Date Stamp
[filing required for new tenants only]
2007 AUG 17 P 2:06

2007 AUG 17 P 4:26
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

TEREZINHA DIAS
3003 Van Ness Street, N.W. Apt # S113
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1640

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1290	95	206(b) - Annual CPI	
04/01/2006	1483	193	213(a)(1) - Vacancy	
04/01/2007	1545	62	208(h)(2) - CPI-Based Increase	
07/27/2007	1640	95	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/27/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Terezinha Santos Dias

[Signature]

Tenant

Owner/Agent

Date: 7-21-07

Date: 7/30/07

ACB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Annee Cardea, Daniel Carnivale
3003 Van Ness Street, N.W. Apt # W712
Washington, DC 20008

RACD Date Stamp
[filing required for new tenants only]

2007 AUG 17 P 2:06

2007 AUG 17 P 4:26

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1795

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1516	81	206(b) - Annual CPI	
01/01/2006	1765	249	213(a)(2) - Vacancy High Comp.	
03/01/2007	1874	109	208(h)(2) - CPI-Based Increase	
07/24/2007	1795	-79	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/24/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant
Date: 7/24/07 7/24/07

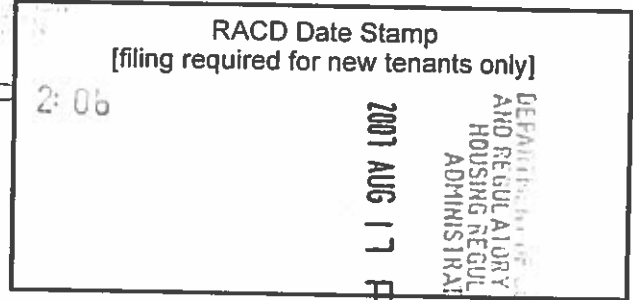
Owner/Agent
Date: 7/24/07

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

James Humphries and Amanda Burch
 3003 Van Ness Street, N.W. Apt # W810
 Washington, DC 20008

2007 AUG 17 P 2:06



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1915

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2005	1700	80	206(b) - Annual CPI	
06/01/2006	1770	70	206(b) - Annual CPI	
06/01/2007	1867	97	208(h)(2) - CPI-Based Increase	
07/13/2007	1915	48	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/13/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]
 Tenant

[Signature]
 Owner/Agent

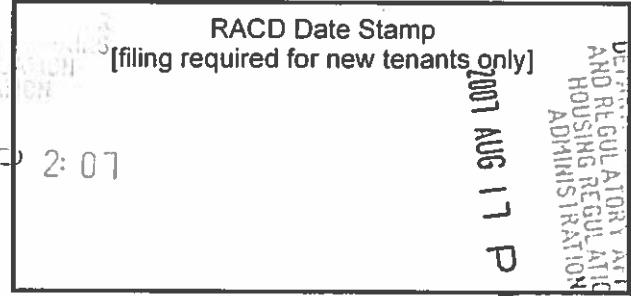
Date: 07/13/07

Date: 7/28/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Athena Tang
 3003 Van Ness Street, N.W. Apt # S306
 Washington, DC 20008

2007 AUG 17 P 2:07



DEPARTMENT OF CONSUMER
 AND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1625

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1400	56	206(b) - Annual CPI	
11/01/2005	1495	95	206(b) - Annual CPI	
07/28/2006	1605	110	213(a)(1) - Vacancy	
07/27/2007	1625	20	213(a)(1) - Vacancy	

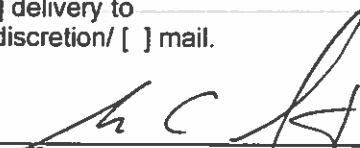
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/27/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant



Owner/Agent

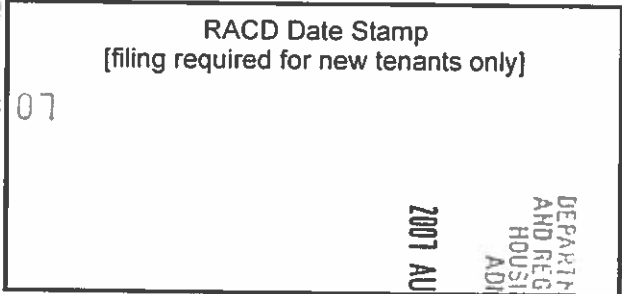
Date:  7/27/07

Date: 7/30/07

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

2007 AUG 17 P 2:07



Tatiana Sullivan, Christine O'Hara
3003 Van Ness Street, N.W. Apt # S304
Washington, DC 20008

Registration No.: 39605235

2007 AUG 17 P 4:28
DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1755

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1685	355	213(a)(1) - Vacancy	
04/12/2005	1475	-210	N/A - Decrease	
07/28/2007	1755	280	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/28/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tatiana Sullivan, Christine O'Hara

[Signature]

Tenant

Owner/Agent

Date: 7/28/07

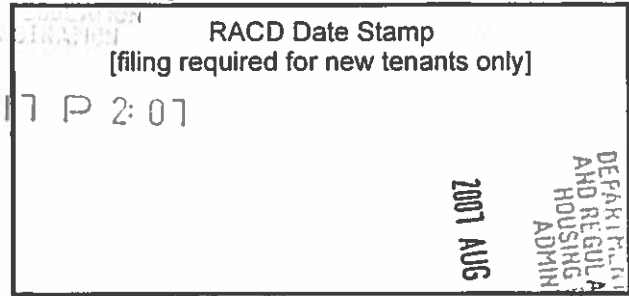
Date: 7/30/07

RB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Jeffrey Adler
3003 Van Ness Street, N.W. Apt # W730
Washington, DC 20008

DEPARTMENT OF CONSUMER
AFFAIRS AND REGULATION
HOUSING REGULATION
ADMINISTRATION
2007 AUG 17 P 2:01



2007 AUG 17 P 4:26
DEPARTMENT OF CONSUMER
AFFAIRS AND REGULATION
HOUSING REGULATION
ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ **1815**

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/02/2004	1575	-220	N/A - Decrease	
09/01/2005	1675	100	206(b) - Annual CPI	
09/01/2006	1779	104	208(h)(2) - CPI-Based Increase	
03/01/2007	1815	36	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/20/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jeffrey D Adler

[Signature]

Tenant

Owner/Agent

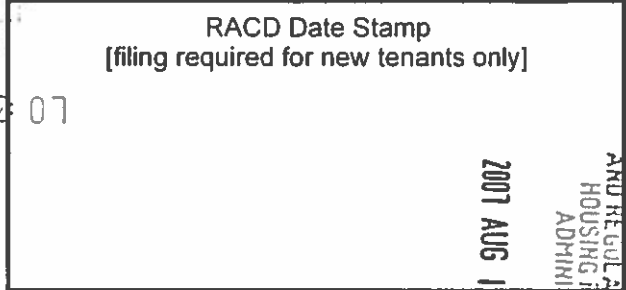
Date: 24 May 2007

Date: 7/20/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Joshua Silva, Lynn Asaro
3003 Van Ness Street, N.W. Apt # W130
Washington, DC 20008



Registration No.: 39605235

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION
2007 AUG 17 P 4:28

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1885

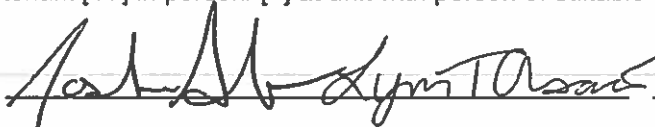
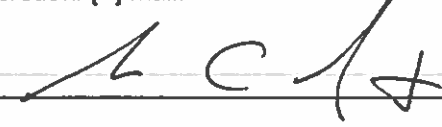
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1945	275	213(a)(1) - Vacancy	
07/28/2007	1885	-60	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/28/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant _____ Owner/Agent _____
 Date: 7/25/07 Date: 7/30/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 HOUSING REGULATION ADMINISTRATION
 2007 AUG 17 P 2:08

RACD Date Stamp
 (filing required for new tenants only)

Alexis Murray-Merriman
 3003 Van Ness Street, N.W. Apt # S706
 Washington, DC 20008

Registration No.: 39605235

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 HOUSING REGULATION ADMINISTRATION
 2007 AUG 17 P 4:29

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ **1510**

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	678	19	206(b) - Annual CPI	
05/28/2005	1340	662	213(a)(2) - Vacancy High Comp.	
06/01/2007	1414	74	208(h)(2) - CPI-Based Increase	
07/02/2007	1510	96	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/02/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Alexis Murray-Merriman

[Handwritten Signature]

Tenant

Owner/Agent

Date:

7/2/07

Date:

7/31/07

RACD Form 3 (rev 8/06)

lpb

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] <i>2007 08 03</i>

Lilly Modoor
3003 Van Ness Street, N.W. Apt # S917
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1570

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1200	41	206(b) - Annual CPI	
10/01/2005	1360	160	213(a)(2) - Vacancy High Comp.	
11/01/2006	1417	57	208(h)(2) - CPI-Based Increase	
08/03/2007	1570	153	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 08/03/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jamie Modoor

Tenant

Date:

08/03/07

[Signature]

Owner/Agent

Date:

8/5/07

RACD Form 3 (rev 8/06)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S1002	Daniel Ohlbaum	1107	1167	208(h)(2)
S1006	David & Margot Wilson	1358	1405	208(h)(2)
S1016	Lillian Richardson	725	764	208(h)(2)
S1017	Nadeem Qureshi	1667	1758	208(h)(2)
S1106	Lynn Zablotsky	1244	1312	208(h)(2)
S1112	Isabel Albornoz	1840	1890	208(h)(2)
S1116	Kimberly Medland	1471	1535	208(h)(2)
S1119	Joshua Senavoe	1535	1619	208(h)(2)
S1122	Radja Mitra	1434	1512	208(h)(2)
S1123	Yvette Parron	980	1033	208(h)(2)
S1124	Craig Little	1966	2074	208(h)(2)
W1003	Jennifer Blasko	1430	1508	208(h)(2)
W1011	Ahmed Mortaji	1566	1652	208(h)(2)
W1023	Karen S. Gilgoff	1167	1231	208(h)(2)
W1029	Eleanore Allen	1896	1962	208(h)(2)
W1031	Suzanne Abrams	1099	1159	208(h)(2)
W1033	Tamara Solyanyk	3000	3110	208(h)(2)
W1114	Tonny Lybek	1553	1638	208(h)(2)
W1126	Alfredo Baldini	1678	1745	208(h)(2)
W1128	Liliane Weinrob	2274	2399	208(h)(2)
W1131	Tyrone Barksdale	1842	1943	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/01/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: OCT 29 2007

Address: 3003 Van Ness Street, N.W.

Signature: 

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 OCT 29 P 2:31

Kevin E Sheperd
3003 Van Ness Street, N.W. Apt # S103
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/01/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,642 The increase in your rent charged is: \$ 57

Your new rent charged is: \$ 1,699 The effective date is: 10/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

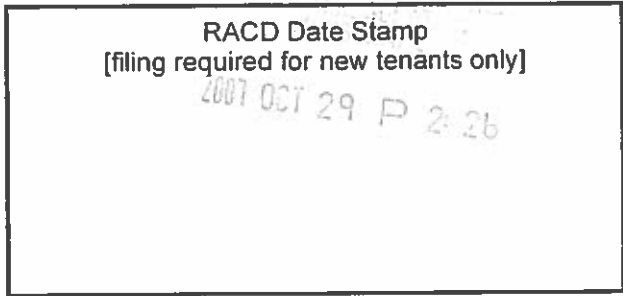
Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

18

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Gregory Ray
 3003 Van Ness Street, N.W. Apt # S1023
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1947

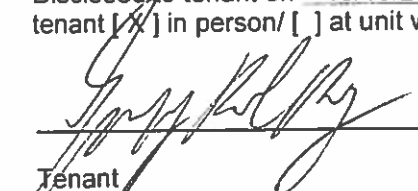
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	779	22	206(b) - Annual CPI	
10/01/2005	800	21	206(b) - Annual CPI	
05/27/2006	1680	880	213(a)(2) - Vacancy High Comp.	
06/01/2007	1770	90	208(h)(2) - CPI-Based Increase	
10/07/2007	1947	177	213(a)(1) - Vacancy	

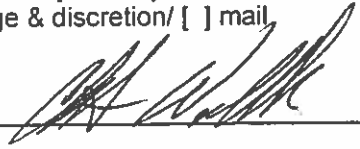
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/13/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail



 Tenant
 Date: 10/12/2007



 Owner/Agent
 Date: 10/19/07

EB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

2007 OCT 29 P 2: 26

Nathan Borgford-Parnell, Valkyrie Hanson
 3003 Van Ness Street, N.W. Apt # W915
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1970

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2005	2080	350	213(a)(2) - Vacancy High Comp.	
01/17/2006	1660	-420	N/A - Decrease	
03/01/2007	1763	103	208(h)(2) - CPI-Based Increase	
10/19/2007	1970	207	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/19/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion [] mail.

[Signature]

Tenant

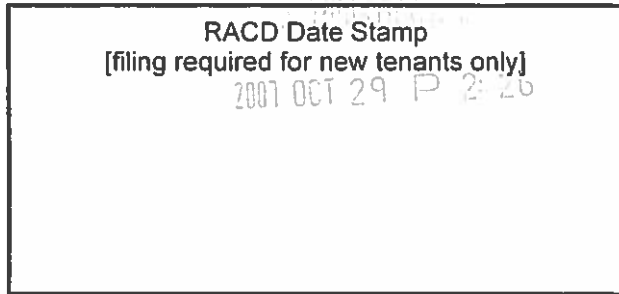
[Signature]

Owner/Agent

Date: 10/06/07

Date: 10/19/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Xavier Rousset and Valentine Panel
 3003 Van Ness Street, N.W. Apt # W821
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1750

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/04/2007	1750	103	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 09/26/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

V. Panel.

VR

Xavier Rousset

Tenant

09.26.07 09.26.07

Owner/Agent

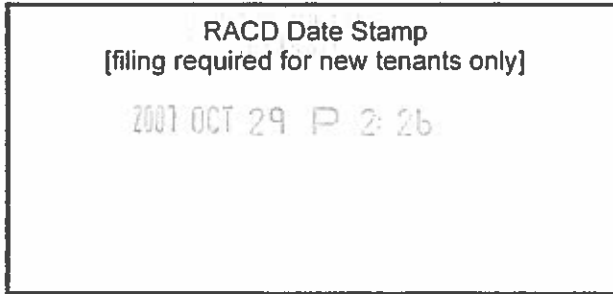
OCT 29 2007

Date:

Date:

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Frank Villari
3003 Van Ness Street, N.W. Apt # W1131
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2137

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1768	127	213(a)(1) - Vacancy	
10/01/2006	1842	74	208(h)(2) - CPI-Based Increase	
10/05/2007	2137	295	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/05/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

F. Villari

A. Griffith

Tenant

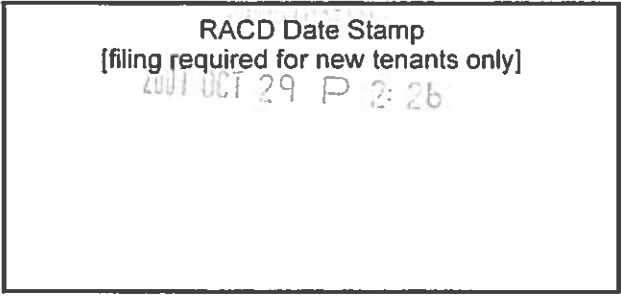
Owner/Agent

Date: 10/5/07

Date: 10-5-07

LO

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Rebecca Greenstein and Danielle Porter
 3003 Van Ness Street, N.W. Apt # S812
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1858

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1355	55	208(h)(2) - CPI-Based Increase	
10/01/2007	1429	74	208(h)(2) - CPI-Based Increase	
10/06/2007	1858	429	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

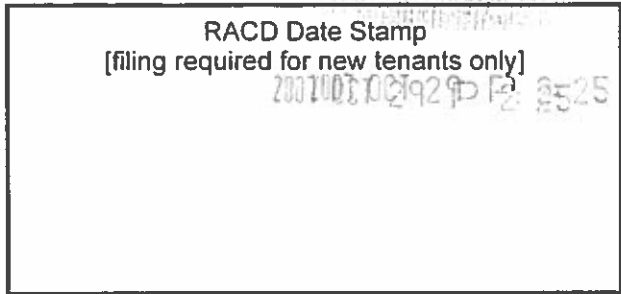
208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/06/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Rebecca J. Greenstein / Danielle Porter *A. Griffith*

Tenant _____ Owner/Agent _____
 Date: 10/6/07 10/6/07 Date: 10-6-07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Amanda Rogerson, Mary Howle
 3003 Van Ness Street, N.W. Apt # S824
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2591

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/22/2006	1993	181	213(a)(1) - Vacancy	
10/17/2007	2591	598	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 10/17/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

Tenant

Date: 10/17/07

Owner/Agent

Date: 10/12/07

(Handwritten initials)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

REGISTRATION
DIVISION
2007 OCT 11 1:19

RACD Date Stamp [filing required for new tenants only]
--

Xavier Rousset and Valentine Panel
3003 Van Ness Street, N.W. Apt # W821
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1750

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/04/2007	1750	103	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 09/26/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

FILE COPY

(Handwritten signature)
Owned Agent **OCT 11 2007**

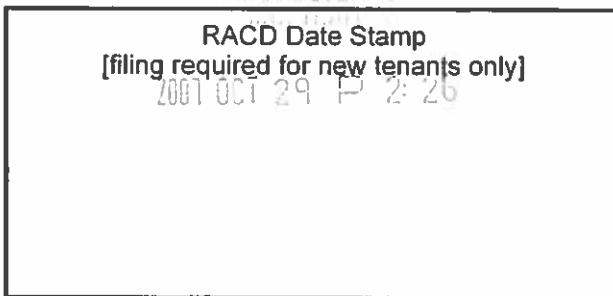
Tenant

Date: _____

Date: _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Ifeanyi Nwawe
 3003 Van Ness Street, N.W. Apt # S419
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1655

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2005	1230	50	213(a)(1) - Vacancy	
06/01/2006	1303	73	206(b) - Annual CPI	
06/01/2007	1375	72	208(h)(2) - CPI-Based Increase	
10/18/2007	1655	-95	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/18/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ifeanyi Nwawe 10/18/07

Tenant

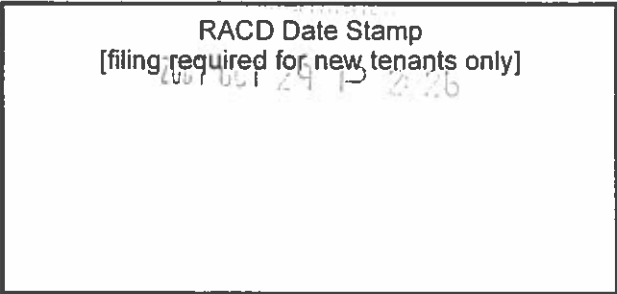
[Signature]

Owner/Agent

Date: _____

Date: 10/18/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Mary Kabza
 3003 Van Ness Street, N.W. Apt # W1027
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:


The current rent charged is \$ 2067.

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

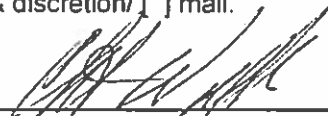
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/22/2004	1680	142	213(a)(2) - Vacancy High Comp.	
11/01/2005	1764	84	206(b) - Annual CPI	
11/01/2006	1873	109	208(h)(2) - CPI-Based Increase	
10/19/2007	2067	194	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 10/19/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant



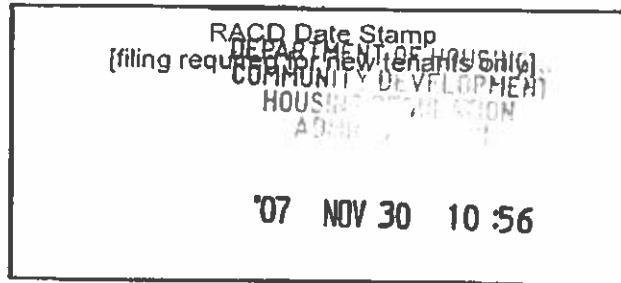
 Owner/Agent

Date: 15 OCT 2007

Date: 10/19/07

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Vanessa and Zulma Alvarez
3003 Van Ness Street, N.W. Apt # S623
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1780

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1680	100	206(b) - Annual CPI	
08/01/2006	1850	170	213(a)(1) - Vacancy	
11/01/2007	1780	-70	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change In Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 11/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Zulma D. Alvarez

Tenant Vanessa Alvarez

Owner/Agent

Date: 11-1-07

Date: 11-1-07

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT
HOUSING RACD Date Stamp
'07 NOV 30 10:53

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 11/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 11/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S116	Daniel Jones	1168	1232	208(h)(2)
S223	Cynthia Glasser	1481	1562	208(h)(2)
S403	Elizabeth Laurencin	1830	1930	208(h)(2)
S524	Bulgarian Embassy	1945	2051	208(h)(2)
S616	David Kosc & Lauren Wuethrich	1496	1578	208(h)(2)
S824	John Hakim	1993	2102	208(h)(2)
S910	Elaine Schenberg	1627	1716	208(h)(2)
S925	Ingeborg Johnson	1795	1893	208(h)(2)
W114	Dalia Kazoun	1576	1662	208(h)(2)
W403	Denise Robinson	1312	1384	208(h)(2)
W408	Vietnam News Agency	2076	2190	208(h)(2)
W510	Seth Mailhot	2166	2285	208(h)(2)
W515	Gladys Leithauser	1784	1882	208(h)(2)
W523	Sean Siplicio	1800	1899	208(h)(2)
W607	Jenny L. Grus	1264	1333	208(h)(2)
W905	Jeanne Smith	1779	1876	208(h)(2)
W906	Hiroko Smith	2045	2157	208(h)(2)
W909	Czech Embassy	2095	2210	208(h)(2)
S1013	Ando Keita	1738	1833	208(h)(2)
S1024	Fermin Vivanco & Maria Gonzalez	2475	2611	208(h)(2)
S1107	Emre Yurdakul	1917	2022	208(h)(2)
S1120	Staci Marcus & Joseph Spransy	2166	2285	208(h)(2)
S1121	Shigeaki Takahashi	1793	1891	208(h)(2)
W1107	Maria Bennaton	1365	1440	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/27/2007 Service completed by [check one] - '07 NOV 30 10:53

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: NOV 30 2007

Signature: 

Address: 3003 Van Ness Street, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'07 NOV 30 10:53

Daniel Jones
3003 Van Ness Street, N.W. Apt # S116
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/27/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,168 The increase in your rent charged is: \$ 64

Your new rent charged is: \$ 1,232 The effective date is: 11/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



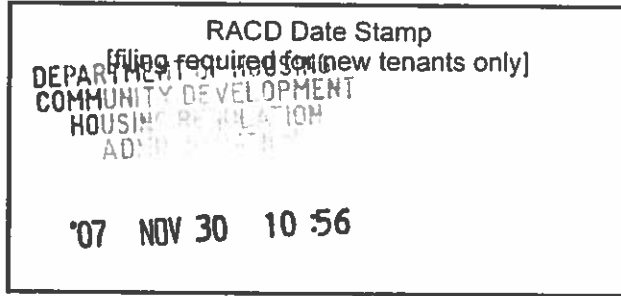
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Elizabeth Bennett
 3003 Van Ness Street, N.W. Apt # S519
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1505

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/08/2005	1320	160	206(b) - Annual CPI	
09/01/2006	1402	82	208(h)(2) - CPI-Based Increase	
10/01/2007	1470	68	208(h)(2) - CPI-Based Increase	
10/20/2007	1505	35	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/27/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Elizabeth Bennett

A. Huffitt

Tenant

Owner/Agent

Date:

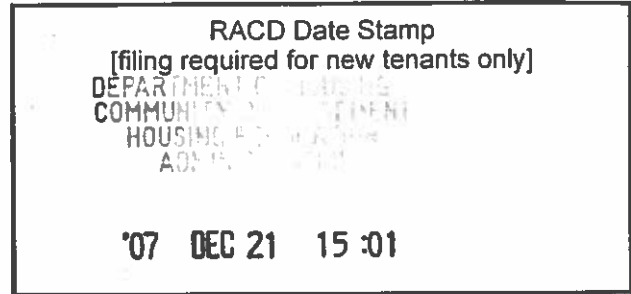
10/27/07

Date:

10-27-07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Laura George, Alexander Karpinski
 3003 Van Ness Street, N.W. Apt # W423
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2091

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1697	100	213(a)(2) - Vacancy High Comp.	W130
10/01/2006	1802	105	208(h)(2) - CPI-Based Increase	
10/01/2007	1901	99	208(h)(2) - CPI-Based Increase	
11/24/2007	2091	190	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 11/24/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

 Tenant

 Owner/Agent

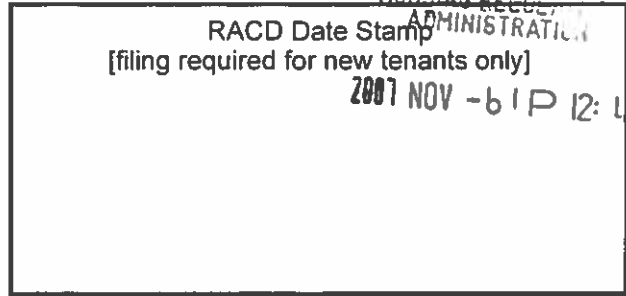
Date: 11-24-07

Date: 12/6/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Bouchra Chemseddine
3003 Van Ness Street, N.W. Apt # S409
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1840

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/28/2005	1335	90	206(b) - Annual CPI	
05/01/2006	1435	100	206(b) - Annual CPI	
06/01/2007	1514	79	208(h)(2) - CPI-Based Increase	
10/20/2007	1840	326	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/20/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

Bouchra Chemseddine _____
Tenant Owner/Agent

Date: 10/14/07 Date: 10/16/07

RACD Form 3 (rev 8/06)

AMENDED Filing

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

RACD Date Stamp

07 NOV 30 10 52

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 10/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W711	Betty Freeman	890	921	208(h)(2)

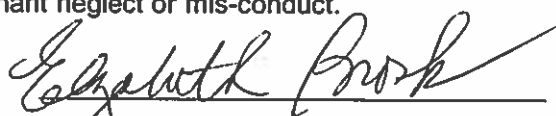
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/01/2007 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: NOV 30 2007

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT
HOUSING
Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
07 NOV 30 10:52

Betty Freeman
3003 Van Ness Street, N.W. Apt # W711
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/01/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 890 The increase in your rent charged is: \$ 31

Your new rent charged is: \$ 921 The effective date is: 10/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

AMENDED FILING

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
'07 NOV 30 10:52

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 10/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W322	Barbara Heindel	1074	1111	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/01/2007 Service completed by [check one] --

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: NOV 30 2007

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'07 NOV 30 10:52

Barbara Heindel
3003 Van Ness Street, N.W. Apt # W322
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/01/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,074 The increase in your rent charged is: \$ 37

Your new rent charged is: \$ 1,111 The effective date is: 10/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp

'07 NOV 30 10:52

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 11/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 11/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W508	Sean Wallace, Iden Baghdadchi, Samantha Bautista	2203	2324	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/27/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or misconduct.

Date: NOV 30 2007

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

'07 NOV 30 10:53

Sean Wallace, Iden Baghdadchi, Samantha Bautista
3003 Van Ness Street, N.W. Apt # W508
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/27/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,203 The increase in your rent charged is: \$ 121

Your new rent charged is: \$ 2,324 The effective date is: 11/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.




Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)


Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT
 COMMON RACD Date Stamp
 11/01/2007 10:53

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 11/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 11/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W529	Christina Kyriakou	1876	1979	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

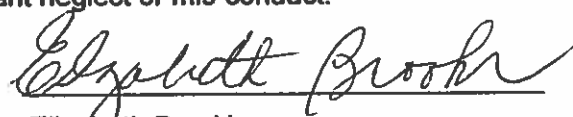
Date of service of notice: 08/27/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: NOV 30 2007

Address: 3003 Van Ness Stree, N.W.

Signature: 

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator



Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT
 HOUSING ACT OF 1985

Department of Consumer & Regulatory Affairs
 Housing Regulation Administration
 Rental Accommodations and Conversion Division

'07 NOV 30 10:53

Christina Kyriakou
 3003 Van Ness Street, N.W. Apt # W529
 Washington, DC 20008

3003 Van Ness
 Registration No. & Date 39605235-11/07/1985
 Date Of Notice:08/27/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,876 The increase in your rent charged is: \$ 103

Your new rent charged is: \$ 1,979 The effective date is: 11/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.

Elizabeth Brooks

Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

RACD Date Stamp

'07 NOV 30 10:52

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985

Date of Certificate: 11/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 11/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S325	Daryl Khan	1896	2000	206(b)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/27/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: NOV 30 2007

Signature: 

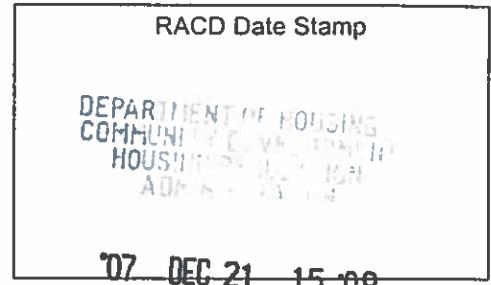
Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Amended Filing

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 10/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 10/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W520	Mary Anne McGavish	876	906	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/01/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: DEC 21 2007

Signature:

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION
RENTAL ACCOMMODATIONS AND CONVERSION DIVISION

07 DEC 21 15:09

Mary Anne McGavish
3003 Van Ness Street, N.W. Apt # W520
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/01/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 876 The increase in your rent charged is: \$ 30

Your new rent charged is: \$ 906 The effective date is: 10/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

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Signature of Owner/Agent

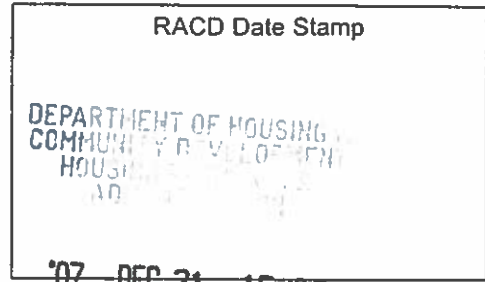
Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

AMENDED *Relina*

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 11/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 11/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W905	Jeanne Smith	1779	1841	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 08/27/2007 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: DEC 21 2007

Signature: *Elizabeth Brookins*

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS
COMMUNITY HOUSING
ADMINISTRATION

'07 DEC 21 15 :09

Jeanne Smith
3003 Van Ness Street, N.W. Apt # W905
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:08/27/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,779 The increase in your rent charged is: \$ 62
Your new rent charged is: \$ 1,841 The effective date is: 11/01/2007

The basis of the increase in rent charged is as follows:

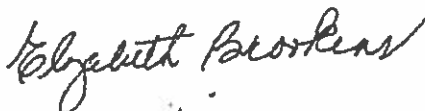
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RAC D pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



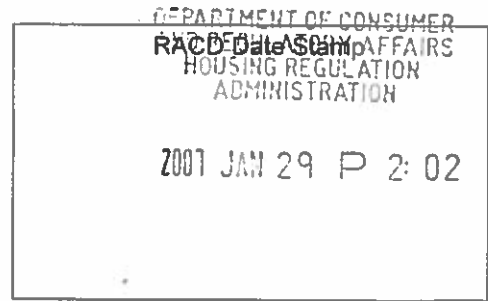
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Housing Provider: Archstone Smith Communities LLC, 2345 Crystal Drive, 11th Floor, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 01/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 01/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S122	Cuban Interests Sec., Jecsel Hernandez & J. Soberon	1482	1574	208(h)(2)
S222	Jeremy Moon & Bryan Legaspi	1475	1566	208(h)(2)
S614	Tunisia Embassy, Taoufik Chebbi	1615	1715	208(h)(2)
S619	Silvana R. Straw	1294	1374	208(h)(2)
S705	Beatrice Perez-Gomez	1391	1477	208(h)(2)
S802	Jiri Klan & Ivana Klanova	2110	2241	208(h)(2)
S913	Rosana Brandao	1484	1576	208(h)(2)
W411	Judith Sinclair	1343	1426	208(h)(2)
W418	Maria-Esmeralda Paguaga	1524	1618	208(h)(2)
W624	Wendy Levine	1540	1635	208(h)(2)
S1007	Linda Howard	1704	1810	208(h)(2)
W1013	Adam Marks	1548	1644	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Date of service of notice: 11/27/2006 Service completed by [check one] -

2007 JAN 29 P 2:02

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

JAN 29 2007

Date: _____

Signature: _____



Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 Department of Consumer & Regulatory Affairs
 Housing Regulation Administration
 Rental Accommodations and Conversion Division

2007 JAN 29 P 2: 02

Cuban Interests Sec., Jecsel Hernandez & J. Soberon
 3003 Van Ness Street, N.W. Apt # S122
 Washington, DC 20008

3003 Van Ness
 Registration No. & Date 39605235-11/07/1985
 Date Of Notice: 11/27/2006

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,482 The increase in your rent charged is: \$ 92
 Your new rent charged is: \$ 1,574 The effective date is: 01/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2006 through April 30th 2007 is 4.2%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

		\$ _____
section of Act	type of increase	increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.

Elyzabeth Brooks

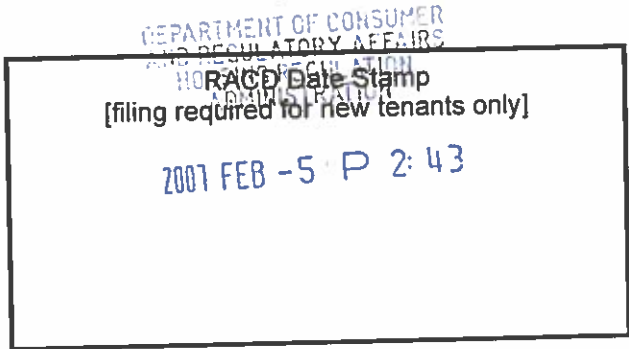
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Michael Brandess
 3003 Van Ness Street, N.W. Apt # W903
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1545

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2004	1240	45	206(b) - Annual CPI	
08/01/2005	1390	150	206(b) - Annual CPI	
09/01/2006	1476	86	208(h)(2) - CPI-Based Increase	
01/05/2007	1545	69	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/05/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Michael Brandess

[Signature]

Tenant

Owner/Agent

Date:

1/5/2007

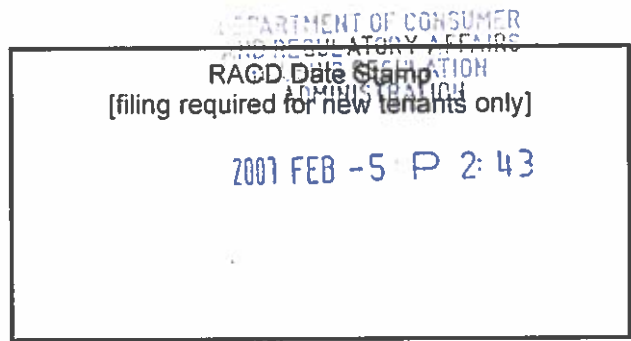
Date:

1/8/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Embassy of Egypt
3003 Van Ness Street, N.W. Apt # S318
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2315

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2004	1445	97	206(b) - Annual CPI	
04/01/2005	1615	170	206(b) - Annual CPI	
04/11/2006	1800	185	206(b) - Annual CPI	
01/20/2007	2315	515	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

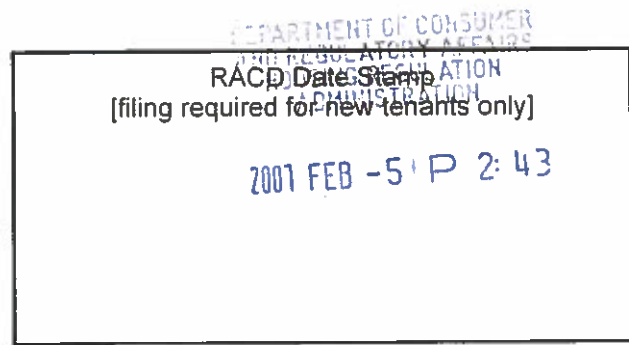
Disclosed to tenant on 01/20/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

T. P. K...
 Tenant: _____ Owner/Agent: _____
 Date: 2/11/2007 Date: 2/11/2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Chinese Embassy
3003 Van Ness Street, N.W. Apt # S509
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1749

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1291	75	206(b) - Annual CPI	
02/01/2006	1345	54	206(b) - Annual CPI	
08/08/2006	1749	404	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/11/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

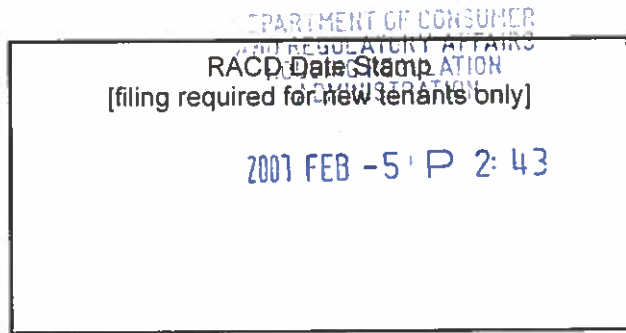
Tenant
Date: Feb 18, 2007

Owner/Agent
Date: 2/1/2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Chinese Embassy
 3003 Van Ness Street, N.W. Apt # W917
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1705

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/22/2004	1435	-10	N/A - Decrease	
08/12/2006	1705	270	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 01/16/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant
 Date: 1st/2/2007

Owner/Agent
 Date: 2/1/2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 HOUSING REGULATION ADMINISTRATION

RACD Date Stamp
 [filing required for new tenants only]

2007 FEB -5 P 2:43

Ziv Ben Tzour
 3003 Van Ness Street, N.W. Apt # W111
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1291

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1190	48	208(h)(2) - CPI-Based Increase	
10/03/2006	1309	119	213(a)(1) - Vacancy	
01/27/2007	1291	-18	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/27/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date: 1.26.07



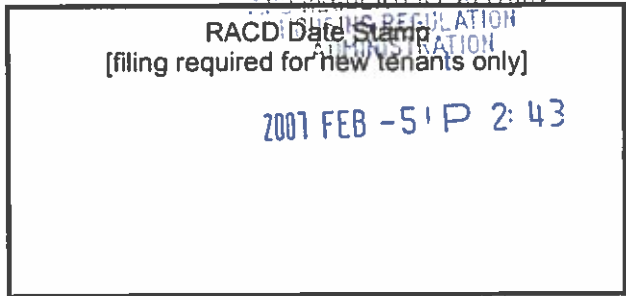
Owner/Agent

Date: 1/29/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Vanessa Alvarez
 3003 Van Ness Street, N.W. Apt # S510
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1780

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1770	380	213(a)(2) - Vacancy High Comp.	
01/03/2005	1260	-510	N/A - Decrease	
01/08/2006	1780	135	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 01/08/2006 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Vanessa Alvarez

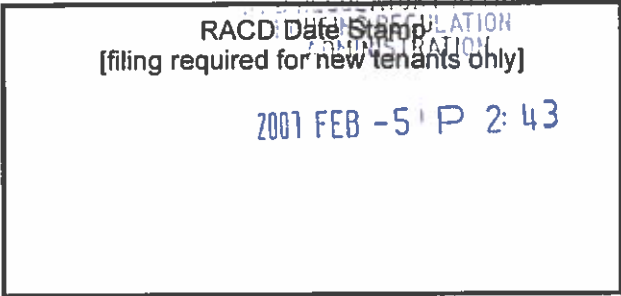
 Tenant
 Date: 1/8/07

[Signature]

 Owner/Agent
 Date: 1/11/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Hilary Parrish Abel
 3003 Van Ness Street, N.W. Apt # S209
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

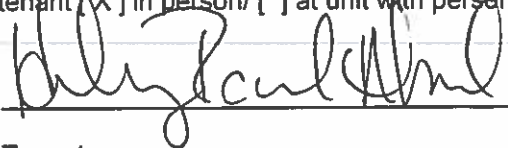
The current rent charged is \$ 1730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

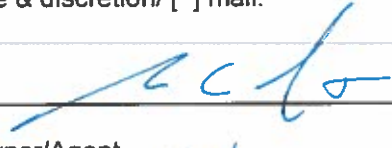
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/01/2005	1285	85	206(b) - Annual CPI	
05/01/2006	1623	338	213(a)(2) - Vacancy High Comp.	
01/15/2007	1730	107	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are –
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 01/15/2007 by [check as applicable] delivery to tenant in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant



 Owner/Agent

Date: 1.4.07

Date: 1/19/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Ana Lemani
 3003 Van Ness Street, N.W. Apt # S410
 Washington, DC 20008

DEPARTMENT OF CONSUMER
 AND REGULATORY AFFAIRS
RACD Date Stamp
 [filing required for new tenants only]

2007 FEB -5 P 2:43

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1870

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1864	443	213(a)(2) - Vacancy High Comp.	
01/24/2005	1279	-585	N/A - Decrease	
02/01/2006	1333	54	206(b) - Annual CPI	
08/01/2006	2173	840	213(a)(2) - Vacancy High Comp.	
01/09/2007	1870	-303	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/09/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ana Lemani

Tenant

Date: 01/10/07

[Signature]

Owner/Agent

Date: 1/10/07

RACD Form 3 (rev 8/06)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

RACD Date Stamp
[filing required for new tenants only]

2007 FEB -5 P 2:43

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Estrella Noda
3003 Van Ness Street, N.W. Apt # S323
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1715

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1446	55	206(b) - Annual CPI	
10/01/2005	1546	100	206(b) - Annual CPI	
01/12/2007	1715	169	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/12/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Estrella C Noda 01-16-07

[Signature]

Tenant

Owner/Agent

Date:

1-16-07

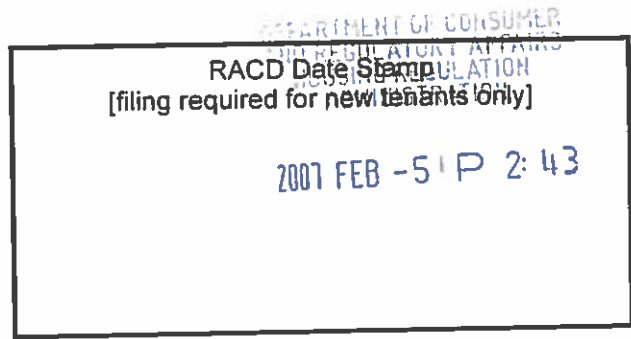
Date:

1/24/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Christine Christopher
 3003 Van Ness Street, N.W. Apt # S413
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2004	1335	35	206(b) - Annual CPI	
06/30/2005	1560	225	213(a)(1) - Vacancy	
09/01/2006	1657	97	208(h)(2) - CPI-Based Increase	
01/09/2007	1805	148	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

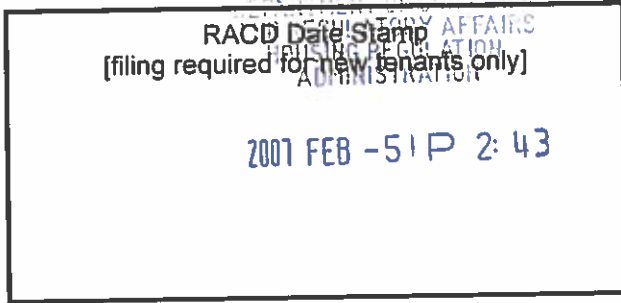
208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/09/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Christopher _____
 Tenant Owner/Agent
 Date: 1/10/2007 Date: 1/19/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Jamie Orowitz
3003 Van Ness Street, N.W. Apt # S506
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1609

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1359	-11	N/A - Decrease	
01/16/2007	1609	250	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/16/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

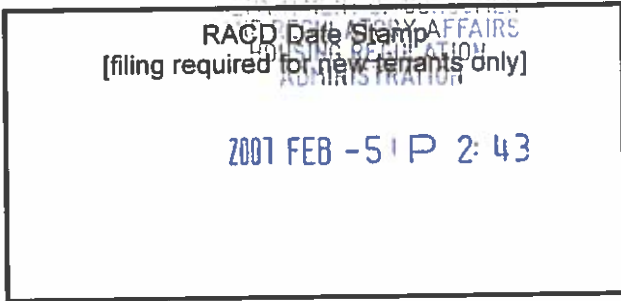
Owner/Agent

Date: 12/28/06

Date: 1/19/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Nicholas Loscar
 3003 Van Ness Street, N.W. Apt # S919
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1605

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1266	2	206(b) - Annual CPI	
09/24/2005	1264	-2	N/A - Decrease	
10/01/2006	1342	78	208(h)(2) - CPI-Based Increase	
01/13/2007	1605	263	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 01/13/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Nicholas Loscar _____ [Signature] _____
 Tenant Owner/Agent

Date: 1/13/07 Date: 1/19/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Embassy Egypt, Gouda Mostafa
3003 Van Ness Street, N.W. Apt # S801
Washington, DC 20008

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

RACD Date Stamp
[filing required for new tenants only]

2007 FEB 27 PM 3:26

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2384

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/07/2004	2320	233	213(a)(2) - Vacancy High Comp.	
08/14/2004	2225	-95	N/A - Decrease	
09/01/2005	2245	20	206(b) - Annual CPI	
09/01/2006	2384	139	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Egyptell Borokh

Tenant

Owner/Agent

Date:

Date:

FEB 27 2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF CONSUMER
 LAND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION

RACD Date Stamp

[filing required for new tenants only]

2007 FEB 27 P 3: 26

Derin Gursoy
 3003 Van Ness Street, N.W. Apt # S607
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1786

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/01/2004	1350	-327	N/A - Decrease	
04/01/2005	1375	25	206(b) - Annual CPI	
04/01/2006	1478	103	206(b) - Annual CPI	
02/12/2007	1786	308	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/12/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

DERIN GURSOY *Derin Gursoy*

[Signature]

Tenant

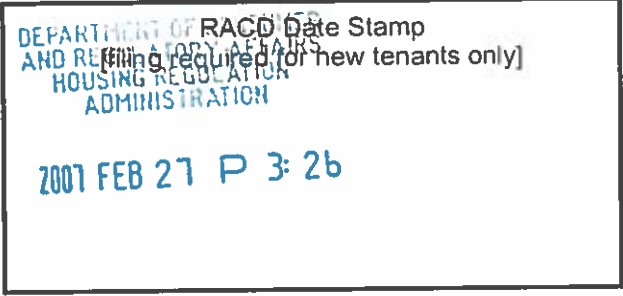
Owner/Agent

Date: FEB 12th, 2007

Date: 2/20/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Robert Gropp
3003 Van Ness Street, N.W. Apt # W1004
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1980

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1666	75	206(b) - Annual CPI	
01/17/2006	1765	99	206(b) - Annual CPI	
02/03/2007	1980	215	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 02/03/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date: 2/22/07

Owner/Agent

Date: 2/22/07

RACD Form 3 (rev 8/06)

EB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 (filing required for new tenants only)

DEPARTMENT OF CONSUMER
 AND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION

2007 FEB 27 P 3: 26

Kenneth Spurr, Denise Gibbond
 3003 Van Ness Street, N.W. Apt # S810
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1610

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	904	26	206(b) - Annual CPI	
10/01/2005	929	25	206(b) - Annual CPI	
03/16/2006	1660	731	213(a)(2) - Vacancy High Comp.	
02/23/2007	1610	-50	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/23/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Denise G. Gibbons
Kenneth Spurr

[Signature]

Tenant

Owner/Agent

Date:

2/20/07

Date:

2/23/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION
RACD Date Stamp
(Stamp required for new tenants only)

2007 FEB 27 P 3: 26

Gloria Beck
3003 Van Ness Street, N.W. Apt # S515
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1139

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	819	23	206(b) - Annual CPI	
10/01/2005	841	22	206(b) - Annual CPI	
10/01/2006	876	35	208(h)(2) - CPI-Based Increase	
02/22/2007	1139	263	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/22/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Gloria Beck

Tenant

Date: 2/22/07

[Signature]

Owner/Agent

Date: 2/22/07

RACD Form 3 (rev 8/06)

✓

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
 HOUSING REGULATION ADMINISTRATION

RACD Date Stamp
 [filing required for new tenants only]

2007 FEB 27 10 3: 26

Dino Sadikovic
 3003 Van Ness Street, N.W. Apt # S1113
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1549

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2004	1175	-204	N/A - Decrease	
04/01/2006	1575	400	213(a)(2) - Vacancy High Comp.	
07/15/2006	2010	435	213(a)(2) - Vacancy High Comp.	
02/23/2007	1549	-461	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/23/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant
 Date: 02/13/07

Owner/Agent
 Date: 2/26/07

RACD Form 3 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

2007 FEB 27 P 3: 28

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Housing Provider: Archstone Smith Communities LLC, 2345 Crystal Drive, 11th Floor, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 02/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 02/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S208	Laura Vila	1430	1519	208(h)(2)
S423	Embassy of Ukraine / Denys Sheibut	1370	1455	208(h)(2)
S713	May Seckular	1185	1258	208(h)(2)
S809	Ali Yuksel	1291	1371	208(h)(2)
S908	Sarah Ruck	1422	1510	208(h)(2)
W321	Onur Oktay & Yulianti Elsa	1312	1393	208(h)(2)
W1113	Jennifer Book	1663	1766	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 12/04/2006 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

FEB 27 2007

Date: _____

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 FEB 27 P 3: 28

Laura Vila
3003 Van Ness Street, N.W. Apt # S208
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:12/04/2006

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,430 The increase in your rent charged is: \$ 89

Your new rent charged is: \$ 1,519 The effective date is: 02/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2006 through April 30th 2007 is 4.2%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

RACD Date Stamp

[Stamping required for new tenants only]

2007 MAR 13 P 2:58

Embassy Egypt, Gouda Mostafa
3003 Van Ness Street, N.W. Apt # S801
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2384

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
05/07/2004	2320	233	213(a)(2) - Vacancy High Comp.	
08/14/2004	2225	-95	N/A - Decrease	
09/01/2005	2245	20	206(b) - Annual CPI	
09/01/2006	2384	139	208(h)(2) - CPI-Based Increase	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 02/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ahmed Mostafa

Delaxia Orma

Tenant

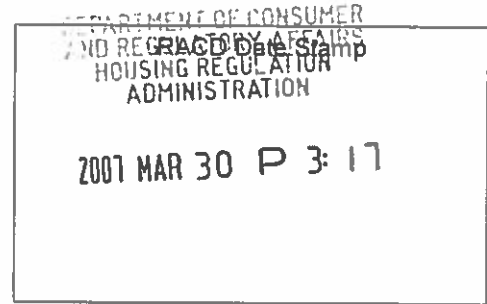
Owner/Agent

Date: 2/1/2007

Date: 3/1/2007

RACD Form 3 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Housing Provider: Archstone Smith Communities LLC, 2345 Crystal Drive, 11th Floor, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 03/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 03/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S106	Heather Cartwright	1550	1646	208(h)(2)
S210	Meredith Gitangu & Anthony Gitangu	1720	1827	208(h)(2)
S221	Matias Horenstein	1355	1439	208(h)(2)
S310	Jeremy Thompson	1529	1624	208(h)(2)
S805	Ruth Roas	1390	1476	208(h)(2)
S912	Moshe Burstin	1473	1564	208(h)(2)
W125	Cindy Nadeau & Tracy Burnette	1303	1384	208(h)(2)
W218	Florina Tanase	1760	1869	208(h)(2)
W318	Embassy of the Chinese Republic	1665	1768	208(h)(2)
W320	Mark Bryan & Erin Clay	1738	1846	208(h)(2)
W325	Silvia Savich	1149	1220	208(h)(2)
W426	Chinese Embassy	1705	1811	208(h)(2)
W505	Timothy Walker	1479	1571	208(h)(2)
W519	Embassy of the Republic of China	1675	1779	208(h)(2)
W531	Claire Felbinger	1363	1447	208(h)(2)
W617	Majid Joneidi & Parisa Meisami	1630	1731	208(h)(2)
W619	Embassy of the Chinese Repulic	1680	1784	208(h)(2)
W702	Kevin Kieffer	1445	1535	208(h)(2)
W712	Simon Ritchie	1765	1874	208(h)(2)
W723	Chinese Embassy	1640	1742	208(h)(2)
W901	Jin Li	2354	2500	208(h)(2)
W912	Chinese Embassy	1610	1710	208(h)(2)
W915	Chinese Embassy	1660	1763	208(h)(2)
W918	Cicile Viboud & Bernard Lafont	1561	1658	208(h)(2)
S1105	Embassy Of Egypt/I. Soliman, H. Elshafii & S. Salam	1452	1542	208(h)(2)

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W1015	Embassy Of Tunisia	1573	1671	208(h)(2)
W1020	David Edelstein	1860	1975	208(h)(2)
W1102	Jennifer Gartlan	1628	1729	208(h)(2)

2007 MAR 30 P 3:17

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 12/20/2006 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: MAR 30 2007

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp
(filing required for New Construction)
REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION
2007 MAR 30 P 3: 08

Gur Ofer, Dalia Ofer
3003 Van Ness Street, N.W. Apt # W1121
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,940

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1755	91	213(a)(2) - Vacancy High Comp.	W321
10/01/2006	1864	109	208(h)(2) - CPI-Based Increase	
03/06/2007	1940	76	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- 208(h)(2) Annual CPI-Based Increase
- 210 Capital Improvement Surcharge
- 211 Change in Services/Facilities
- 212 Hardship Increase
- 213(a)(1) Vacancy-10% (formerly 12%)
- 213(a)(2) Vacancy-Highest Comparable
- 214 Substantial Rehabilitation
- 215 70% Voluntary Agreement

Disclosed to tenant on 03/06/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Brooks

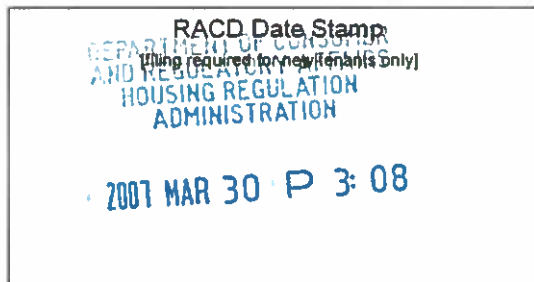
Tenant _____
Date: _____

Management Office _____
Date: 03/06/2007

MAR 30 2007

JOB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Aisha Omar Abd Elhamed
3003 Van Ness Street, N.W. Apt # W821
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,750

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
03/04/2007	1750	103	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 03/04/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Beckers

Tenant _____

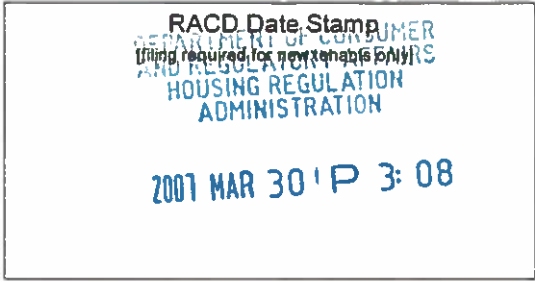
Management Office _____

Date: _____

Date: 03/04/2007

MAR 30 2007

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



LB

Alex Shpurov, Polina Shpurov
3003 Van Ness Street, N.W. Apt # S405
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,650

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2004	1495	738	213(a)(2) - Vacancy High Comp.	S205
08/01/2005	1895	400	213(a)(2) - Vacancy High Comp.	S205
09/01/2005	1895	0	213(a)(2) - Vacancy High Comp.	S205
04/15/2006	1685	160	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 03/04/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Beckman

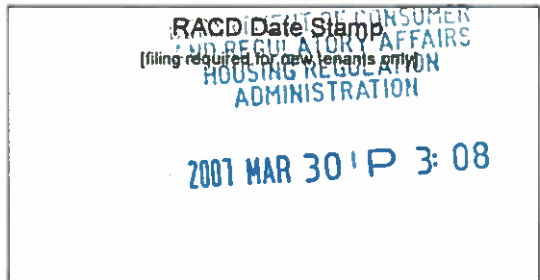
Tenant _____
Date: _____

Management Office _____
Date: 03/04/2007

MAR 30 2007

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Rodrigo Silva
3003 Van Ness Street, N.W. Apt # W304
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,630

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2004	1475	25	206(b) - Annual CPI	
11/01/2005	1515	40	206(b) - Annual CPI	
11/01/2006	1609	94	208(h)(2) - CPI-Based Increase	
12/06/2006	2045	436	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 03/01/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Beckers

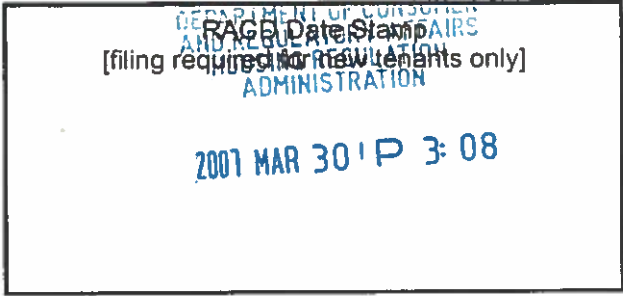
Tenant _____
Date: _____

Management Office _____
Date: 03/01/2007

MAR 30 2007

48

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Jessica Semler
3003 Van Ness Street, N.W. Apt # S1011
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1634

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2006	1522	89	208(h)(2) - CPI-Based Increase	
03/01/2007	1634	-86	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]
Tenant David Fastly

[Signature]
Owner/Agent

Date: 3/1/07

Date: 3/12/07

RACD Form 3 (rev 8/06)

MAR 30 2007

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Jonathan Adler
3003 Van Ness Street, N.W. Apt # W618
Washington, DC 20008

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION
[filing required for new tenants only]

2007 MAR 30 P 3:08

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1665

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1790	20	206(b) - Annual CPI	
09/01/2006	1870	80	208(h)(2) - CPI-Based Increase	
03/02/2007	1665	-205	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- 208(h)(2) Annual CPI-Based Increase
 - 210 Capital Improvement Surcharge
 - 211 Change in Services/Facilities
 - 212 Hardship Increase
 - 213(a)(1) Vacancy-10% (formerly 12%)
 - 213(a)(2) Vacancy-Highest Comparable
 - 214 Substantial Rehabilitation
 - 215 70% Voluntary Agreement

Disclosed to tenant on 03/02/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: [Signature]

Owner/Agent: [Signature]

Date: 2/24/07

Date: 3/6/07

RACD Form 3 (rev 8/06)

MAR 30 2007

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION
RACD Date Stamp
[filing required for new tenants only]
2007 MAR 30 P 3: 08

Arnola Reilly
3003 Van Ness Street, N.W. Apt # S207
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1729

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1700	335	213(a)(1) - Vacancy	
03/09/2007	1729	29	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/09/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Tenant

3/9/07

Owner/Agent

Date:

Date:

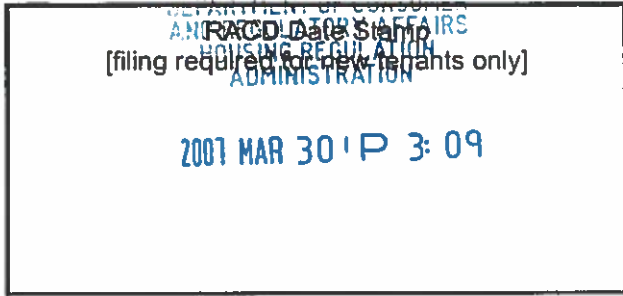
3/12/07

RACD Form 3 (rev 8/06)

MAR 30 2007

98

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Maria Cohan
3003 Van Ness Street, N.W. Apt # W730
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1815

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/02/2004	1575	-220	N/A - Decrease	
09/01/2005	1675	100	206(b) - Annual CPI	
09/01/2006	1779	104	208(h)(2) - CPI-Based Increase	
03/01/2007	1815	36	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Maria Cohan

[Signature]

Tenant

Owner/Agent

Date:

3/2/07

Date:

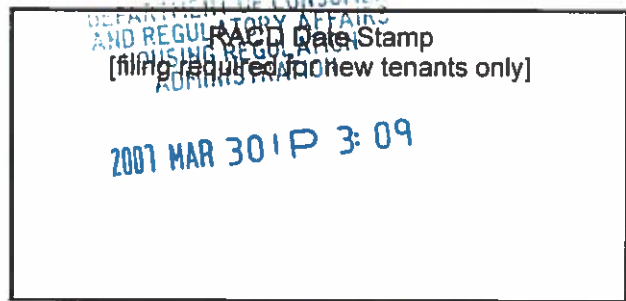
3/12/07

RACD Form 3 (rev 8/06)

MAR 30 2007

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Laurie Voss
3003 Van Ness Street, N.W. Apt # S711
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1975

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/14/2005	1670	190	206(b) - Annual CPI	
01/18/2006	1780	110	213(a)(1) - Vacancy	
03/09/2007	1975	195	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are --

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/09/2007 by [check as applicable] delivery to tenant- in person/ at unit with person of suitable age & discretion/ mail.

[Handwritten signature]

[Handwritten signature]

Tenant

Owner/Agent

Date: 16 March 07

Date: 3/20/07

RACD Form 3 (rev 8/06)

MAR 30 2007

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

RACD Date Stamp
[filing required for new tenants only]

2007 MAR 30 1 P 3: 09

Dahlia Sokolov
3003 Van Ness Street, N.W. Apt # S804
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1880

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2006	1725	225	213(a)(1) - Vacancy	
03/17/2007	1880	155	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- 208(h)(2) Annual CPI-Based Increase
 - 210 Capital Improvement Surcharge
 - 211 Change in Services/Facilities
 - 212 Hardship Increase
 - 213(a)(1) Vacancy-10% (formerly 12%)
 - 213(a)(2) Vacancy-Highest Comparable
 - 214 Substantial Rehabilitation
 - 215 70% Voluntary Agreement

Disclosed to tenant on 03/17/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Tenant: Dahlia Sokolov

Date: 3/17/07

Owner/Agent: [Signature]

Date: 3/20/07

RACD Form 3 (rev 8/06)

MAR 30 2007

Job

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATORY
ADMINISTRATION

2007 MAR 30 1 P 3:09

RACD Date Stamp
[filing required for new tenants only]

Kathryn Danbeck
3003 Van Ness Street, N.W. Apt # S1110
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1625

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/07/2004	1355	80	206(b) - Annual CPI	
12/01/2005	1425	70	206(b) - Annual CPI	
09/01/2006	1513	88	208(h)(2) - CPI-Based Increase	
02/24/2007	1625	112	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- 208(h)(2) Annual CPI-Based Increase
 - 210 Capital Improvement Surcharge
 - 211 Change in Services/Facilities
 - 212 Hardship Increase
 - 213(a)(1) Vacancy-10% (formerly 12%)
 - 213(a)(2) Vacancy-Highest Comparable
 - 214 Substantial Rehabilitation
 - 215 70% Voluntary Agreement

Disclosed to tenant on 03/16/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Kathryn Danbeck

Tenant

Date: 03/16/07

[Signature]

Owner/Agent

Date: 3/20/07

RACD Form 3 (rev 8/06)

MAR 30 2007

6B

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

RACD Date Stamp
(filing required for new tenants only)

2007 MAR 30 1 P 3: 09

Chandra Teitscheid
3003 Van Ness Street, N.W. Apt # S203
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1550

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/25/2005	1425	305	213(a)(1) - Vacancy	
09/01/2006	1513	88	208(h)(2) - CPI-Based Increase	
03/15/2007	1550	37	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/15/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Chandra Teitscheid

Tenant

Date: 3/16/07

[Signature]

Owner/Agent

Date: 3/20/07

RACD Form 3 (rev 8/06)

MAR 30 2007

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Matthew Eckel
 3003 Van Ness Street, N.W. Apt # S323
 Washington, DC 20008

DEPARTMENT OF CONSUMER
 AND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION

RACD Date Stamp
 [filing required for new tenants only]

2007 APR 18 P 2:18

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1645

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1446	55	206(b) - Annual CPI	
10/01/2005	1546	100	206(b) - Annual CPI	
01/12/2007	1715	169	213(a)(2) - Vacancy High Comp.	
03/29/2007	1645	-70	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

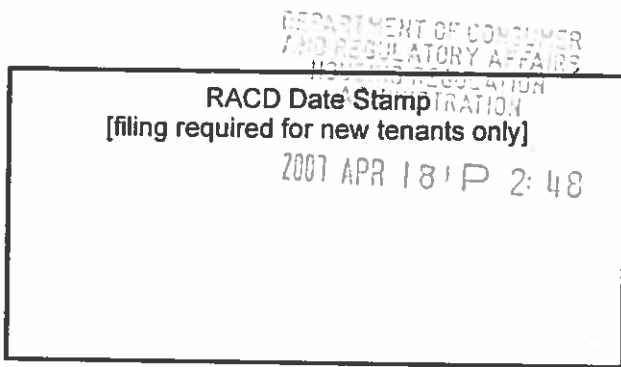
Disclosed to tenant on 03/29/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

Matthew Eckel _____ [Signature] _____
 Tenant _____ Owner/Agent _____
 Date: 3/27/07 _____ Date: 4/4/07 _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Vincent Hill
 3003 Van Ness Street, N.W. Apt # S106
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1765

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2004	1300	45	206(b) - Annual CPI	
02/15/2006	1550	250	213(a)(1) - Vacancy	
03/01/2007	1646	96	208(h)(2) - CPI-Based Increase	
03/18/2007	1765	119	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 03/18/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Vincent Hill

Tenant

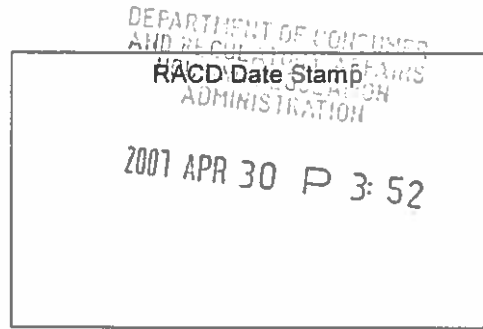
Date: 3/21/07

[Signature]

Owner/Agent

Date: 3/29/07

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 04/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 04/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S113	Katie & Vincent Cannizzaro	1483	1545	208(h)(2)
S421	Tanya Washington	1247	1299	208(h)(2)
S920	Martin J. Rosenblum	1830	1907	208(h)(2)
S921	Lourdes Suinaga-Conde	1505	1568	208(h)(2)
S922	Sara M. Sywulka & Sarah Luster	1550	1615	208(h)(2)
W110	Daryl Kahn	1494	1557	208(h)(2)
W128	Hugo Olivera	2400	2501	208(h)(2)
W211	M. Dolores Gibbons	1564	1630	208(h)(2)
W317	Kelly Finnegan-Mbeleg	1840	1917	208(h)(2)
W407	Sharon Monaghan	1370	1428	208(h)(2)
W507	Alfonso Hinton	1005	1047	208(h)(2)
W511	Lebanese Embassy, Carla Jazzar	1677	1747	208(h)(2)
W512	Frederic Armangau	1710	1782	208(h)(2)
W833	Pilar Lagul	2290	2386	208(h)(2)
W925	Shyamal Chowdhury	1166	1215	208(h)(2)
W933	Reginald & M. Linden Griffith	3074	3203	208(h)(2)
S1004	Franck Amoyt	1572	1638	208(h)(2)
S1025	Lidvard Gronnevet	2420	2522	208(h)(2)
S1104	Allison Davis	2025	2080	208(h)(2)
S1118	Efe Poturoglu. Laetitia Girault	1679	1750	208(h)(2)
W1008	Li Nan	1800	1876	208(h)(2)
W1108	Dorin Popa	2060	2147	208(h)(2)
W1111	Vernice Holt	1559	1624	208(h)(2)
W1117	Rebekah Bina	1414	1473	208(h)(2)
W1118	Slovak Embassy	1656	1726	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

Date of service of notice: 02/26/2007 Service completed by [check one] –

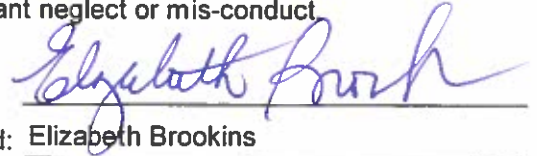
2007 APR 30 P 3: 52

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: APR 30 2007

Signature:



Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

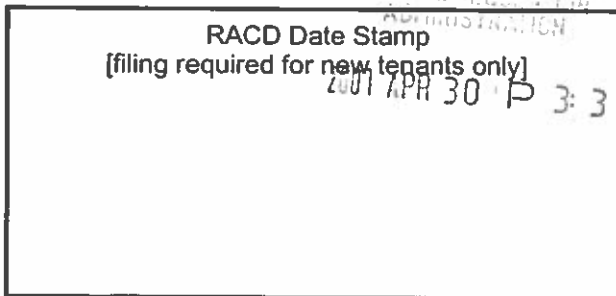
Title:

Rent Control Administrator

DEPARTMENT OF CONSUMER AND LEGAL AFFAIRS
HOUSING REGULATION
ADMINISTRATION

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Johny Chaklader, Blaine Messina
3003 Van Ness Street, N.W. Apt # W626
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1870

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1640	79	206(b) - Annual CPI	
10/01/2005	2009	369	213(a)(2) - Vacancy High Comp.	
03/01/2007	1855	-154	N/A - Decrease	
04/07/2007	1870	15	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 04/07/2007 by [check as applicable] delivery to tenant in person or unit with person of suitable age & discretion/ mail.



Elizabeth Brown
Owner/Agent
APR 30 2007

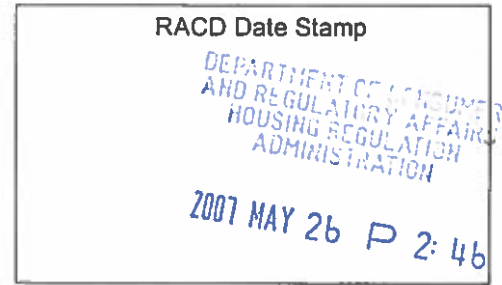
Tenant _____

Date: _____

Owner/Agent _____

Date: _____

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Mailing Address
P.O. Box 91360
Washington, D.C. 20090

AMENDED REGISTRATION

This form must be filed within 30 days of the event when (1) there is any change in the rent ceiling to any units within the housing accommodations; or (2) there is an event which changes or substantially affects the services, facilities, ownership and management of any rental unit in a register housing accommodation.

Address of Property: 3003 Van Ness Stree, N.W.

RACD Registration Number: 39605235 LOT 806 SQUARE 2049

1. Ownership:

- a. Name of owner(s) Smith Property Holdings Van Ness LP
- b. Address of owner(s) 2345 Crystal Drive, Arlington, VA 22202
- c. Telephone number of owner(s) (703)769-1378
- d. Certificate of Occupancy No. B143476 (attach copy)
- e. Housing Business License no. 54181-39605235 (attach copy)
- f. Change Of Ownership _____ Proof Attached
Date Of Change

2. Management:

- a. Name of the Management Agent or Company Archstone Smith Communities LLC, Agent
- b. Name of Property Manager Sally Matheu
- c. Address of the Management Agent or Company 2345 Crystal Drive, Arlington, VA 22202
- d. Telephone Number (703)769-1378 Fax Number _____
- f. Change Of Management Agent/Company _____ Proof Attached
Date Of Change

3. Rent Ceilings: (Use additional sheets if necessary.)

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S313	3581	4011	05/02/2006	12	213(a)(1)		Sm
S518	6342	7103	05/01/2006	12	213(a)(1)		
W120	5662	6341	05/01/2006	12	213(a)(1)		
W126	5753	6443	05/08/2006	12	213(a)(1)		Med
W401	5536	6200	05/18/2006	12	213(a)(1)		2BA
W409	3736	4184	05/26/2006	12	213(a)(1)		Den
W622	4097	6443	05/01/2006	57.3	213(a)(2)	001-W122	Med
W718	6342	7103	05/20/2006	12	213(a)(1)		
S1023	5837	6537	05/15/2006	12	213(a)(1)		Sm
W1024	4515	5664	05/29/2006	25.4	213(a)(2)	001-W324	Med
W1103	4220	4726	05/20/2006	12	213(a)(1)		


Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Driver - Unit	[]	Security Guards	[]
Driver - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.

 <hr/> <p align="center"><i>Signature of Owner or Agent</i></p>	<p align="center">5/25/2006</p> <hr/> <p align="center"><i>Date</i></p>
--	---

<p>Archstone Smith Communities LLC, Agent</p> <hr/> <p align="center"><i>Print Name</i></p>	<p>2345 Crystal Drive, Arlington, VA 22202</p> <hr/> <p align="center"><i>Address</i></p> <p align="center">(703)769-1378</p> <hr/> <p align="center"><i>Phone</i></p>
---	---

BASIC BUSINESS LICENSE

<u>Applicant's Name and Mailing Address</u>	<u>Name and Licensed Premise Address</u>	<u>Registered Agent and Agent Address</u>
ARCHSTONE-SMITH COMMUNITIES LLC 9200 E PANORAMA CIR ##400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW ##430 WASHINGTON, DC 20005

Owner's Name:

Corp. Name: **SMITH PROPERTY HOLDINGS VAN NESS LP**
 Trade Name: **VAN NESS SOUTH**

CofO# / HOP# : B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
 APARTMENT

THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES



Patrick J. Canavan, Psy. D.
Director

* License Effective from the later of Issued or Start of License-Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, race of income, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

★ ★ ★
BLRA-17
(Rev 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS _____ floor(s)
of the building located on lot(s) 8067 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director
By [Signature]
Designee

**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
Housing Regulation Administration
Rental Accommodations and Conversion Division**

RACD Date Stamp
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION
2007 MAY 26 P 2:45

**CERTIFICATE OF ELECTION OF
ADJUSTMENT OF GENERAL APPLICABILITY**

This certificate certifies that the rent ceilings(s) for the rental unit(s) listed below are to be increased by the percentage of the Adjustment of General Applicability which is allowed under the authority of Section 206(b) of the Rental Housing Act of 1985. The Adjustment of General Applicability is equal to the percent of increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the Washington D.C. Standard Metropolitan Statistical Area. This certificate further certifies that twelve (12) months have elapsed since any prior rent ceiling increase under the Adjustment of General Applicability or since any rent ceiling adjustment under a petition based on claim of hardship. The rent ceiling increase shall be effective upon filing this certificate with the Rent Administrator and serving a copy on the affected tenant or tenants. A Housing Provider may also conspicuously post a copy of the certificate in a common area of the housing accommodation in lieu of serving a copy on each tenant.

Address Of Rental Unit or Housing Accommodation
3003 Van Ness Stree, N.W.

Name Of Owner Smith Property Holdings Van Ness LP

Name Of Agent Archstone Smith Communities LLC, Agent

Signature Of Owner/Agent



Registration Number: 39605235 **Year** 2005 **CPI-W %** 4.2%

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
S101	1561	1410	1627	1410	9/1/2006
S102	5130	2130	5345	2130	9/1/2006
S103	1924	1576	2005	1576	9/1/2006
S104	4849	1499	5053	1499	9/1/2006
S105	1172	1115	1221	1115	9/1/2006
S106	1856	1300	1934	1300	9/1/2006
S107	1575	1375	1641	1375	9/1/2006
S109	2239	1405	2333	1405	9/1/2006
S113	3581	1483	3731	1483	9/1/2006
S116	5254	1100	5475	1100	9/1/2006
S117	5254	1290	5475	1290	9/1/2006
S119	5254	1415	5475	1415	9/1/2006
S121	5254	900	5475	900	9/1/2006
S122	5836	1482	6081	1482	9/1/2006
S124	4580	2275	4772	2275	9/1/2006
S201	1055	1053	1099	1053	9/1/2006
S202	3651	2968	3804	2968	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
S203	4950	1425	5158	1425	9/1/2006
S204	1425	1294	1485	1294	9/1/2006
S205	3594	1521	3745	1521	9/1/2006
S206	5174	1461	5391	1461	9/1/2006
S207	4920	1700	5127	1700	9/1/2006
S208	5511	1430	5742	1430	9/1/2006
S209	3525	1623	3673	1623	9/1/2006
S210	5652	1720	5889	1720	9/1/2006
S211	5718	1453	5958	1453	9/1/2006
S212	6342	1477	6608	1477	9/1/2006
S213	2089	1810	2177	1810	9/1/2006
S215	1017	1014	1060	1014	9/1/2006
S216	5822	880	6067	880	9/1/2006
S217	5823	1195	6068	1195	9/1/2006
S218	5056	2170	5268	2170	9/1/2006
S219	5199	1325	5417	1325	9/1/2006
S220	1039	1036	1083	1036	9/1/2006
S221	5254	1165	5475	1165	9/1/2006
S222	5212	1475	5431	1475	9/1/2006
S223	4154	1139	4328	1139	9/1/2006
S224	3260	1999	3397	1999	9/1/2006
S225	1153	1113	1201	1113	9/1/2006
S301	4576	2335	4768	2335	9/1/2006
S302	1816	1816	1892	1816	9/1/2006
S303	3947	1349	4113	1349	9/1/2006
S304	5432	1475	5660	1475	9/1/2006
S305	2041	1584	2127	1584	9/1/2006
S306	4618	1495	4812	1495	9/1/2006
S307	6172	1800	6431	1800	9/1/2006
S308	1987	1343	2070	1343	9/1/2006
S309	4950	1615	5158	1615	9/1/2006
S310	5837	1529	6082	1529	9/1/2006
S311	4435	1565	4621	1565	9/1/2006
S312	5546	1870	5779	1870	9/1/2006
S313	3581	1466	3731	1466	9/1/2006
S314	2702	1410	2815	1410	9/1/2006
S315	5662	1920	5900	1920	9/1/2006
S316	5822	1200	6067	1200	9/1/2006
S317	5822	1135	6067	1135	9/1/2006
S318	6341	1615	6607	1615	9/1/2006
S319	5199	1310	5417	1310	9/1/2006
S320	1830	1605	1907	1605	9/1/2006
S321	3738	1625	3895	1625	9/1/2006
S322	802	800	836	800	9/1/2006
S323	5837	1546	6082	1546	9/1/2006
S324	1033	1030	1076	1030	9/1/2006
S325	4200	1980	4376	1980	9/1/2006
S401	1085	1083	1131	1083	9/1/2006
S402	3260	2001	3397	2001	9/1/2006
S403	4950	1695	5158	1695	9/1/2006
S404	4849	1605	5053	1605	9/1/2006
S405	3210	1685	3345	1685	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
S406	698	696	727	696	9/1/2006
S407	4919	1645	5126	1645	9/1/2006
S408	934	932	973	932	9/1/2006
S409	4950	1435	5158	1435	9/1/2006
S410	5837	1333	6082	1333	9/1/2006
S411	2012	1641	2097	1641	9/1/2006
S412	6342	2350	6608	2350	9/1/2006
S413	4010	1335	4178	1335	9/1/2006
S414	7103	1628	7401	1628	9/1/2006
S415	5662	2235	5900	2235	9/1/2006
S416	5822	1405	6067	1405	9/1/2006
S417	5822	951	6067	951	9/1/2006
S418	3672	1680	3826	1680	9/1/2006
S419	5199	1230	5417	1230	9/1/2006
S420	3199	2253	3333	2253	9/1/2006
S421	5254	1247	5475	1247	9/1/2006
S422	802	800	836	800	9/1/2006
S423	5211	2085	5430	2085	9/1/2006
S424	4580	2010	4772	2010	9/1/2006
S425	4201	2210	4377	2210	9/1/2006
S501	1061	1059	1106	1059	9/1/2006
S502	1530	1491	1594	1491	9/1/2006
S503	1885	1389	1964	1389	9/1/2006
S504	2384	1450	2484	1450	9/1/2006
S505	1009	1007	1051	1007	9/1/2006
S506	4122	1370	4295	1370	9/1/2006
S507	1809	1510	1885	1510	9/1/2006
S508	4392	1690	4576	1690	9/1/2006
S509	4420	1345	4606	1345	9/1/2006
S510	3376	1935	3518	1935	9/1/2006
S511	1076	1055	1121	1055	9/1/2006
S512	5662	1685	5900	1685	9/1/2006
S513	3581	1407	3731	1407	9/1/2006
S514	1417	1340	1477	1340	9/1/2006
S515	844	841	879	841	9/1/2006
S516	3701	1358	3856	1358	9/1/2006
S517	5199	1765	5417	1765	9/1/2006
S518	7103	2220	7401	2220	9/1/2006
S519	5822	1120	6067	1120	9/1/2006
S520	3199	1863	3333	1863	9/1/2006
S521	710	708	740	708	9/1/2006
S522	1417	1278	1477	1278	9/1/2006
S523	5837	1666	6082	1666	9/1/2006
S524	2017	1784	2102	1784	9/1/2006
S525	1153	1083	1201	1083	9/1/2006
S601	4707	1144	4905	1144	9/1/2006
S602	4090	2252	4262	2252	9/1/2006
S603	4420	1591	4606	1591	9/1/2006
S604	4330	1695	4512	1695	9/1/2006
S605	2866	1709	2986	1709	9/1/2006
S606	5174	1100	5391	1100	9/1/2006
S607	4919	1478	5126	1478	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
S608	933	906	972	906	9/1/2006
S609	802	800	836	800	9/1/2006
S610	872	870	909	870	9/1/2006
S611	2484	1565	2588	1565	9/1/2006
S612	1106	1097	1152	1097	9/1/2006
S613	4010	1612	4178	1612	9/1/2006
S614	5662	2060	5900	2060	9/1/2006
S615	7103	1880	7401	1880	9/1/2006
S616	5199	1155	5417	1155	9/1/2006
S617	5822	1475	6067	1475	9/1/2006
S618	6342	2135	6608	2135	9/1/2006
S619	3304	1294	3443	1294	9/1/2006
S620	1215	1212	1266	1212	9/1/2006
S621	4188	1412	4364	1412	9/1/2006
S622	802	800	836	800	9/1/2006
S623	5837	1680	6082	1680	9/1/2006
S624	4580	2255	4772	2255	9/1/2006
S625	4706	2075	4904	2075	9/1/2006
S701	4202	2766	4378	2766	9/1/2006
S702	4580	2140	4772	2140	9/1/2006
S703	3525	1206	3673	1206	9/1/2006
S704	2676	1505	2788	1505	9/1/2006
S705	2866	1780	2986	1780	9/1/2006
S706	5174	1200	5391	1200	9/1/2006
S707	4920	1535	5127	1535	9/1/2006
S708	3921	1862	4086	1862	9/1/2006
S709	3947	1680	4113	1680	9/1/2006
S710	5837	1440	6082	1440	9/1/2006
S711	6340	1670	6606	1670	9/1/2006
S712	5662	1501	5900	1501	9/1/2006
S713	4010	1185	4178	1185	9/1/2006
S714	7103	1610	7401	1610	9/1/2006
S715	6341	1696	6607	1696	9/1/2006
S716	5199	1248	5417	1248	9/1/2006
S717	853	846	889	846	9/1/2006
S718	5562	1700	5796	1700	9/1/2006
S719	4641	1480	4836	1480	9/1/2006
S720	2856	1954	2976	1954	9/1/2006
S721	5254	1625	5475	1625	9/1/2006
S722	6537	2025	6812	2025	9/1/2006
S723	1030	1003	1073	1003	9/1/2006
S724	4580	2502	4772	2502	9/1/2006
S725	3752	2480	3910	2480	9/1/2006
S801	4707	2245	4905	2245	9/1/2006
S802	5130	2250	5345	2250	9/1/2006
S803	3525	2065	3673	2065	9/1/2006
S804	4330	1725	4512	1725	9/1/2006
S805	2866	1390	2986	1390	9/1/2006
S806	4123	1895	4296	1895	9/1/2006
S807	5509	1670	5740	1670	9/1/2006
S808	1151	1129	1199	1129	9/1/2006
S809	4420	1291	4606	1291	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
S810	5837	1660	6082	1660	9/1/2006
S811	5662	1191	5900	1191	9/1/2006
S812	5717	1300	5957	1300	9/1/2006
S813	749	748	780	748	9/1/2006
S814	5662	1800	5900	1800	9/1/2006
S815	4607	1471	4800	1471	9/1/2006
S816	5199	1315	5417	1315	9/1/2006
S817	5199	1363	5417	1363	9/1/2006
S818	3959	1785	4125	1785	9/1/2006
S819	5199	1275	5417	1275	9/1/2006
S820	2550	2310	2657	2310	9/1/2006
S821	3739	1170	3896	1170	9/1/2006
S822	1583	1437	1649	1437	9/1/2006
S823	5837	1598	6082	1598	9/1/2006
S824	2148	1812	2238	1812	9/1/2006
S825	5271	2335	5492	2335	9/1/2006
S901	2648	2067	2759	2067	9/1/2006
S902	1128	1126	1175	1126	9/1/2006
S903	4420	1485	4606	1485	9/1/2006
S904	844	841	879	841	9/1/2006
S905	2285	1680	2381	1680	9/1/2006
S906	5174	1310	5391	1310	9/1/2006
S907	3921	1740	4086	1740	9/1/2006
S908	4392	1422	4576	1422	9/1/2006
S909	4420	779	4606	779	9/1/2006
S910	5837	1479	6082	1479	9/1/2006
S911	6340	1895	6606	1895	9/1/2006
S912	5606	1473	5841	1473	9/1/2006
S913	3581	1484	3731	1484	9/1/2006
S914	7103	1640	7401	1640	9/1/2006
S915	4967	1314	5176	1314	9/1/2006
S916	726	708	756	708	9/1/2006
S917	1690	1472	1761	1472	9/1/2006
S918	1014	1012	1057	1012	9/1/2006
S919	5199	1385	5417	1385	9/1/2006
S920	2856	1830	2976	1830	9/1/2006
S921	5254	1505	5475	1505	9/1/2006
S922	5837	1550	6082	1550	9/1/2006
S923	5211	1616	5430	1616	9/1/2006
S924	5130	2180	5345	2180	9/1/2006
S925	1960	1723	2042	1723	9/1/2006
W101	5536	2590	5769	2590	9/1/2006
W102	1087	1040	1133	1040	9/1/2006
W103	1446	1086	1507	1086	9/1/2006
W104	3959	2165	4125	2165	9/1/2006
W105	4434	2050	4620	2050	9/1/2006
W106	2140	1405	2230	1405	9/1/2006
W107	1368	1038	1425	1038	9/1/2006
W110	3054	1494	3182	1494	9/1/2006
W111	1409	1181	1468	1181	9/1/2006
W112	2484	1995	2588	1995	9/1/2006
W113	3537	1489	3686	1489	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W114	5662	2055	5900	2055	9/1/2006
W115	7103	1482	7401	1482	9/1/2006
W116	4966	1824	5175	1824	9/1/2006
W117	6342	1525	6608	1525	9/1/2006
W118	844	841	879	841	9/1/2006
W119	5662	1905	5900	1905	9/1/2006
W120	6341	1514	6607	1514	9/1/2006
W121	3266	1382	3403	1382	9/1/2006
W122	6443	1715	6714	1715	9/1/2006
W123	844	841	879	841	9/1/2006
W124	5057	900	5269	900	9/1/2006
W125	3352	1303	3493	1303	9/1/2006
W126	5753	1550	5995	1550	9/1/2006
W127	3192	2279	3326	2279	9/1/2006
W128	4943	2400	5151	2400	9/1/2006
W129	1914	1444	1994	1444	9/1/2006
W130	4095	1945	4267	1945	9/1/2006
W131	1904	1578	1984	1578	9/1/2006
W132	1318	1359	1373	1359	9/1/2006
W133	2023	1499	2108	1499	9/1/2006
W201	3942	2507	4108	2507	9/1/2006
W202	2276	1821	2372	1821	9/1/2006
W203	3767	1320	3925	1320	9/1/2006
W204	844	841	879	841	9/1/2006
W205	6342	1530	6608	1530	9/1/2006
W206	6342	1446	6608	1446	9/1/2006
W207	2574	1030	2682	1030	9/1/2006
W208	2675	1745	2787	1745	9/1/2006
W209	3736	1980	3893	1980	9/1/2006
W210	1297	1272	1351	1272	9/1/2006
W211	4429	1564	4615	1564	9/1/2006
W212	844	841	879	841	9/1/2006
W213	6342	2085	6608	2085	9/1/2006
W214	6342	1455	6608	1455	9/1/2006
W215	909	903	947	903	9/1/2006
W216	3573	1386	3723	1386	9/1/2006
W217	1076	1055	1121	1055	9/1/2006
W218	5662	1760	5900	1760	9/1/2006
W219	5662	1714	5900	1714	9/1/2006
W220	5662	2065	5900	2065	9/1/2006
W221	2916	1669	3038	1669	9/1/2006
W222	5753	1585	5995	1585	9/1/2006
W223	1509	1284	1572	1284	9/1/2006
W224	4031	1494	4200	1494	9/1/2006
W225	3352	1530	3493	1530	9/1/2006
W226	4587	1510	4780	1510	9/1/2006
W227	4004	1606	4172	1606	9/1/2006
W228	3718	2569	3874	2569	9/1/2006
W229	1057	1053	1101	1053	9/1/2006
W230	5136	1760	5352	1760	9/1/2006
W231	2378	1405	2478	1405	9/1/2006
W233	4538	2928	4729	2928	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W301	2171	2026	2262	2026	9/1/2006
W302	1155	1153	1204	1153	9/1/2006
W303	3363	1235	3504	1235	9/1/2006
W304	6342	1515	6608	1515	9/1/2006
W305	2342	1504	2440	1504	9/1/2006
W306	853	851	889	851	9/1/2006
W307	2297	1330	2393	1330	9/1/2006
W308	3356	1707	3497	1707	9/1/2006
W309	3736	2119	3893	2119	9/1/2006
W310	3421	1945	3565	1945	9/1/2006
W311	4429	1985	4615	1985	9/1/2006
W312	5662	1405	5900	1405	9/1/2006
W313	6342	1610	6608	1610	9/1/2006
W314	844	841	879	841	9/1/2006
W315	6404	1442	6673	1442	9/1/2006
W316	5662	2225	5900	2225	9/1/2006
W317	6342	1840	6608	1840	9/1/2006
W318	7103	1543	7401	1543	9/1/2006
W319	5662	1505	5900	1505	9/1/2006
W320	6342	2090	6608	2090	9/1/2006
W321	3658	1312	3812	1312	9/1/2006
W322	1076	1031	1121	1031	9/1/2006
W323	5753	2065	5995	2065	9/1/2006
W324	5664	1520	5902	1520	9/1/2006
W325	3755	1149	3913	1149	9/1/2006
W326	4587	2055	4780	2055	9/1/2006
W327	1543	1514	1608	1514	9/1/2006
W328	2680	2225	2793	2225	9/1/2006
W329	4096	2130	4268	2130	9/1/2006
W330	1076	1039	1121	1039	9/1/2006
W331	844	841	879	841	9/1/2006
W332	4943	2395	5151	2395	9/1/2006
W333	5082	2790	5295	2790	9/1/2006
W401	5536	2215	5769	2215	9/1/2006
W402	2312	1949	2409	1949	9/1/2006
W403	4220	1235	4397	1235	9/1/2006
W404	4113	2170	4286	2170	9/1/2006
W405	6342	1386	6608	1386	9/1/2006
W406	2275	1520	2371	1520	9/1/2006
W407	2883	1370	3004	1370	9/1/2006
W408	2996	1955	3122	1955	9/1/2006
W409	3736	2635	3893	2635	9/1/2006
W410	3421	1425	3565	1425	9/1/2006
W411	4960	1560	5168	1560	9/1/2006
W412	6341	1385	6607	1385	9/1/2006
W413	6342	1555	6608	1555	9/1/2006
W414	6342	1680	6608	1680	9/1/2006
W415	7103	1460	7401	1460	9/1/2006
W416	6342	1415	6608	1415	9/1/2006
W417	5662	1610	5900	1610	9/1/2006
W418	5662	1900	5900	1900	9/1/2006
W419	1172	1141	1221	1141	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W420	6342	1650	6608	1650	9/1/2006
W421	3266	1366	3403	1366	9/1/2006
W422	3266	1195	3403	1195	9/1/2006
W423	4095	2070	4267	2070	9/1/2006
W424	4515	1905	4705	1905	9/1/2006
W425	793	790	826	790	9/1/2006
W426	4587	2055	4780	2055	9/1/2006
W427	2724	1780	2838	1780	9/1/2006
W428	4414	2525	4599	2525	9/1/2006
W429	1315	1275	1370	1275	9/1/2006
W430	850	850	886	850	9/1/2006
W431	3470	1618	3616	1618	9/1/2006
W432	4943	2355	5151	2355	9/1/2006
W433	4538	3280	4729	3280	9/1/2006
W501	1244	1238	1296	1238	9/1/2006
W502	2223	1717	2316	1717	9/1/2006
W503	3003	1335	3129	1335	9/1/2006
W504	6342	1430	6608	1430	9/1/2006
W505	3476	1479	3622	1479	9/1/2006
W506	5662	1565	5900	1565	9/1/2006
W507	2574	1005	2682	1005	9/1/2006
W508	4211	2045	4388	2045	9/1/2006
W509	3736	2015	3893	2015	9/1/2006
W510	3832	2040	3993	2040	9/1/2006
W511	3955	1677	4121	1677	9/1/2006
W512	6341	1710	6607	1710	9/1/2006
W513	6342	1625	6608	1625	9/1/2006
W514	6341	1420	6607	1420	9/1/2006
W515	5718	1680	5958	1680	9/1/2006
W516	6342	1476	6608	1476	9/1/2006
W517	6342	1555	6608	1555	9/1/2006
W518	6342	1558	6608	1558	9/1/2006
W519	7103	1741	7401	1741	9/1/2006
W520	844	841	879	841	9/1/2006
W521	3658	1410	3812	1410	9/1/2006
W522	1371	1325	1429	1325	9/1/2006
W523	4586	2145	4779	2145	9/1/2006
W524	3600	1415	3751	1415	9/1/2006
W525	793	790	826	790	9/1/2006
W526	1686	1398	1757	1398	9/1/2006
W527	2849	2240	2969	2240	9/1/2006
W528	3616	2305	3768	2305	9/1/2006
W529	4096	2075	4268	2075	9/1/2006
W530	5753	1365	5995	1365	9/1/2006
W531	3886	1363	4049	1363	9/1/2006
W532	5537	2640	5770	2640	9/1/2006
W533	2431	2243	2533	2243	9/1/2006
W601	4943	2700	5151	2700	9/1/2006
W602	4449	1905	4636	1905	9/1/2006
W603	4726	1525	4924	1525	9/1/2006
W604	4113	1820	4286	1820	9/1/2006
W605	844	841	879	841	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W606	1812	1476	1888	1476	9/1/2006
W607	2574	1190	2682	1190	9/1/2006
W608	2675	2040	2787	2040	9/1/2006
W609	3736	2264	3893	2264	9/1/2006
W610	3734	1615	3891	1615	9/1/2006
W611	4429	2325	4615	2325	9/1/2006
W612	6342	1608	6608	1608	9/1/2006
W613	3104	1581	3234	1581	9/1/2006
W614	2822	2035	2941	2035	9/1/2006
W615	6342	2210	6608	2210	9/1/2006
W616	1106	1104	1152	1104	9/1/2006
W617	7103	1025	7401	1025	9/1/2006
W618	6342	1790	6608	1790	9/1/2006
W619	7103	819	7401	819	9/1/2006
W620	5105	1890	5319	1890	9/1/2006
W621	3658	2255	3812	2255	9/1/2006
W622	6443	1445	6714	1445	9/1/2006
W623	3656	2130	3810	2130	9/1/2006
W624	4032	1540	4201	1540	9/1/2006
W625	4206	1590	4383	1590	9/1/2006
W626	2530	2009	2636	2009	9/1/2006
W627	3575	1660	3725	1660	9/1/2006
W628	5536	2247	5769	2247	9/1/2006
W629	2072	1588	2159	1588	9/1/2006
W630	1249	1225	1301	1225	9/1/2006
W631	3470	1828	3616	1828	9/1/2006
W632	3201	2641	3335	2641	9/1/2006
W633	5692	3300	5931	3300	9/1/2006
W701	5536	2465	5769	2465	9/1/2006
W702	4449	1445	4636	1445	9/1/2006
W703	3767	1190	3925	1190	9/1/2006
W704	5056	1662	5268	1662	9/1/2006
W705	7103	1510	7401	1510	9/1/2006
W706	5662	1836	5900	1836	9/1/2006
W707	1098	1034	1144	1034	9/1/2006
W708	1684	1567	1755	1567	9/1/2006
W709	2978	2263	3103	2263	9/1/2006
W710	934	932	973	932	9/1/2006
W711	908	890	946	890	9/1/2006
W712	5105	2020	5319	2020	9/1/2006
W713	5662	1380	5900	1380	9/1/2006
W714	5056	1424	5268	1424	9/1/2006
W715	5662	1534	5900	1534	9/1/2006
W716	6342	1530	6608	1530	9/1/2006
W717	2452	1655	2555	1655	9/1/2006
W718	6342	1531	6608	1531	9/1/2006
W719	4434	1200	4620	1200	9/1/2006
W720	5160	1695	5377	1695	9/1/2006
W721	2916	1897	3038	1897	9/1/2006
W722	1371	1310	1429	1310	9/1/2006
W723	5753	1402	5995	1402	9/1/2006
W724	5057	1410	5269	1410	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W725	3755	1430	3913	1430	9/1/2006
W726	3654	1905	3807	1905	9/1/2006
W727	1181	1179	1231	1179	9/1/2006
W728	1573	1542	1639	1542	9/1/2006
W729	6443	1685	6714	1685	9/1/2006
W730	5753	1675	5995	1675	9/1/2006
W731	3887	1407	4050	1407	9/1/2006
W732	1324	1322	1380	1322	9/1/2006
W733	5692	2393	5931	2393	9/1/2006
W801	6200	2520	6460	2520	9/1/2006
W802	4449	1108	4636	1108	9/1/2006
W803	4726	1250	4924	1250	9/1/2006
W804	6342	1685	6608	1685	9/1/2006
W805	1055	1053	1099	1053	9/1/2006
W806	6341	1340	6607	1340	9/1/2006
W807	2297	1518	2393	1518	9/1/2006
W808	4211	1920	4388	1920	9/1/2006
W809	2978	1970	3103	1970	9/1/2006
W810	3334	1700	3474	1700	9/1/2006
W811	4960	1430	5168	1430	9/1/2006
W812	6342	1555	6608	1555	9/1/2006
W813	5056	2135	5268	2135	9/1/2006
W814	2436	1688	2538	1688	9/1/2006
W815	1316	1277	1371	1277	9/1/2006
W816	7103	1360	7401	1360	9/1/2006
W817	5662	1440	5900	1440	9/1/2006
W818	7103	2200	7401	2200	9/1/2006
W819	6342	1519	6608	1519	9/1/2006
W820	6342	1525	6608	1525	9/1/2006
W821	2916	1647	3038	1647	9/1/2006
W822	5137	1720	5353	1720	9/1/2006
W823	5137	1480	5353	1480	9/1/2006
W824	2869	1685	2989	1685	9/1/2006
W825	3352	1164	3493	1164	9/1/2006
W826	4095	1585	4267	1585	9/1/2006
W827	1738	1596	1811	1596	9/1/2006
W828	3728	2693	3885	2693	9/1/2006
W829	4587	1720	4780	1720	9/1/2006
W830	850	847	886	847	9/1/2006
W831	3097	1905	3227	1905	9/1/2006
W832	3521	2460	3669	2460	9/1/2006
W833	5692	2290	5931	2290	9/1/2006
W901	4415	2354	4600	2354	9/1/2006
W902	3167	1935	3300	1935	9/1/2006
W903	3767	1500	3925	1500	9/1/2006
W904	6342	2230	6608	2230	9/1/2006
W905	5056	2050	5268	2050	9/1/2006
W906	6341	2050	6607	2050	9/1/2006
W907	2882	981	3003	981	9/1/2006
W908	4211	2100	4388	2100	9/1/2006
W909	3736	2095	3893	2095	9/1/2006
W910	909	883	947	883	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W911	934	932	973	932	9/1/2006
W912	6342	928	6608	928	9/1/2006
W913	6342	1350	6608	1350	9/1/2006
W914	5718	1545	5958	1545	9/1/2006
W915	7103	2080	7401	2080	9/1/2006
W916	2091	1586	2179	1586	9/1/2006
W917	6342	1435	6608	1435	9/1/2006
W918	5661	1561	5899	1561	9/1/2006
W919	6342	1677	6608	1677	9/1/2006
W920	3672	1620	3826	1620	9/1/2006
W921	5717	1580	5957	1580	9/1/2006
W922	5137	1577	5353	1577	9/1/2006
W923	5753	1575	5995	1575	9/1/2006
W924	3599	1640	3750	1640	9/1/2006
W925	3755	1166	3913	1166	9/1/2006
W926	872	870	909	870	9/1/2006
W927	3575	2090	3725	2090	9/1/2006
W928	5536	2620	5769	2620	9/1/2006
W929	4096	2275	4268	2275	9/1/2006
W930	4587	1651	4780	1651	9/1/2006
W931	2767	2137	2883	2137	9/1/2006
W932	1459	1419	1520	1419	9/1/2006
W933	3942	3074	4108	3074	9/1/2006
WG27	3157	1000	3290	1000	9/1/2006
S1001	2648	1875	2759	1875	9/1/2006
S1002	1065	1062	1110	1062	9/1/2006
S1003	2372	1475	2472	1475	9/1/2006
S1004	4330	2280	4512	2280	9/1/2006
S1005	2866	1600	2986	1600	9/1/2006
S1006	3682	1303	3837	1303	9/1/2006
S1007	4392	1704	4576	1704	9/1/2006
S1008	5511	1640	5742	1640	9/1/2006
S1009	4420	1437	4606	1437	9/1/2006
S1010	5837	1595	6082	1595	9/1/2006
S1011	3104	1515	3234	1515	9/1/2006
S1012	4112	1430	4285	1430	9/1/2006
S1013	4010	1337	4178	1337	9/1/2006
S1014	5662	1730	5900	1730	9/1/2006
S1015	6342	2365	6608	2365	9/1/2006
S1016	698	696	727	696	9/1/2006
S1017	5199	1600	5417	1600	9/1/2006
S1018	6163	1464	6422	1464	9/1/2006
S1019	5822	1605	6067	1605	9/1/2006
S1020	3583	2125	3733	2125	9/1/2006
S1021	4691	1207	4888	1207	9/1/2006
S1022	5837	1440	6082	1440	9/1/2006
S1023	5837	800	6082	800	9/1/2006
S1024	4580	1950	4772	1950	9/1/2006
S1025	5271	2420	5492	2420	9/1/2006
S1101	1106	1104	1152	1104	9/1/2006
S1102	4580	2015	4772	2015	9/1/2006
S1103	4950	1500	5158	1500	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
S1104	5431	2025	5659	2025	9/1/2006
S1105	3209	1452	3344	1452	9/1/2006
S1106	1433	1233	1493	1233	9/1/2006
S1107	4392	2255	4576	2255	9/1/2006
S1108	934	932	973	932	9/1/2006
S1109	1030	946	1073	946	9/1/2006
S1110	5837	1425	6082	1425	9/1/2006
S1111	1014	994	1057	994	9/1/2006
S1112	4608	1415	4802	1415	9/1/2006
S1113	3508	1575	3655	1575	9/1/2006
S1114	7103	1510	7401	1510	9/1/2006
S1115	5662	2125	5900	2125	9/1/2006
S1116	2068	1385	2155	1385	9/1/2006
S1117	5822	1690	6067	1690	9/1/2006
S1118	5662	1679	5900	1679	9/1/2006
S1119	4642	1310	4837	1310	9/1/2006
S1120	3583	1870	3733	1870	9/1/2006
S1121	4690	1440	4887	1440	9/1/2006
S1122	1657	1376	1727	1376	9/1/2006
S1123	1030	980	1073	980	9/1/2006
S1124	3260	2470	3397	2470	9/1/2006
S1125	5271	1945	5492	1945	9/1/2006
W1001	1459	1431	1520	1431	9/1/2006
W1002	3546	1659	3695	1659	9/1/2006
W1003	4220	1100	4397	1100	9/1/2006
W1004	6342	2105	6608	2105	9/1/2006
W1005	1055	1053	1099	1053	9/1/2006
W1006	1977	1633	2060	1633	9/1/2006
W1007	3228	1060	3364	1060	9/1/2006
W1008	3759	1800	3917	1800	9/1/2006
W1009	3736	1715	3893	1715	9/1/2006
W1010	2433	1996	2535	1996	9/1/2006
W1011	3955	2011	4121	2011	9/1/2006
W1012	6342	1731	6608	1731	9/1/2006
W1013	6342	1548	6608	1548	9/1/2006
W1014	1076	1055	1121	1055	9/1/2006
W1015	5662	1573	5900	1573	9/1/2006
W1016	3573	2060	3723	2060	9/1/2006
W1017	6342	796	6608	796	9/1/2006
W1018	5662	1700	5900	1700	9/1/2006
W1019	4514	1545	4704	1545	9/1/2006
W1020	7103	1860	7401	1860	9/1/2006
W1021	844	841	879	841	9/1/2006
W1022	5136	1760	5352	1760	9/1/2006
W1023	1153	1120	1201	1120	9/1/2006
W1024	4515	1640	4705	1640	9/1/2006
W1025	2672	1580	2784	1580	9/1/2006
W1026	872	870	909	870	9/1/2006
W1027	3575	1764	3725	1764	9/1/2006
W1028	3003	2301	3129	2301	9/1/2006
W1029	3657	1820	3811	1820	9/1/2006
W1030	5753	1815	5995	1815	9/1/2006

Unit Number	Prior Rent Ceiling	Prior Rent Charged	New Rent Ceiling	New Rent Charged	Date Of New Rent Ceiling
W1031	1076	1055	1121	1055	9/1/2006
W1032	1282	1279	1336	1279	9/1/2006
W1033	4538	2825	4729	2825	9/1/2006
W1101	6200	2525	6460	2525	9/1/2006
W1102	3972	1628	4139	1628	9/1/2006
W1103	4220	1285	4397	1285	9/1/2006
W1104	5662	1633	5900	1633	9/1/2006
W1105	6342	1475	6608	1475	9/1/2006
W1106	6342	1635	6608	1635	9/1/2006
W1107	2882	1330	3003	1330	9/1/2006
W1108	4716	2060	4914	2060	9/1/2006
W1109	2659	1820	2771	1820	9/1/2006
W1110	3832	1734	3993	1734	9/1/2006
W1111	4429	1559	4615	1559	9/1/2006
W1112	6341	1459	6607	1459	9/1/2006
W1113	6342	1663	6608	1663	9/1/2006
W1114	2204	1462	2297	1462	9/1/2006
W1115	1076	1055	1121	1055	9/1/2006
W1116	4514	2000	4704	2000	9/1/2006
W1117	6342	1414	6608	1414	9/1/2006
W1118	5661	1656	5899	1656	9/1/2006
W1119	6342	1380	6608	1380	9/1/2006
W1120	5661	1505	5899	1505	9/1/2006
W1121	2603	2110	2712	2110	9/1/2006
W1122	5137	1525	5353	1525	9/1/2006
W1123	5753	1329	5995	1329	9/1/2006
W1124	5057	1840	5269	1840	9/1/2006
W1125	2385	1710	2485	1710	9/1/2006
W1126	5137	1291	5353	1291	9/1/2006
W1127	4004	1623	4172	1623	9/1/2006
W1128	2461	2182	2564	2182	9/1/2006
W1129	5753	1915	5995	1915	9/1/2006
W1130	4587	1935	4780	1935	9/1/2006
W1131	2166	1768	2257	1768	9/1/2006
W1132	3942	2900	4108	2900	9/1/2006
W1133	5082	2790	5295	2790	9/1/2006

CERTIFICATE OF INFORMATION

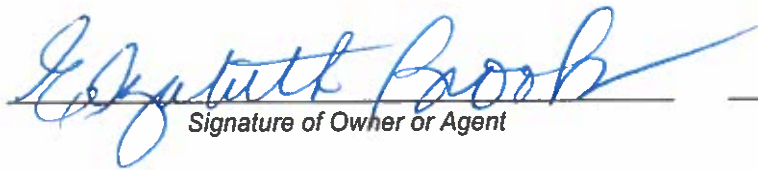
I certify that all of the above information is correct to the best of my knowledge, and that on the effective date of the rent ceiling adjustment:

- 1. Twelve (12) months have elapsed since any prior rent ceiling Increase Of General Applicability or Hardship Petition Increase taken as required by Section 206 of the Rental Housing Act Of 1985; and
- 2. The entitlement to the rent ceiling adjustment was filed (perfected) as required by Section 4206.3 and 4206.4 of Title 14 of the District of Columbia Municipal Regulations (DCMR) (33 DCR 1336, March 7, 1986).

I further certify that on the effective date of the rent increase:

- 1. The housing accommodation was in substantial compliance with the Housing Regulations of the District of Columbia as specified in Section 208 of the Rental Housing Act and 14 DCMR 4216;
- 2. Six (6) months have passed since any prior rent increase in the rent charged was taken; and
- 3. The tenant(s) of each rental unit has received a Thirty (30) Day Notice of the rent increase served as required by Section 904(b) of the Rental Housing Act of 1985.

I further certify that I have the authority as owner or agent to make this certification. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.


Signature of Owner or Agent

5/26/2006

Date

Archstone Smith Communities LLC, Agent

2345 Crystal Drive, Arlington, VA 22202

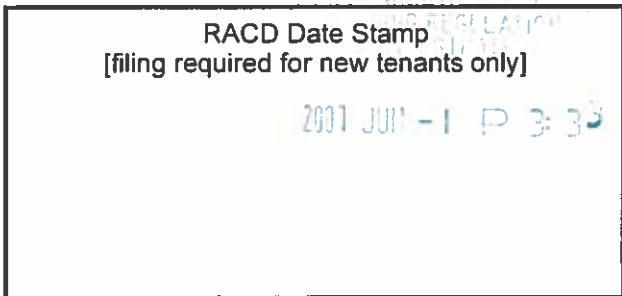
Print Name

Address

(703)769-1378

Phone

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



leB

Jessica Schubel
 3003 Van Ness Street, N.W. Apt # W1122
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1725

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1345	25	206(b) - Annual CPI	
06/03/2005	1525	180	213(a)(1) - Vacancy	
07/01/2006	1673	148	213(a)(2) - Vacancy High Comp.	
05/07/2007	1725	-25	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 05/07/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jessica Schubel / [Signature] _____
 Tenant Owner/Agent
 Date: 4/21/07 _____ Date: 5/10/07 _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

2007 JUN -1 P 3:33

Sandra Gutierrez
 3003 Van Ness Street, N.W. Apt # S312
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1730

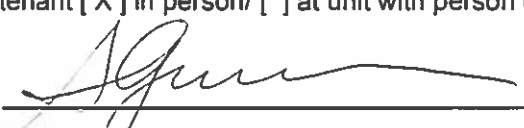
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1412	50	213(a)(2) - Vacancy High Comp.	
01/01/2006	1870	458	213(a)(1) - Vacancy	
10/28/2006	2335	465	213(a)(2) - Vacancy High Comp.	
04/24/2007	1730	-605	N/A - Decrease	

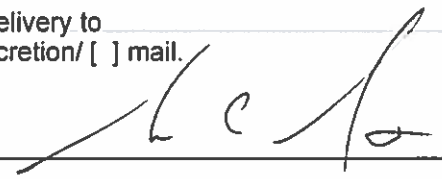
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant
 Date: May 1, 2007



 Owner/Agent
 Date: 5/3/07

RACD Form 3 (rev 8/06)

EP

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Ulrike Lins, Martin Gut
3003 Van Ness Street, N.W. Apt # S1115
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1700

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1571	66	206(b) - Annual CPI	
09/01/2005	1671	100	206(b) - Annual CPI	
09/01/2006	1775	104	208(h)(2) - CPI-Based Increase	
05/01/2007	1700	-75	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/01/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ulrike Lins 2.5.07

[Signature]

Tenant

Owner/Agent

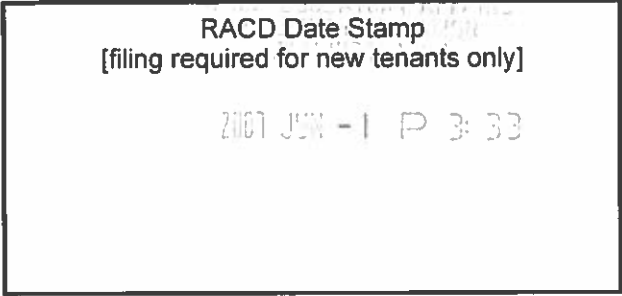
Date: 5-2-07

Date: 5/3/07

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Kamel Senouci
3003 Van Ness Street, N.W. Apt # S725
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2555

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/06/2005	2380	-100	N/A - Decrease	
08/01/2006	2490	110	213(a)(1) - Vacancy	
05/05/2007	2555	65	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/05/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

KAMEL SENOUCI

[Signature]

Tenant

Owner/Agent

Date: 02nd MAY 2007

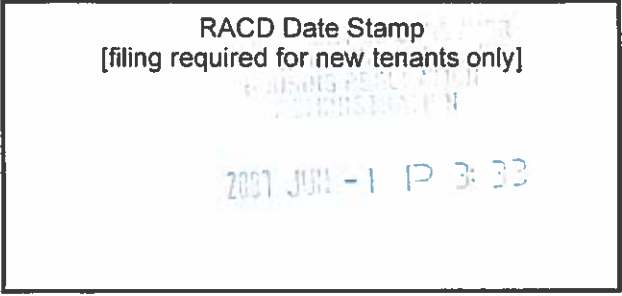
Date: 5/3/07

[Signature]

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Sonya Blesser and Jeff Streeter
3003 Van Ness Street, N.W. Apt # W820
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1810

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2004	1425	30	206(b) - Annual CPI	
07/01/2005	1525	100	206(b) - Annual CPI	
07/01/2006	1720	195	213(a)(1) - Vacancy	
05/14/2007	1810	90	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 05/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

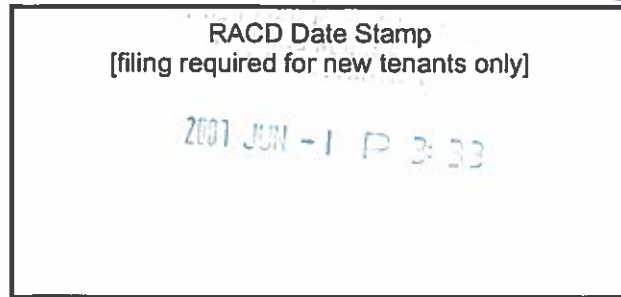
Sonya Blesser 04/14/07 *Jeff Streeter*

Tenant: _____ Owner/Agent: _____

Date: 4/14/07 Date: 4/23/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Taro Fujii
 3003 Van Ness Street, N.W. Apt # W721
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1720

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1802	436	213(a)(2) - Vacancy High Comp.	
08/27/2005	1635	-167	N/A - Decrease	
05/01/2006	1897	262	213(a)(2) - Vacancy High Comp.	
05/03/2007	1720	-177	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/03/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Owner/Agent

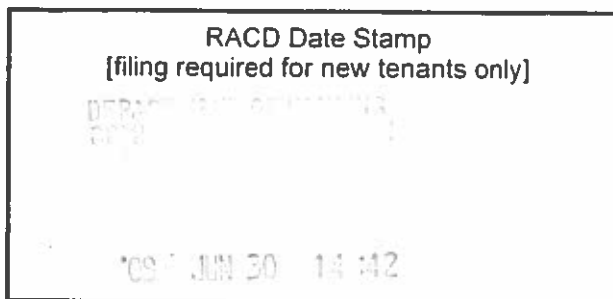
Date: _____

Date: _____

JUN 01 2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Rodolfo Pastor
 3003 Van Ness Street, N.W. Apt # S616
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1465

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/08/2006	1496	391	213(a)(2) - Vacancy High Comp.	001-S1017
11/01/2007	1578	82	208(h)(2) - CPI-Based Increase	
02/03/2008	1385	-193	N/A - Decrease	
06/20/2008	1465	80	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/20/2008 by [check as applicable] delivery to tenant [X] in person [] at unit with person of suitable age & discretion/ [] mail.

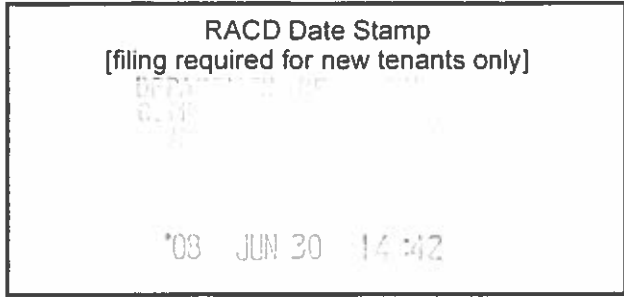
 Tenant
 Date: 21106108

 Owner/Agent
 Date: 6/21/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Caitlin Ray, Megan Ray
3003 Van Ness Street, N.W. Apt # W106
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1823

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1479	74	213(a)(1) - Vacancy	
10/01/2006	1571	92	208(h)(2) - CPI-Based Increase	
10/01/2007	1657	86	208(h)(2) - CPI-Based Increase	
06/21/2008	1823	166	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/21/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail

Caitlin E. Ray

Tenant

Date:

06/21/08

[Signature]

Owner/Agent

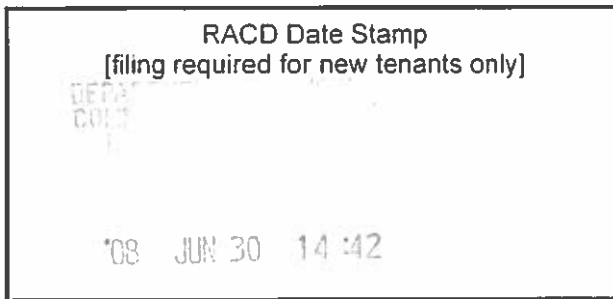
Date:

6/21/08

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Jean Bradley, Islam Basha
3003 Van Ness Street, N.W. Apt # W207
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1330

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1030	70	206(b) - Annual CPI	
08/01/2006	1154	124	213(a)(2) - Vacancy High Comp.	W607
08/01/2007	1217	63	208(h)(2) - CPI-Based Increase	
06/24/2008	1330	113	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/24/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jean P. Bradley, ISLAM BASHA

Tenant

Date: 6/24/08

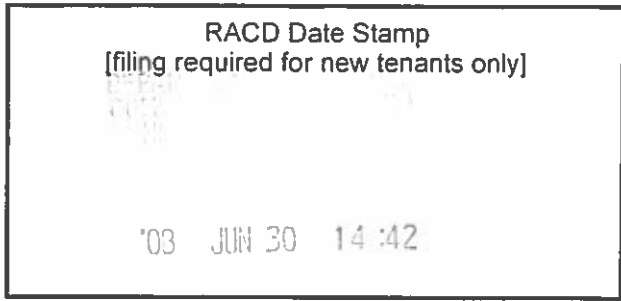
Owner/Agent

Date: 6/23/08

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Michael Bowers
 3003 Van Ness Street, N.W. Apt # W807
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1280

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/01/2005	1120	70	213(a)(2) - Vacancy High Comp.	W307
09/27/2006	1232	112	213(a)(1) - Vacancy	
10/01/2007	1299	67	208(h)(2) - CPI-Based Increase	
06/09/2008	1280	-19	N/A - Decrease	

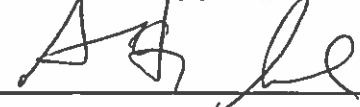
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/09/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



 Tenant



 Owner/Agent

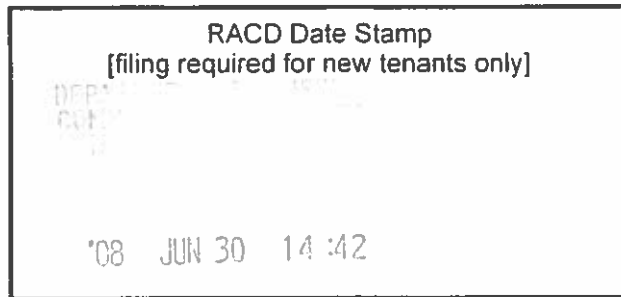
Date: 6-9-08

Date: 6/6/08

RACD Form 3 (rev 8/06)

JP

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Christopher Collins
 3003 Van Ness Street, N.W. Apt # W529
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	1876	151	213(a)(2) - Vacancy High Comp.	W729
11/01/2007	1979	103	208(h)(2) - CPI-Based Increase	
06/03/2008	1800	-179	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/03/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

W. J. Collins

Asiy Aziz

Tenant

Owner/Agent

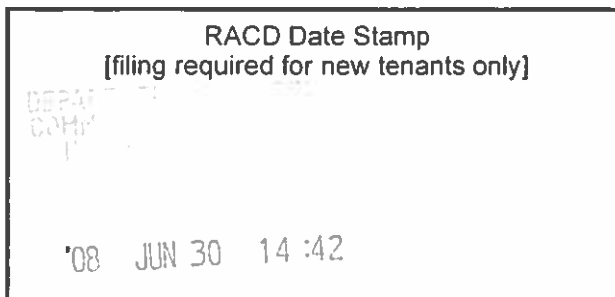
Date: 6/3/08

Date: 6/6/08

RACD Form 3 (rev 8/06)

48

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Czech Embassy
 3003 Van Ness Street, N.W. Apt # S712
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1885

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/01/2006	1501	71	206(b) - Annual CPI	
08/06/2006	1651	150	213(a)(1) - Vacancy	
08/21/2007	1885	234	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

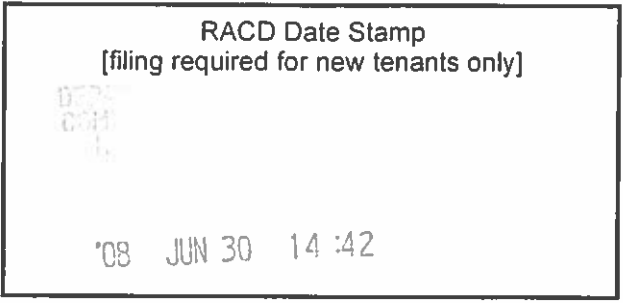
Disclosed to tenant on 06/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

T. H. Czech Embassy
 Tenant
 Date: 06/03/08

[Signature]
 Owner/Agent
 Date: 6/6/08

RACD Form 3 (rev 8/06)

SMITH PROPERTY HOLDINGS SIX (D.C.) LP
 2345 Crystal Drive
 Arlington, VA 22202



Daniel Abramowitz
 3525 Davenport Street, NW Apt # 310
 Washington, DC 20008

Registration No.: 39505223

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1500

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2005	1645	265	213(a)(1) - Vacancy	
07/08/2006	1310	-335	N/A - Decrease	
08/01/2007	1382	72	208(h)(2) - CPI-Based Increase	
08/17/2007	1500	118	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/06/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Abramowitz

Tenant

Owner/Agent

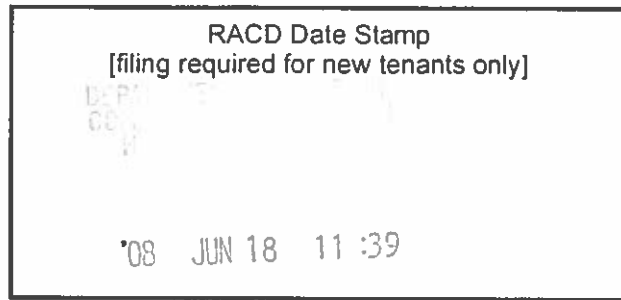
JUN 8 0 2008

Date: _____

Date: _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Paul Zimmerman
 3003 Van Ness Street, N.W. Apt # S319
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1430

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2006	1391	81	208(h)(2) - CPI-Based Increase	
10/01/2007	1467	76	208(h)(2) - CPI-Based Increase	
05/21/2008	1430	-37	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 05/21/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elizabeth Brown

Tenant

Owner/Agent

JUN 18 2008

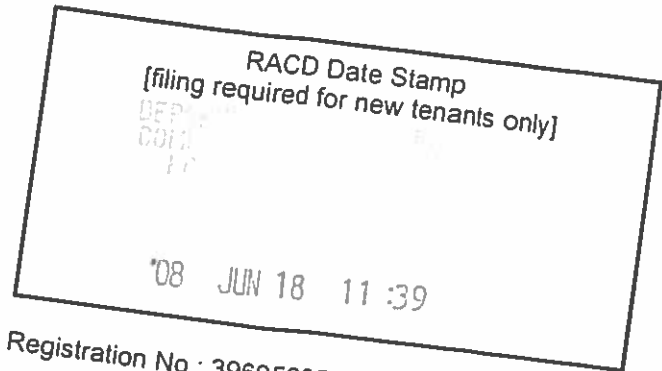
Date: _____

Date: _____

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Korneliya Bachiyska
3003 Van Ness Street, N.W. Apt # S1003
Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1695

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2006	1566	91	208(h)(2) - CPI-Based Increase	
09/01/2007	1652	86	208(h)(2) - CPI-Based Increase	
05/27/2008	1695	43	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- 208(h)(2) Annual CPI-Based Increase
 - 210 Capital Improvement Surcharge
 - 211 Change in Services/Facilities
 - 212 Hardship Increase
 - 213(a)(1) Vacancy-10% (formerly 12%)
 - 213(a)(2) Vacancy-Highest Comparable
 - 214 Substantial Rehabilitation
 - 215 70% Voluntary Agreement

Disclosed to tenant on 05/27/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

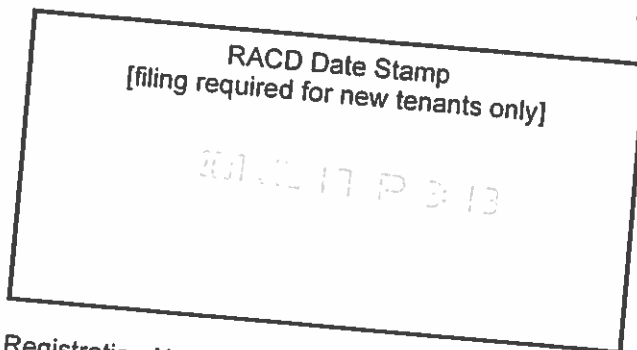


Tenant _____
Date: _____

[Signature]
Owner/Agent _____
Date: **JUN 18 2008**

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Festus and Rabiat Osunsade
 3003 Van Ness Street, N.W. Apt # S725
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2465

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/06/2005	2380	-100	N/A - Decrease	
08/01/2006	2490	110	213(a)(1) - Vacancy	
05/05/2007	2555	65	213(a)(1) - Vacancy	
06/21/2007	2465	-90	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- 208(h)(2) Annual CPI-Based Increase
 - 210 Capital Improvement Surcharge
 - 211 Change in Services/Facilities
 - 212 Hardship Increase
 - 213(a)(1) Vacancy-10% (formerly 12%)
 - 213(a)(2) Vacancy-Highest Comparable
 - 214 Substantial Rehabilitation
 - 215 70% Voluntary Agreement

Disclosed to tenant on 06/21/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

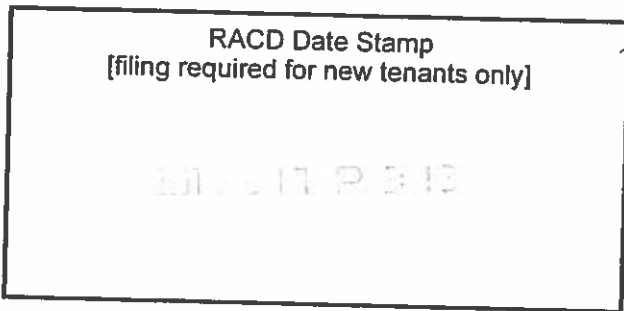
Tenant

Date: 6/21/07

Owner/Agent

Date: 7/1/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Erin Frohardt, Mandie Samuels
 3003 Van Ness Street, N.W. Apt # W1010
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1935

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1996	194	213(a)(1) - Vacancy	
08/15/2006	1940	-56	N/A - Decrease	
06/30/2007	1935	-5	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/30/2007 by [check as applicable] delivery to tenant [X] in person/[] at unit with person of suitable age & discretion/[] mail.

Erin Frohardt, Mandie Samuels

 Tenant

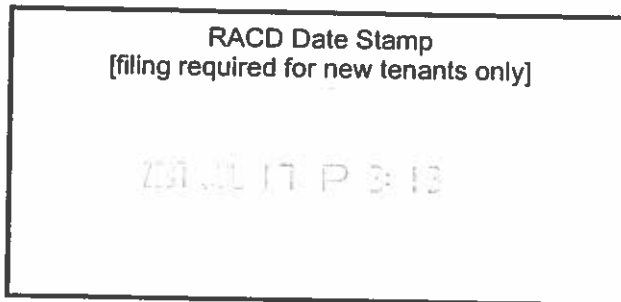
[Signature]

 Owner/Agent

Date: 6/29/07, 07/03/07

Date: 7/10/07

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Yiduo Zhang and Xia Zhou
3003 Van Ness Street, N.W. Apt # S1009
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1685

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
12/08/2004	1437	282	213(a)(2) - Vacancy High Comp.	
10/01/2006	1526	89	208(h)(2) - CPI-Based Increase	
06/30/2007	1685	159	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change In Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/30/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

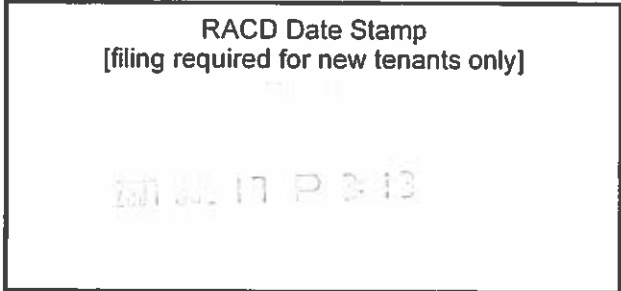
Date: 06/16/07 06/16/07

Owner/Agent

Date: 6/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



William Robinson
 3003 Van Ness Street, N.W. Apt # S512
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1795

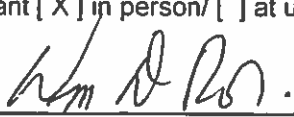
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2004	1410	10	206(b) - Annual CPI	
08/25/2005	1685	275	206(b) - Annual CPI	
09/01/2006	1789	104	208(h)(2) - CPI-Based Increase	
10/01/2006	2060	271	213(a)(2) - Vacancy High Comp.	
06/26/2007	1795	-265	N/A - Decrease	

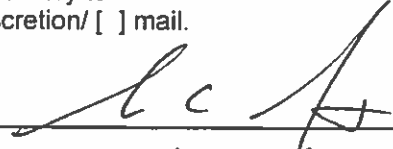
* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/26/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



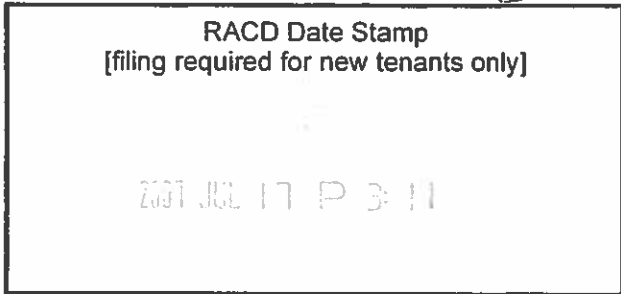
 Tenant
 Date: 6/26/2007



 Owner/Agent
 Date: 7/10/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Arab Republic of Egypt Embassy
3003 Van Ness Street, N.W. Apt # W811
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1860

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1430	105	206(b) - Annual CPI	
05/03/2006	1860	430	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/21/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Hassan Hussein

Tenant

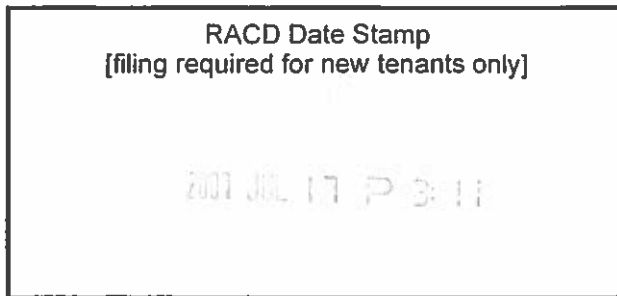
Date: 6/21/07

Owner/Agent

Date: 6/27/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Hagit and Natan Lavsky
 3003 Van Ness Street, N.W. Apt # W802
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2140

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/07/2005	1650	542	213(a)(2) - Vacancy High Comp.	
10/01/2006	1752	102	208(h)(2) - CPI-Based Increase	
06/25/2007	2140	388	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

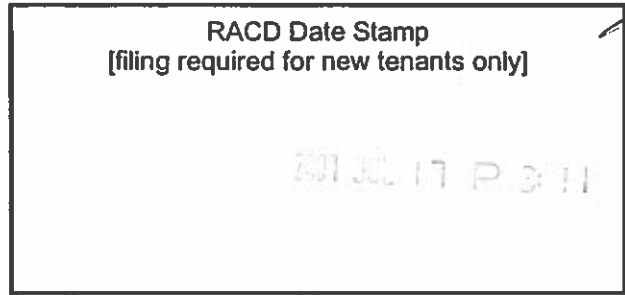
Disclosed to tenant on 06/25/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Hagit Lavsky Natan Lavsky [Signature]
 Tenant Owner/Agent
 Date: 7/10/07 Date: 7/16/07

RACD Form 3 (rev 8/06)

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jeremy Moon, Bryan Legaspi
 3003 Van Ness Street, N.W. Apt # S220
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1347

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1009	29	206(b) - Annual CPI	
10/01/2005	1036	27	206(b) - Annual CPI	
09/01/2006	1347	311	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 06/23/2007 by [check as applicable] delivery to tenant [X] in person or [] mail.



Elizabeth Brooker

Tenant

Owner/Agent

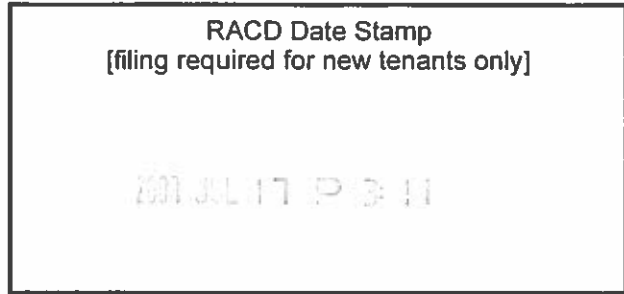
Date:

Date:

JUL 17 2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Angie McCarthy and Roland Pratt
3003 Van Ness Street, N.W. Apt # W715
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1795

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1489	70	206(b) - Annual CPI	
01/01/2006	1534	45	206(b) - Annual CPI	
06/22/2006	1795	261	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are –
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/27/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Roland Pratt

Tenant

Date: 6/26/07

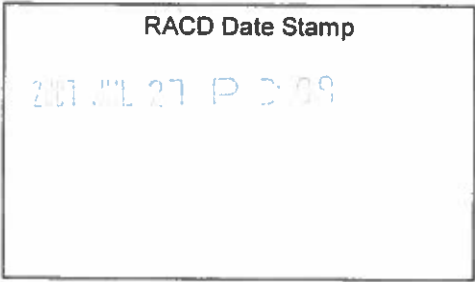
Angie McCarthy

Owner/Agent

Date: 6/27/07

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W310	Clint Wessolleck	1955	2014	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/18/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUL 27 2007

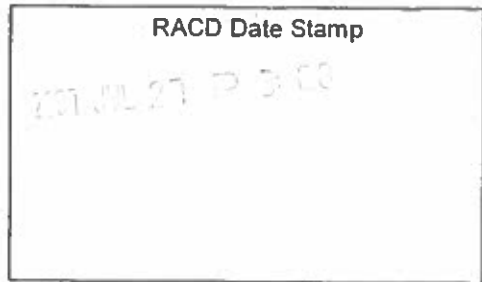
Address: 3003 Van Ness Stree, N.W.

Signature: *Elizabeth Brookins*

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S102	Christine White, Danielle Ressegue & M. Magnuson	2450	2565	208(h)(2)
S104	Cuban Interests Sec., Reinaldo Rodriguz	1592	1679	208(h)(2)
S117	Pierre Gaunaurd	1355	1429	208(h)(2)
S119	Phillip Kovnat	1490	1571	208(h)(2)
S602	Czech Public Radio / Alexandr Picha	2474	2610	208(h)(2)
S606	Hayley Zachary	1445	1524	208(h)(2)
S617	Sean McNamara	1510	1593	208(h)(2)
S625	Winny Chen, Candice Cho & Ginger Turn	2200	2321	208(h)(2)
S707	Greg Clark	1775	1790	208(h)(2)
S715	Czech Embassy	1845	1935	208(h)(2)
S816	Erik Swanson	1515	1598	208(h)(2)
S825	Jose & Josefina Vila / Monica Nielsen	2555	2655	208(h)(2)
W101	Sara Giglio & Allison Parker-Fahey	2765	2917	208(h)(2)
W115	Shilen Lakhani	1630	1710	208(h)(2)
W117	Melissa Gelfand & Kyle Murphy	1675	1725	208(h)(2)
W119	Mary Ludwig	1660	1751	208(h)(2)
W206	Aaron Arnfeld & Cynthia Levay-Lysne	1745	1750	208(h)(2)
W225	Embassy Of Vietnam, Giang Pham & Vu Dung	1700	1745	208(h)(2)
W226	Melanie & Marcus Trelaine	1654	1744	208(h)(2)
W410	Embassy Of Jordan, Maher Matalaka & Nadia Fanek	1522	1605	208(h)(2)
W414	Abigail S. Kurland	1905	1915	208(h)(2)
W415	Troy Ford	1670	1745	208(h)(2)
W517	Steven Taubenkibel & Susan Comins	1760	1770	208(h)(2)
W524	Lan Nguyen, Ahn and Huong Dinh	1615	1703	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W813	Amgan Naguib, Erin Moran	1336	1409	208(h)(2)
W832	Jeanette Pelcovits	2562	2651	208(h)(2)
S1010	Miguel Porua	1775	1865	208(h)(2)
W1024	Deirdre O'Mahony & John Ryan	1725	1780	208(h)(2)
W1112	Nicole Sayres	1655	1730	208(h)(2)
W1122	Peter Markus	1673	1750	208(h)(2)
W1127	Jin Tanaka	1910	1935	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/18/2007 Service completed by [check one] -

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUL 8 7 2007

Signature: 

Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 JUL 27 10 3 09

Christine White, Danielle Ressegue & M Magnuson
3003 Van Ness Street, N.W. Apt # S102
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:04/18/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,450 The increase in your rent charged is: \$ 115

Your new rent charged is: \$ 2,565 The effective date is: 07/01/2007

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dcrd.dc.gov.



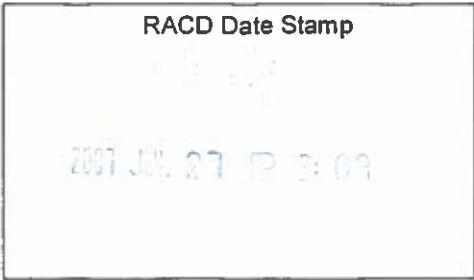
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.

Owner: Smith Property Holdings Van Ness LP, 2345 Crystal Drive, Arlington, VA 22202

Registration No. & Date 39605235-11/07/1985 Date of Certificate: 07/01/2007

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 07/01/2007, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W704	Yevgenia Kudryasheva	1750	1800	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 04/18/2007 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: JUL 27 2007

Signature: *Elizabeth Brookins*
Name Printed: Elizabeth Brookins

Address: 3003 Van Ness Stree, N.W.

Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

2007 JUL 27 P 3:09

Yevgenia Kudryasheva
3003 Van Ness Street, N.W. Apt # W704
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:04/18/2007

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,750 The increase in your rent charged is: \$ 50

Your new rent charged is: \$ 1,800 The effective date is: 07/01/2007

The basis of the increase in rent charged is as follows:

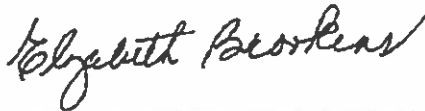
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2007 through April 30th 2008 is 3.5%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

<u>section of Act</u>	<u>type of increase</u>	<u>\$ increase authorized</u>
<u>effective date of authorization</u>	<u>case number, if applicable</u>	<u>date of decision, if applicable</u>

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



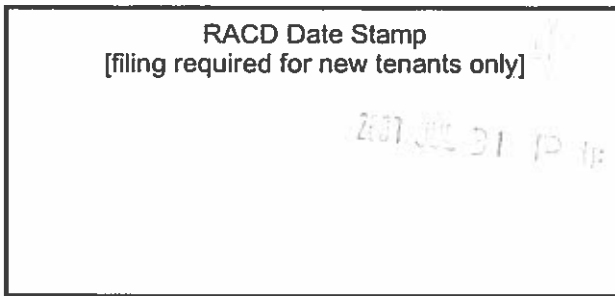
Signature of Owner/Agent

Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Alexis Murray-Merriman
 3003 Van Ness Street, N.W. Apt # S706
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1510

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	678	19	206(b) - Annual CPI	
05/28/2005	1340	662	213(a)(2) - Vacancy High Comp.	
06/01/2007	1414	74	208(h)(2) - CPI-Based Increase	
07/02/2007	1510	96	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/02/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Elyzabeth Broof

Tenant

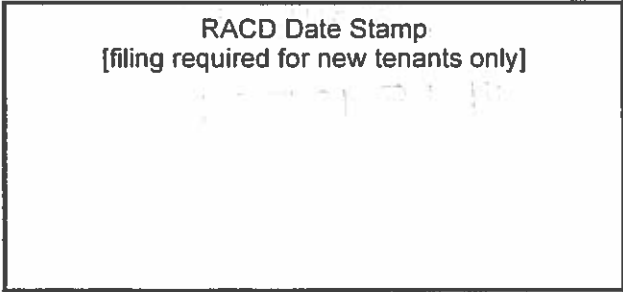
Owner/Agent

Date: _____

Date: JUL 31 2007

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Allan Eduardo Elvir Zelaya
 3003 Van Ness Street, N.W. Apt # S919
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1266	2	206(b) - Annual CPI	
09/24/2005	1264	-2	N/A - Decrease	
10/01/2006	1342	78	208(h)(2) - CPI-Based Increase	
01/13/2007	1605	263	213(a)(2) - Vacancy High Comp.	
07/02/2007	1525	-80	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/02/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

 Tenant

 Owner/Agent

Date: _____

Date: 7/10/07

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

Damien Giles
 3003 Van Ness Street, N.W. Apt # S421
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1565

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1261	36	206(b) - Annual CPI	
02/28/2005	1085	-176	N/A - Decrease	
04/01/2006	1247	162	213(a)(1) - Vacancy	
04/01/2007	1299	52	208(h)(2) - CPI-Based Increase	
07/07/2007	1565	266	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/07/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Owner/Agent

Date: 7-7-07

Date: 7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

17 JUL 2007

Francis Lavin
 3003 Van Ness Street, N.W. Apt # S1115
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1571	66	206(b) - Annual CPI	
09/01/2005	1671	100	206(b) - Annual CPI	
09/01/2006	1775	104	208(h)(2) - CPI-Based Increase	
05/01/2007	1700	-75	N/A - Decrease	
07/09/2007	1805	105	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/09/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Owner/Agent

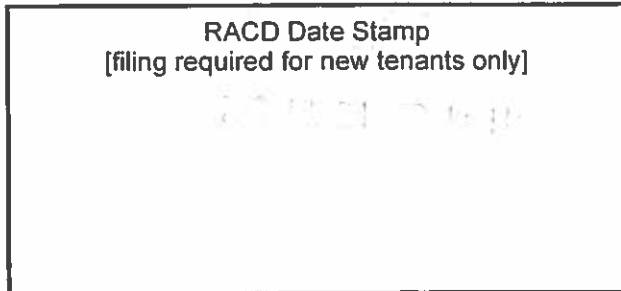
Date: 6/19/07

Date: 7/10/07

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Theodore Simpson
3003 Van Ness Street, N.W. Apt # W332
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2675

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1646	47	206(b) - Annual CPI	
04/23/2005	2280	634	213(a)(2) - Vacancy High Comp.	
05/01/2006	2395	115	206(b) - Annual CPI	
06/01/2007	2527	132	208(h)(2) - CPI-Based Increase	
07/09/2007	2675	148	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are –

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/09/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

[Signature]

[Signature]

Tenant

Owner/Agent

Date: 7/9/07

Date: 7/10/07

RACD Form 3 (rev 8/06)

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only]
07/12/2007

Daniel Hemmer, Daniel Shea
3003 Van Ness Street, N.W. Apt # W126
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1645

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2005	1550	350	213(a)(2) - Vacancy High Comp.	
05/15/2006	1690	140	213(a)(2) - Vacancy High Comp.	
07/10/2007	1645	-45	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

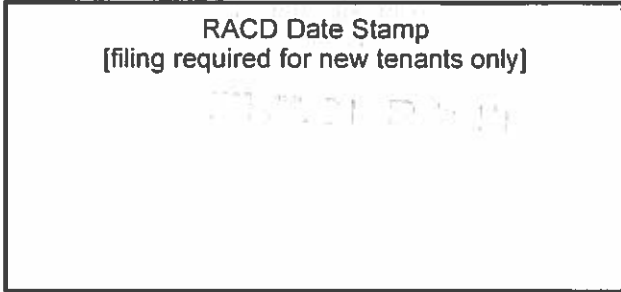
208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/10/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

<i>Daniel Shea</i>	<i>Daniel Hemmer</i>
Tenant	Owner/Agent
Date: <u>7/10/07</u>	Date: <u>7/12/07</u>

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Wallace Babington
 3003 Van Ness Street, N.W. Apt # S1021
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

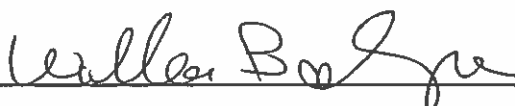
The current rent charged is \$ 1615

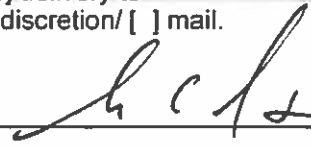
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2005	1207	57	213(a)(1) - Vacancy	
06/01/2006	1280	73	206(b) - Annual CPI	
06/01/2007	1350	70	208(h)(2) - CPI-Based Increase	
07/14/2007	1615	-10	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are --
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.





Tenant
 Date: 7/13/07

Owner/Agent
 Date: 7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

RACD Date Stamp [filing required for new tenants only] 07/15/07
--

Sam Scanlan, James Kozumbo, Daniel Lewis
3003 Van Ness Street, N.W. Apt # W633
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

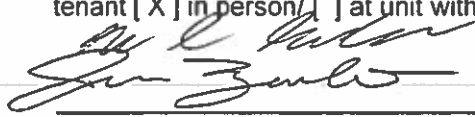
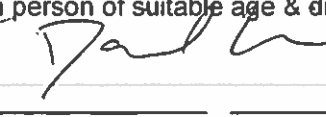

The current rent charged is \$ 2895

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2005	3300	745	213(a)(2) - Vacancy High Comp.	
05/26/2006	2895	-405	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/15/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

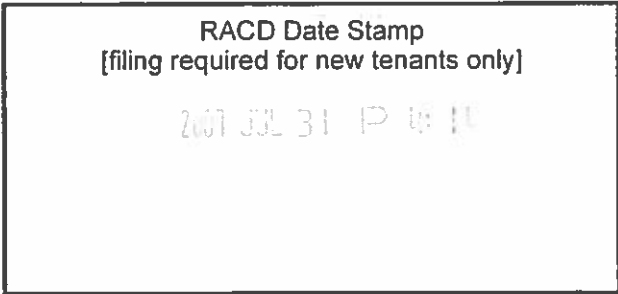
Tenant
Date: 7/15/07

Owner/Agent
Date: 7/16/07

RACD Form 3 (rev 8/06)

LB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Jennifer Lourie
 3003 Van Ness Street, N.W. Apt # S906
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	688	19	206(b) - Annual CPI	
07/01/2005	1310	622	213(a)(2) - Vacancy High Comp.	
06/20/2006	1525	215	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/01/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Jennifer Lourie

 Tenant

RCB

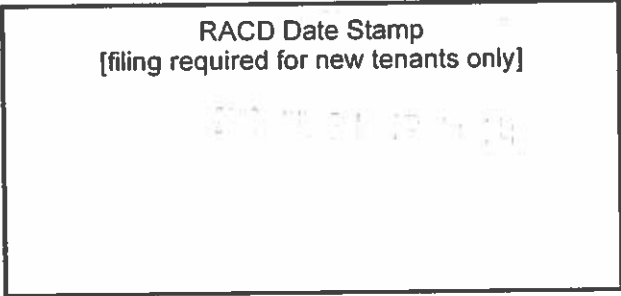
 Owner/Agent

Date: 6/30/07

Date: 7/10/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Marta Dunn
 3003 Van Ness Street, N.W. Apt # S311
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1385	277	213(a)(2) - Vacancy High Comp.	
10/01/2005	1565	180	213(a)(2) - Vacancy High Comp.	
10/01/2006	1662	97	208(h)(2) - CPI-Based Increase	
07/14/2007	1800	138	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

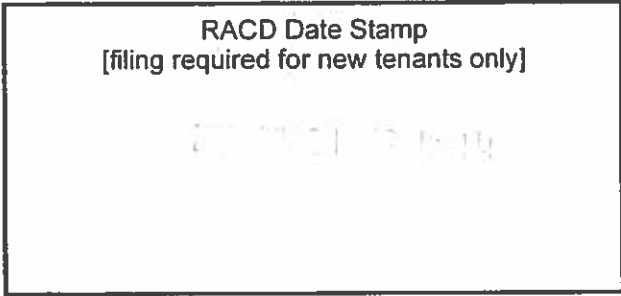
Disclosed to tenant on 07/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant
 Date: 7/14/07

Owner/Agent
 Date: 7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Michael Hirsh
3003 Van Ness Street, N.W. Apt # W524
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/01/2005	1415	85	206(b) - Annual CPI	
07/01/2006	1615	200	213(a)(2) - Vacancy High Comp.	
07/15/2007	1800	185	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/15/2007 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant
Date: 7/13/07

Owner/Agent
Date: 7/16/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Maria Engel
 3003 Van Ness Street, N.W. Apt # W729
 Washington, DC 20008

2007 AUG 17 2:08

RACD Date Stamp
 [filing required for new tenants only]

2007 AUG 17 11:42:29

DEPARTMENT OF HOUSING AND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1820

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1625	-188	N/A - Decrease	
12/01/2005	1685	60	206(b) - Annual CPI	
10/01/2006	2009	324	213(a)(2) - Vacancy High Comp.	
07/14/2007	1820	-189	N/A - Decrease	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/14/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

 Tenant

 Owner/Agent

Date: 7/15/07

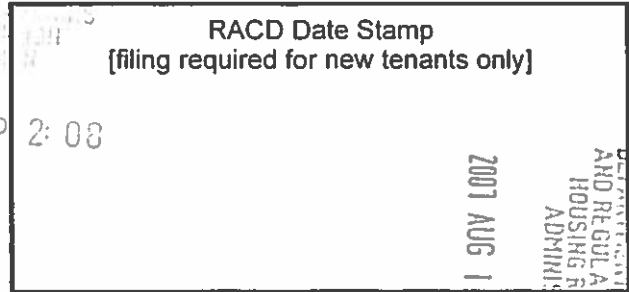
Date: 7/31/07

RACD Form 3 (rev 8/06)

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Ana Saiz
3003 Van Ness Street, N.W. Apt # W1014
Washington, DC 20008



Registration No.: 39605235

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION
2007 AUG 17 P 4: 29

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1429

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1027	30	206(b) - Annual CPI	
10/01/2005	1055	28	206(b) - Annual CPI	
10/01/2006	1099	44	208(h)(2) - CPI-Based Increase	
07/19/2007	1429	330	213(a)(2) - Vacancy High Comp.	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/19/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Ana Maria Saiz B.

LC to

Tenant

Owner/Agent

Date: 07/19/07

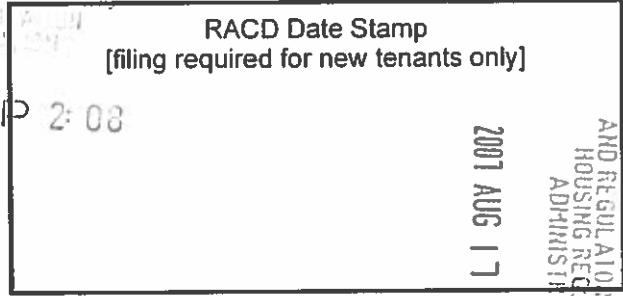
Date: 7/31/07

RACD Form 3 (rev 8/06)

EB

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

2007 AUG 17 P 2:08



Colleen Smith, Melinda Hall, Hannah Mills
3003 Van Ness Street, N.W. Apt # S102
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2320

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/15/2004	2375	152	213(a)(1) - Vacancy	
06/01/2005	2130	-245	N/A - Decrease	
07/01/2006	2450	320	213(a)(1) - Vacancy	
07/30/2007	2320	-130	N/A - Decrease	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 07/30/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Colleen Smith
Melinda Hall

[Signature]

Tenant

Owner/Agent

Date: 7/30/07 *30 July 2007*

Date: 7/31/07

RACD Form 3 (rev 8/06)

Handwritten initials

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Kristina Doan and Chandana Kolavala
3003 Van Ness Street, N.W. Apt # W1012
Washington, DC 20008

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION DIVISION
2007 AUG 17 P 2:08

RACD Date Stamp
(filing required for new tenants only)

2007 AUG 17 P 2:08

2007 AUG 17 P 4:28

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION DIVISION
ADMINISTRATION

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1805

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/10/2005	1505	142	213(a)(1) - Vacancy	
05/01/2006	1731	226	213(a)(2) - Vacancy High Comp.	
06/01/2007	1805	74	208(h)(2) - CPI-Based Increase	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 07/25/2007 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

[Signature]
 Tenant
 Date: 7/26/07 7/26/07

[Signature]
 Owner/Agent
 Date: 7/30/07

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF CONSUMER
AFFAIRS AND REGULATORY
ADMINISTRATION
2007 AUG 17 P 2:06

RACD Date Stamp
[filing required for new tenants only]
2007 AUG 17 P 4:26

DEPARTMENT OF CONSUMER
AFFAIRS AND REGULATORY
ADMINISTRATION

Vacant
3003 Van Ness Street, N.W. Apt # S101
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1410

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
------	----------	-----------------	--------------------	------------------------------

No Rent Charged Increases Found Within Last 3 Years!

- * The most commonly used types of increases and the sections of the Act on which they are based are --
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 06/09/2007 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

FILE COPY

Tenant

Owner/Agent

AUG 17 2007

Date:

Date:

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
 Housing Regulation Administration
 Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477

RACD Date Stamp
 DEPARTMENT OF CONSUMER
 AND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION
 2005 JAN 30 P 2: 09

Mailing Address
 P.O. Box 91360
 Washington, D.C. 20090

AMENDED REGISTRATION

This form must be filed within 30 days of the event when (1) there is any change in the rent ceiling to any units within the housing accommodations; or (2) there is an event which changes or substantially affects the services, facilities, ownership and management of any rental unit in a register housing accommodation.

Address of Property: 3003 Van Ness Stree, N.W.

RACD Registration Number: 39605235 LOT 806 SQUARE 2049

1. Ownership:

- a. Name of owner(s) Smith Property Holdings Van Ness LP
- b. Address of owner(s) 2345 Crystal Drive, Arlington, VA 22202
- c. Telephone number of owner(s) (703)769-1378
- d. Certificate of Occupancy No. B143476 (attach copy)
- e. Housing Business License no. 54181-39605235 (attach copy)
- f. Change Of Ownership _____ Proof Attached
Date Of Change

2. Management:

- a. Name of the Management Agent or Company Archstone Smith Communities LLC, Agent
- b. Name of Property Manager Sally Malheu
- c. Address of the Management Agent or Company 2345 Crystal Drive, Arlington, VA 22202
- d. Telephone Number (703)769-1378 Fax Number _____
- f. Change Of Management Agent/Company _____ Proof Attached
Date Of Change

3. Rent Ceilings: (Use additional sheets if necessary.)

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S1020	3199	3503	01/27/2008	12	213(a)(1)		Del

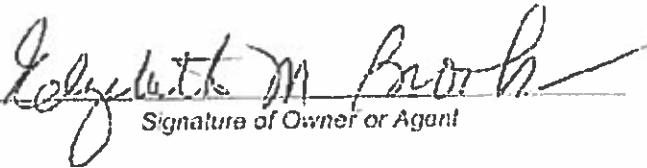
Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Dryer - Unit	[]	Security Guards	[]
Dryer - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.


 Signature of Owner or Agent

1/24/2006

Date

Archstone Smith Communities LLC, Agent


Print Name

2345 Crystal Drive, Arlington, VA 22202

Address

(703)769-1378

Phone


GOVERNMENT OF THE DISTRICT OF COLUMBIA
 Department of Consumer and Regulatory Affairs • Date Issued: 11/3/2005 **06019**
 Business License Center - Room 1100 • Business ID/BL# 54181XXXX-54002038
 941 North Capitol Street, N.E. • Category: 301
 Washington, D.C. 20002 • License Period: 11/01/2005-10/31/2007
 Anthony A. Williams, Mayor

BASIC BUSINESS LICENSE


Applicant's Name and Mailing Address	Name and Licensed Premise Address	Registered Agent and Agent Address
ARCHSTONE-SMITH COMMUNITIES LLC 0200 E PANORAMA CIR #400 ENGLEWOOD, CO 80112	3003 VANNESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW #130 WASHINGTON, DC 20005

Owner's Name:
 Corp. Name: **SMITH PROPERTY HOLDINGS VAN NESS LP**
 Trade Name: **VAN NESS SOUTH**

Co/O# / HOP# : B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
APARTMENT

THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES


 Patrick J. Carrivan, Psy. E.
 Director

A license Effective from the date of Issued or Start of License Period Date

ADDENDUM

It is a violation of the DC regulation 7-22 Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, political affiliation, physical handicap, race of income, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

★★★
BLRA-17
(Rev. 12/93)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS floor(s)
of the building located on lot(s) 805 7 square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED

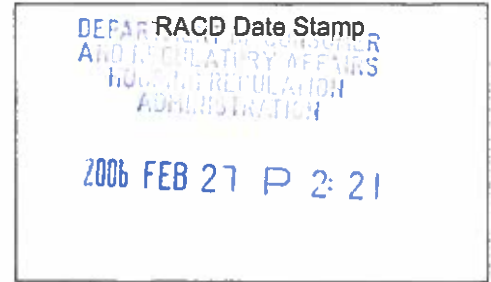
BZA # _____ EXPIRATION DATE _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director
By [Signature]
Designee

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Mailing Address
P.O. Box 91360
Washington, D.C. 20090

AMENDED REGISTRATION

This form must be filed within 30 days of the event when (1) there is any change in the rent ceiling to any units within the housing accommodations; or (2) there is an event which changes or substantially affects the services, facilities, ownership and management of any rental unit in a register housing accommodation.

Address of Property: 3003 Van Ness Stree, N.W.

RACD Registration Number: 39605235 LOT 806 SQUARE 2049

1. Ownership:

- a. Name of owner(s) Smith Property Holdings Van Ness LP
- b. Address of owner(s) 2345 Crystal Drive, Arlington, VA 22202
- c. Telephone number of owner(s) (703)769-1378
- d. Certificate of Occupancy No. B143476 (attach copy)
- e. Housing Business License no. 54181-39605235 (attach copy)
- f. Change Of Ownership _____ Proof Attached
Date Of Change

2. Management:

- a. Name of the Management Agent or Company Archstone Smith Communities LLC, Agent
- b. Name of Property Manager Sally Matheu
- c. Address of the Management Agent or Company 2345 Crystal Drive, Arlington, VA 22202
- d. Telephone Number (703)769-1378 Fax Number _____
- f. Change Of Management Agent/Company _____ Proof Attached
Date Of Change

3. Rent Ceilings: (Use additional sheets if necessary.)

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S217	5199	5823	02/01/2006	12	213(a)(1)		
S221	4188	5254	02/05/2006	25.5	213(a)(2)	001-S121	
S810	947	5837	02/01/2006	516.4	213(a)(2)	001-S710	Sm
S911	5661	6340	02/05/2006	12	213(a)(1)		
W407	2574	2883	02/21/2006	12	213(a)(1)		
W519	6342	7103	02/01/2006	12	213(a)(2)	001-W619	
W801	5536	6200	02/01/2006	12	213(a)(1)		2BA
W803	4220	4726	02/01/2006	12	213(a)(1)		
W806	5662	6341	02/12/2006	12	213(a)(1)		
W906	5662	6341	02/20/2006	12	213(a)(1)		
S1125	4706	5271	02/01/2006	12	213(a)(1)		1BA
W1030	5137	5753	02/01/2006	12	213(a)(1)		Med


Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking. Indoor	[]
Concierge Service	[]	Parking. Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Drvr - Unit	[]	Security Guards	[]
Drvr - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.



Signature of Owner or Agent

2/23/2006

Date

Archstone Smith Communities LLC, Agent

Print Name

2345 Crystal Drive, Arlington, VA 22202

Address

(703)769-1378

Phone

BASIC BUSINESS LICENSE

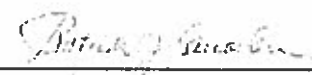
<u>Applicant's Name and Mailing Address</u>	<u>Name and Licensed Premise Address</u>	<u>Registered Agent and Agent Address</u>
ARCHSTONE-SMITH COMMUNITIES LLC 9200 E PANORAMA CIR ##400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW ##430 WASHINGTON, DC 20005

Owner's Name:
 Corp. Name: **SMITH PROPERTY HOLDINGS VAN NESS LP**
 Trade Name: **VAN NESS SOUTH**

CofO# / HOP# : B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
APARTMENT

***THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES ***



Patrick J. Canavan, Psy. D.
Director

* License Effective from the later of Issued or Start of License-Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, ancestry, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

★ ★ ★
BLRA-17
(Rev. 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS _____ floor(s)
of the building located on lot(s) 8067 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED

BZA #: _____ EXPIRATION DATE: _____ []

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director
By [Signature]
Designee

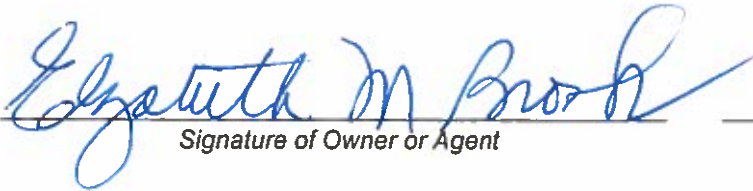
Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Drvr - Unit	[]	Security Guards	[]
Drvr - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[X]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.



Signature of Owner or Agent

3/28/2006

Date

Archstone Smith Communities LLC, Agent

Print Name

2345 Crystal Drive, Arlington, VA 22202

Address

(703)769-1378

Phone

BASIC BUSINESS LICENSE

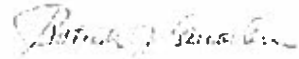
<u>Applicant's Name and Mailing Address</u>	<u>Name and Licensed Premise Address</u>	<u>Registered Agent and Agent Address</u>
ARCHSTONE-SMITH COMMUNITIES LLC 9200 E PANORAMA CIR ##400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW ##430 WASHINGTON, DC 20005

Owner's Name:
 Corp. Name: **SMITH PROPERTY HOLDINGS VAN NESS LP**
 Trade Name: **VAN NESS SOUTH**

Cofo# / HOP# : B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
 APARTMENT

***THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES ***



Patrick J. Canavan, Psy. D
 Director

* License Effective from the later of Issued or Start of License-Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, source of income, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

★ ★ ★
BLRA-17
(Rev. 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS _____ floor(s)
of the building located on lot(s) 806 7 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED

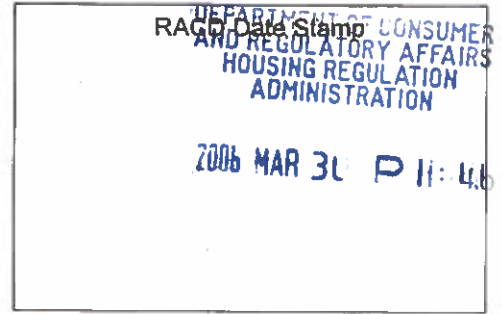
BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director
By [Signature]
Designee/

**AFFIDAVIT OF SERVICE
FOR
NOTICE OF RENT CHARGED ADJUSTMENT**



I, *Ezekiel Brock*, being duly sworn, certify that a Notice of Rent Charged
(print name of person signing affidavit)

Adjustment was served as follows on each of the following tenants of the housing
accommodation located at 3003 Van Ness Stree, N.W. in compliance
(print address of housing accommodation)

with Title 14, Section 4205.4(d) of District of Columbia Municipal Regulations.

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Daniel Jones	S116	01/26/2006	3
Meredith Gitangu & Anthony Gitangu	S210	01/26/2006	3
Brian Flahaven	S310	01/26/2006	3
Alaina Jones	S417	01/26/2006	3
Ruth Rose	S805	01/26/2006	3
Moshe Burstin	S912	01/26/2006	3
Cindy Nadeau	W125	01/26/2006	3
Deborah Chan & Christopher Oglivie	W209	01/26/2006	3
Florina Tanase	W218	01/26/2006	3
Ian Gifford	W227	01/26/2006	3
Mark Bryan	W320	01/26/2006	3
Silvia Savich	W325	01/26/2006	3
Timothy Walker	W505	01/26/2006	3
Claire Felbinger	W531	01/26/2006	3
Kevin Kieffer	W702	01/26/2006	3
Jin Li	W901	01/26/2006	3
Yuxin Tao	W909	01/26/2006	3
Cicile Viboud & Bernard Lafont	W918	01/26/2006	3
Edward Sair	W931	01/26/2006	3
Embassy Of Egypt	S1105	01/26/2006	3
Embassy Of Tunisia	W1015	01/26/2006	3
Jennifer Gartland	W1102	01/26/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Elizabeth Brook
Signature of Affiant

Appeared before me the above named Elizabeth Brook, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing affidavit are true to the best of his/her knowledge and belief this 29th day of March, 20 06.

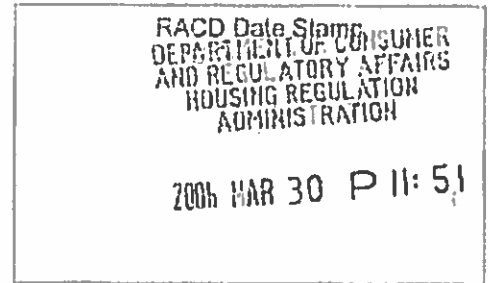
Sheila C. Williams
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-31-09

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Department of Consumer and Regulatory Affairs
 Housing Regulation Administration
 Rental Accommodations and Conversion Division
 941 North Capitol Street, N.E., Suite 7100
 Washington, D.C. 20002
 (202) 442-4477



Mailing Address
 P.O. Box 91360
 Washington, D.C. 20090

AMENDED REGISTRATION

This form must be filed within 30 days of the event when (1) there is any change in the rent ceiling to any units within the housing accommodations; or (2) there is an event which changes or substantially affects the services, facilities, ownership and management of any rental unit in a register housing accommodation.

Address of Property: 3003 Van Ness Street, N.W.

RACD Registration Number: 39605235 LOT 806 SQUARE 2049

1. Ownership:

- a. Name of owner(s) Smith Property Holdings Van Ness LP
- b. Address of owner(s) 2345 Crystal Drive, Arlington, VA 22202
- c. Telephone number of owner(s) (703)769-1378
- d. Certificate of Occupancy No. B143476 (attach copy)
- e. Housing Business License no. 54181-39605235 (attach copy)
- f. Change Of Ownership _____ Date Of Change _____ Proof Attached

2. Management:

- a. Name of the Management Agent or Company Archstone Smith Communities, LLC, Agent
- b. Name of Property Manager Sally Mathew
- c. Address of the Management Agent or Company 2345 Crystal Drive, Arlington, VA 22202
- d. Telephone Number (703)769-1378 Fax Number _____
- f. Change Of Management Agent/Company _____ Date Of Change _____ Proof Attached

3. Rent Ceilings: (Use additional sheets if necessary.)

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S307	5511	6172	03/27/2006	12	213(a)(1)		Med
S403	4420	4950	03/18/2006	12	213(a)(1)		Sm
S921	4691	5251	03/01/2006	12	213(a)(1)		
W124	902	5057	03/01/2006	460.6	213(a)(2)	001-W324	Med
W209	2659	3736	03/21/2006	40.6	213(a)(2)	001-W309	Den
W231	2123	2378	03/20/2006	12	213(a)(1)		
W512	5662	6341	03/01/2006	12	213(a)(1)		
W530	4586	5753	03/03/2006	25.4	213(a)(2)	001-W730	Med
W625	3755	4206	03/11/2006	12	213(a)(1)		Sm
W729	4588	6443	03/10/2006	40.4	213(a)(2)	001-W122	Med
S1021	602	6927	03/15/2006	103.8	213(a)(2)		

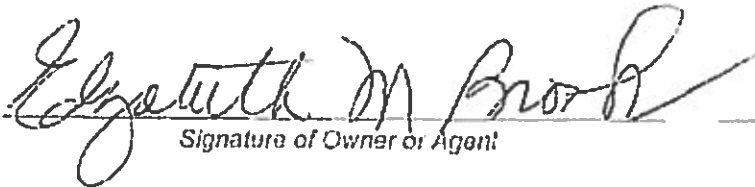
Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Driver - Unit	[]	Security Guards	[]
Driver - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[X]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.



 Signature of Owner or Agent

3/28/2006

 Date

Archstone Smith Communities LLC, Agent


 Print Name

2345 Crystal Drive, Arlington, VA 22202

 Address

 (703)769-1378

 Phone


GOVERNMENT OF THE DISTRICT OF COLUMBIA
 Anthony A. Williams, Mayor

Department of Consumer and Regulatory Affairs
 Business License Center - Room 1100
 941 North Capitol Street, N.E.
 Washington, D.C. 20002

Date Issued: 11/3/2005
 Business ID/BL#: 54181XXXX-54002038
 Category: 301
 License Period: 11/01/2006-10/31/2007

BASIC BUSINESS LICENSE


Applicant's Name and Mailing Address	Name and Licensed Premise Address	Registered Agent and Agent Address
ARCHSTONE SMITH COMMUNITIES LLC 9200 E PANORAMA CIR #H400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW #H430 WASHINGTON, DC 20005

Owner's Name:
 Corp. Name: SMITH PROPERTY HOLDINGS VAN NESS LP
 Trade Name: VAN NESS SOUTH

CofOH / HOP#: B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
APARTMENT

THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES


 Patrick J. Canbyan, Pres. D
 Director

License Effective from the date of issuance of State of License Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 (Human Rights Law) to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, race of licensee, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

BLRA-17
(Rev. 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 - Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS _____ (floor(s))
of the building located on lot(s) 806 7 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED _____ ()

BZA #: _____ EXPIRATION DATE _____

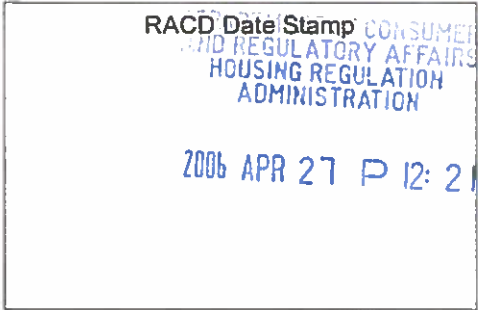
THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director

By [Signature]
Designee

**AFFIDAVIT OF SERVICE
FOR
NOTICE OF RENT CHARGED ADJUSTMENT**



I, Elizabeth M. Powell, being duly sworn, certify that a Notice of Rent Charged Adjustment was served as follows on each of the following tenants of the housing accommodation located at 3003 Van Ness Street, N.W. in compliance with Title 14, Section 4205.4(d) of District of Columbia Municipal Regulations.

(print name of person signing affidavit)
(print address of housing accommodation)

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Katie Cannizzaro, Vincent Cannizzaro	S113	02/24/2006	3
Halle Markus	S304	02/24/2006	3
Chris Pope	S403	02/24/2006	3
Tanya Washington	S421	02/24/2006	3
Jafar Hassan	S508	02/24/2006	3
Embassy Of Egypt, Gouda Moustafa	S607	02/24/2006	3
Slovak Embassy	S804	02/24/2006	3
Martin J. Rosenblum	S920	02/24/2006	3
Sara M. Sywulka	S922	02/24/2006	3
Daryl Kahn	W110	02/24/2006	3
Hugo Olivera	W128	02/24/2006	3
M. Dolores Gibbons	W211	02/24/2006	3
Embassy Of Jordan	W410	02/24/2006	3
Melina Wright	W504	02/24/2006	3
Alfonso Hinton	W507	02/24/2006	3
Lebanese Embassy, Carla Jazzar	W511	02/24/2006	3
Alexandria Tait, Wayne Earnshaw	W811	02/24/2006	3
Amgan Naquib, Erin Moran	W813	02/24/2006	3
Zhaoyu Shi	W816	02/24/2006	3
Pilar Laugel	W833	02/24/2006	3
Shyamal Chowdhury	W925	02/24/2006	3
Reginald & M. Linden Griffith	W933	02/24/2006	3
Franck Amoyt	S1004	02/24/2006	3
Elizabeth Moody	S1015	02/24/2006	3
Lidvard Gronnevet	S1025	02/24/2006	3
Virginia Stora	S1113	02/24/2006	3
Efe Poturoglu, Laetitia Girault	S1118	02/24/2006	3
Li Nan	W1008	02/24/2006	3
Slovak Embassy, Peter Knanik, Eva Knanikova	W1101	02/24/2006	3
Vernice Holt	W1111	02/24/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Rebekah Bina	W1117	02/24/2006	3
Slovak Embassy	W1118	02/24/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Egypta M Brook
Signature of Affiant

Appeared before me the above named Egypta M Brook, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing affidavit are true to the best of his/her knowledge and belief this 27th day of April, 20 06.

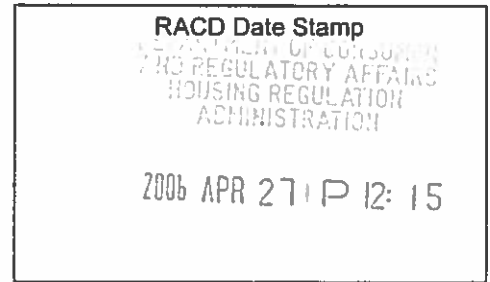
Sheila C. Williams
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-31-09

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Mailing Address
P.O. Box 91360
Washington, D.C. 20090

AMENDED REGISTRATION

This form must be filed within 30 days of the event when (1) there is any change in the rent ceiling to any units within the housing accommodations; or (2) there is an event which changes or substantially affects the services, facilities, ownership and management of any rental unit in a register housing accommodation.

Address of Property: 3003 Van Ness Stree, N.W.

RACD Registration Number: 39605235 LOT 806 SQUARE 2049

1. Ownership:

- a. Name of owner(s) Smith Property Holdings Van Ness LP
- b. Address of owner(s) 2345 Crystal Drive, Arlington, VA 22202
- c. Telephone number of owner(s) (703)769-1378
- d. Certificate of Occupancy No. B143476 (attach copy)
- e. Housing Business License no. 54181-39605235 (attach copy)
- f. Change Of Ownership _____ Proof Attached
Date Of Change

2. Management:

- a. Name of the Management Agent or Company Archstone Smith Communities LLC, Agent
- b. Name of Property Manager Sally Matheu
- c. Address of the Management Agent or Company 2345 Crystal Drive, Arlington, VA 22202
- d. Telephone Number (703)769-1378 Fax Number _____
- f. Change Of Management Agent/Company _____ Proof Attached
Date Of Change

3. Rent Ceilings: (Use additional sheets if necessary.)

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S722	5837	6537	04/24/2006	12	213(a)(1)		Sm
W122	5753	6443	04/06/2006	12	213(a)(1)		Med
W324	5057	5664	04/29/2006	12	213(a)(1)		Med
W633	5082	5692	04/15/2006	12	213(a)(1)		2BA
W811	3955	4960	04/01/2006	25.4	213(a)(2)	001-W411	Del
W816	6342	7103	04/28/2006	12	213(a)(1)		
S1114	6342	7103	04/12/2006	12	213(a)(1)		
W1007	2882	3228	04/22/2006	12	213(a)(1)		
W1101	4414	6200	04/01/2006	40.5	213(a)(2)	001-W801	2BA
W1129	5137	5753	04/14/2006	12	213(a)(1)		Med

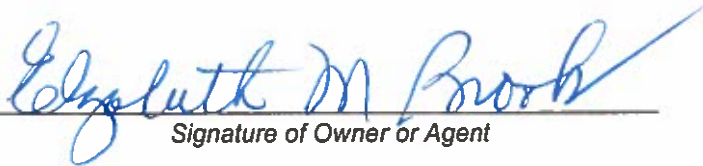
Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Drvr - Unit	[]	Security Guards	[]
Drvr - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.



Signature of Owner or Agent

4/26/2006

Date

Archstone Smith Communities LLC, Agent

Print Name

2345 Crystal Drive, Arlington, VA 22202

Address

(703)769-1378

Phone



GOVERNMENT
OF THE
DISTRICT OF COLUMBIA
Anthony A. Williams, Mayor

Department of Consumer and Regulatory Affairs

*Date Issued: 11/3/2005 06:019

Business License Center- Room 1100

Business ID/BBL#: 54181XXXX-54002038

941 North Capitol Street, N.E.

Category 301

Washington, D.C. 20002

License Period: 11/01/2005-10/31/2007

BASIC BUSINESS LICENSE

Applicant's Name and Mailing Address	Name and Licensed Premise Address	Registered Agent and Agent Address
ARCHSTONE-SMITH COMMUNITIES LLC 9200 E PANORAMA CIR ##400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW ##430 WASHINGTON, DC 20005

Owner's Name:

Corp. Name: **SMITH PROPERTY HOLDINGS VAN NESS LP**

Trade Name: **VAN NESS SOUTH**

Cofo# / HOP# : B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
APARTMENT

***THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES ***

Patrick J. Canavan, Psy D
Director

* License Effective from the later of Issued or Start of License-Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, source of income, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

★ ★ ★
BLRA-17
(Rev 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS _____ (floor(s))
of the building located on lot(s) 806 7 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director

By [Signature]
Designee

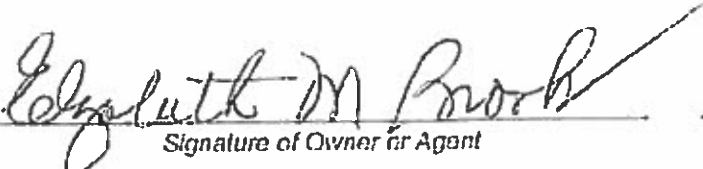
Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Drver - Unit	[]	Security Guards	[]
Drver - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[X]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.



 Signature of Owner or Agent

4/26/2006

 Date

Archstone Smith Communities LLC, Agent

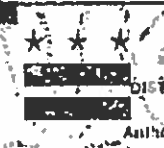
 Print Name

2345 Crystal Drive, Arlington, VA 22202

 Address

(703)769-1378

 Phone


 GOVERNMENT OF THE DISTRICT OF COLUMBIA
 Department of Consumer and Regulatory Affairs - Date Issued: 11/3/2005 050519
 Business License Center- Room 1100 Business ID/BI #: 54181XXX-54002038
 941 North Capitol Street, N.E. Category: 301
 Washington, D.C. 20002 License Period: 11/01/2005-10/31/2007
 Anthony A. Williams, Mayor

BASIC BUSINESS LICENSE

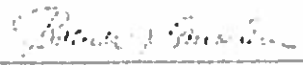
Applicant's Name and Mailing Address	Name and Licensed Premise Address	Registered Agent and Agent Address
ARCHSTONE-SMITH COMMUNITIES LLC 9200 E PANORAMA CIR #400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW #430 WASHINGTON, DC 20005

Owner's Name:
 Corp. Name: SMITH PROPERTY HOLDINGS VAN NESS LP
 Trade Name: VAN NESS SOUTH

ColID# / HOP# : 8143476	Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	AHC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#

HOUSING: RESIDENTIAL
APARTMENT

*** THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES ***


 Patrick J. Cenova, Psy. D.
 Director

License Effective from the later of Issued or Start of License-Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 "Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, age of income, and place of residence or business." Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

★★★
BLRA-17
(Rev. 12/91)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37260 - Washington, D.C. 20013-7260

CERTIFICATE OF OCCUPANCY

AUGUST 29, 1996
(date)

Permission is hereby granted to SMITH PROPERTY HOLDINGS VAN NESS L.P.
to use suite(s) _____ on the 1-11 FLOORS _____ floor(s)
of the building located on lot(s) 806 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
NOT SEXUALLY ORIENTED

BZA #: _____ EXPIRATION DATE: _____

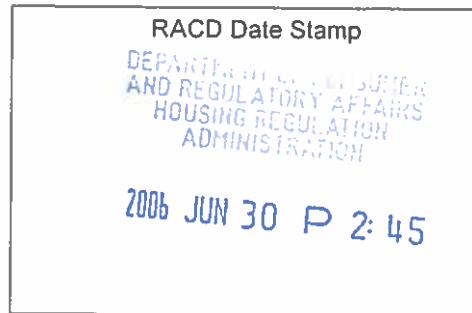
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TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used herefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director
By [Signature]
Designee

Registration-39605235

**AFFIDAVIT OF SERVICE
FOR
NOTICE OF RENT CHARGED ADJUSTMENT**



I, Elizabeth Brookins, being duly sworn, certify that a Notice of Rent Charged
(print name of person signing affidavit)

Adjustment was served as follows on each of the following tenants of the housing
accommodation located at 3003 Van Ness Stree, N.W. in compliance
(print address of housing accommodation)

with Title 14, Section 4205.4(d) of District of Columbia Municipal Regulations.

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Georgia Grigoriou	S419	04/28/2006	3
Sara Elson	S621	04/28/2006	3
Kerry MacMurty	S710	04/28/2006	3
Melissa Mueller	S819	04/28/2006	3
Steven Wistrod	S910	04/28/2006	3
Vietnam News Agency	W431	04/28/2006	3
Arthur Levine	W516	04/28/2006	3
Abdelrazek Soliman & L. Ramada	W810	04/28/2006	3
Michael Rowe	W812	04/28/2006	3
Keith Palfin	W826	04/28/2006	3
Bakar Ould Abdallah	W829	04/28/2006	3
Kate Boskey	S1021	04/28/2006	3
Katie Dennis	S1121	04/28/2006	3
Michael Park	W1105	04/28/2006	3
Anita Luhulima	W1110	04/28/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Elizabeth Brooks
Signature of Affiant

Appeared before me the above named Elizabeth Brookins, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing affidavit are true to the best of his/her knowledge and belief this 28th day of June, 20 06.

Sheila A. Williams
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-31-09

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Archstone Smith Communities LLC
2345 Crystal Drive, 11 Floor
Arlington, VA 22202

Notice of Increase in Rent Charged

04/28/2006

Georgia Grigoriou
3003 Van Ness Stree, N.W. Apt # S419
Washington, DC 20008

Registration No.39605235

In accordance with the provisions of the Rental Housing Act of 1985, the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,230

The increase in your rent charged is: \$ 73

Your new rent charged is: \$ 1,303

The effective date is: 06/01/2006

Under the Rental Housing Act of 1985, an increase in rent charged is subject to the following conditions: (a) The new rent charged may not exceed the rent ceiling. (b) The increase in rent charged may not exceed any single increase in the rent ceiling. (c) At least 180 days must have elapsed since a prior rent increase. (d) The increase is not prohibited by the lease. (e) The housing accommodation must be properly registered with the Rental Accommodations and Conversion Division. (f) The rental unit and common elements of the housing accommodation must be in substantial compliance with the housing regulations. (g) A 30-day notice of the increase must be given.

The rent ceiling for your rental unit as of the effective date of the increase is \$5199

The increase in rent ceiling to which the increase in rent charged is attributed is –

<u>206(b)</u> section of Act	<u>Annual CPI</u> description of section of Act	<u>\$ 75</u> ceiling increase
<u>09/01/2000</u> effective date of ceiling increase	<u></u> case number, if applicable	<u></u> date of decision, if applicable

Any increase in ceiling not implemented at this time may be implemented later.

The housing provider certifies to the tenant, with this notice of rent adjustment, that the rental unit and the common elements of the housing accommodation are in substantial compliance with the Housing Regulations, Title 14 District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or misconduct.

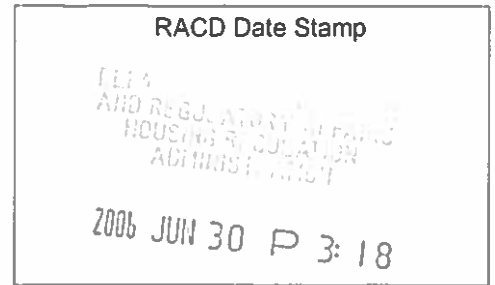
You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this change in rent charged if you have reason to believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002.



Signature of Owner/Agent

Archstone Smith Communities LLC
Name of Owner/Agent (please print)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477



Mailing Address
P.O. Box 91360
Washington, D.C. 20090

AMENDED REGISTRATION

This form must be filed within 30 days of the event when (1) there is any change in the rent ceiling to any units within the housing accommodations; or (2) there is an event which changes or substantially affects the services, facilities, ownership and management of any rental unit in a register housing accommodation.

Address of Property: 3003 Van Ness Stree, N.W.

RACD Registration Number: 39605235 LOT 806 SQUARE 2049

1. Ownership:

- a. Name of owner(s) Smith Property Holdings Van Ness LP
- b. Address of owner(s) 2345 Crystal Drive, Arlington, VA 22202
- c. Telephone number of owner(s) (703)769-1378
- d. Certificate of Occupancy No. B143476 (attach copy)
- e. Housing Business License no. 54181-39605235 (attach copy)
- f. Change Of Ownership _____ Proof Attached
Date Of Change

2. Management:

- a. Name of the Management Agent or Company Archstone Smith Communities LLC, Agent
- b. Name of Property Manager Sally Matheu
- c. Address of the Management Agent or Company 2345 Crystal Drive, Arlington, VA 22202
- d. Telephone Number (703)769-1320 Fax Number (703)769-1066
- f. Change Of Management Agent/Company _____ Proof Attached
Date Of Change

3. Rent Ceilings: (Use additional sheets if necessary.)

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S203	4950	5544	06/01/2006	12	213(a)(1)		Sm
S309	4950	5544	06/05/2006	12	213(a)(1)		Sm
S508	4392	6172	06/01/2006	40.5	213(a)(2)	001-S307	Med
S604	4330	5432	06/01/2006	25.5	213(a)(2)	001-S304	Med
S605	2866	3594	06/19/2006	25.4	213(a)(2)	001-S205	Med
S606	5174	5795	06/03/2006	12	213(a)(1)		
S814	5662	7103	06/10/2006	25.5	213(a)(2)	001-S714	
S906	5174	5795	06/08/2006	12	213(a)(1)		
W105	4434	7103	06/01/2006	60.2	213(a)(2)	001-W705	
W315	6404	7103	06/21/2006	10.9	213(a)(2)	001-W415	
W627	3575	4004	06/05/2006	12	213(a)(1)		Del
W705	7103	7955	06/17/2006	12	213(a)(1)		
W907	2882	3228	06/03/2006	12	213(a)(1)		

Unit No.	Previous Rent Ceiling	New Rent Ceiling	Date of Change	Percentage of Increase	Authorizing Section of RHA	Comp. Unit #	Unit Size
S1005	2866	3594	06/01/2006	25.4	213(a)(2)	001-S205	Med
S1103	4950	5544	06/17/2006	12	213(a)(1)		Sm
S1113	3508	4011	06/04/2006	14.3	213(a)(2)	001-S313	Sm
W1010	2433	3832	06/23/2006	57.5	213(a)(2)	001-W1110	Del

Services and Facilities Provided

Check [] if Provided:

Air Conditioner	[]	Intercom	[]
Central Air Conditioner	[X]	Laundry Room	[X]
Community Room	[]	Parking, Indoor	[]
Concierge Service	[]	Parking, Outdoor	[]
Cooking Range	[X]	TV Cable	[]
Dishwasher	[X]	Secretarial Service	[X]
Driver - Unit	[]	Security Guards	[]
Driver - Coin Operated	[X]	Storage Room	[X]
Elevator	[X]	Swimming Pool	[]
Exterminator	[]	TV Antenna	[]
Furniture	[]	Washer - Coin Operated	[X]
Garbage Disposal	[X]	Washer - Unit	[]
Refrigerator	[X]	Other	[]

CERTIFICATION

I certify that I have the authority as owner or agent to make this certification and that the information provided on this form is accurate. I understand that the filing of false statements with the Rental Accommodations and Conversion Division is subject to a fine of up to \$5,000.00 under penalty of law.



Signature of Owner or Agent

6/27/2006

Date

Archstone Smith Communities LLC, Agent
 Sally Matheu

Print Name

2345 Crystal Drive, Arlington, VA 22202

Address

(703)769-1320

Phone

BASIC BUSINESS LICENSE


<u>Applicant's Name and Mailing Address</u>	<u>Name and Licensed Premise Address</u>	<u>Registered Agent and Agent Address</u>
ARCHSTONE-SMITH COMMUNITIES LLC 9200 E PANORAMA CIR ##400 ENGLEWOOD, CO 80112	3003 VAN NESS ST NW WASHINGTON, DC 20008	CORPORATION SERVICE COMPANY 1090 VERMONT AVE NW ##430 WASHINGTON, DC 20005

Owner's Name:
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 Trade Name: **VAN NESS SOUTH**

CoFO# / HOP# : B143476		Square: 2049	Lot: 0806	Suffix:	Zone:	Ward: 3	ANC: 3F
Units: 625	Kitchens:	SQ FT:	Perm No.:	Tab First:	Tab Last:	VIN#	

HOUSING: RESIDENTIAL
 APARTMENT

THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES


 Patrick J. Canavan, Psy D
 Director

* License Effective from the later of Issued or Start of License-Period Date

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★★★
BLRA-17
(Rev. 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

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AUGUST 29, 1996
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of the building located on lot(s) 806 _____ square 5049
known as premises 3003 VAN NESS STREET N.W.
purpose(s) RENTALS APARTMENT HOUSE 625 for the following
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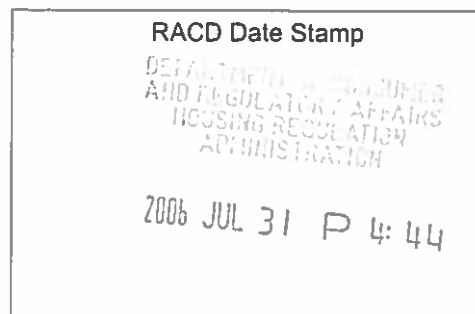
BZA #: _____ EXPIRATION DATE: _____ []

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render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D/C3A FEE \$1,014.63

Hampton Cross Director
By [Signature]
Designee/

**AFFIDAVIT OF SERVICE
FOR
NOTICE OF RENT CHARGED ADJUSTMENT**



I, Elizabeth Brookins, being duly sworn, certify that a Notice of Rent Charged
(print name of person signing affidavit)

Adjustment was served as follows on each of the following tenants of the housing
accommodation located at 3003 Van Ness Stree, N.W. in compliance
(print address of housing accommodation)

with Title 14, Section 4205.4(d) of District of Columbia Municipal Regulations.

(A)	(B)	(C)	(D)
Name of Tenant	Unit No.	Date of Service	Type of Service * (Enter 1,2 or 3)
Christine White, D. Ressegue & M. Magnuson	S102	05/26/2006	3
Cuban Interests Sec., Reinaldo Rodriguz	S104	05/26/2006	3
Gianna Jackson	S109	05/26/2006	3
Pierre Gaunaurd	S117	05/26/2006	3
Phillip Kovnat	S119	05/26/2006	3
Ajua Mcneil	S303	05/26/2006	3
Marcello Paolacci & Jessica McDonald	S309	05/26/2006	3
Robert Summers	S414	05/26/2006	3
Jeffery Sutherland & Veronica Ruiz	S520	05/26/2006	3
Czech Public Radio, Miroslav Konvalina	S602	05/26/2006	3
Yeshiwant Srinath	S605	05/26/2006	3
Rosemarie Neuner	S611	05/26/2006	3
Winy Chen, Candice Cho & Ginger Turn	S625	05/26/2006	3
Greg Clark	S707	05/26/2006	3
Czech Embassy	S715	05/26/2006	3
Erik Swanson	S814	05/26/2006	3
Jose & Josefina Vila / Monica Nielsen	S825	05/26/2006	3
Chris Snyder, Julia Hamilton & Vincente Garcia	W101	05/26/2006	3
Shilen Lakhani	W115	05/26/2006	3
Melissa Gelfaund & Kyle Murphy	W117	05/26/2006	3
Patrice Pages & Catherine McNelly	W216	05/26/2006	3
Embassy Of Vietnam, Giang Pham	W225	05/26/2006	3
Melanie & Marcus Trelaine	W226	05/26/2006	3
Clint Wessolleck	W310	05/26/2006	3
Jason Leong	W315	05/26/2006	3
David Birken & Kathryn Tripp	W324	05/26/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Embassy Of Jordan, Maher Matalaka & Nadia Fanek	W410	05/26/2006	3
Abigail S. Kurland	W414	05/26/2006	3
Troy Ford	W415	05/26/2006	3
Hayriumit Enginsoy	W427	05/26/2006	3
Steven Taubenkibel & Susan Comins	W517	05/26/2006	3
Lan, Ahn & Huong Nguyen	W524	05/26/2006	3
Puja Goyal, Nirali Patel	W627	05/26/2006	3
Yevgenia Kudryasheva	W704	05/26/2006	3
Yuliya Gladkykh	W705	05/26/2006	3
Hiral Shah	W714	05/26/2006	3
Mike Steiner	W715	05/26/2006	3
Wayne Broadfield & Suzanne Struglins	W820	05/26/2006	3
Jeanette Pelcovits	W832	05/26/2006	3
Seda Coban	W907	05/26/2006	3
Miguel Porrua	S1010	05/26/2006	3
Merissa Khurma	S1018	05/26/2006	3
Nicole Sayres	W1112	05/26/2006	3
Peter Markus	W1122	05/26/2006	3
Jin Tanaka	W1127	05/26/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Elizabeth Brook
Signature of Affiant

DEPARTMENT OF COMMUNITY
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

2006 JUL 31 P 4: 44

Appeared before me the above named Elizabeth Brookins, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing affidavit are true to the best of his/her knowledge and belief this 31st day of July, 20 06.

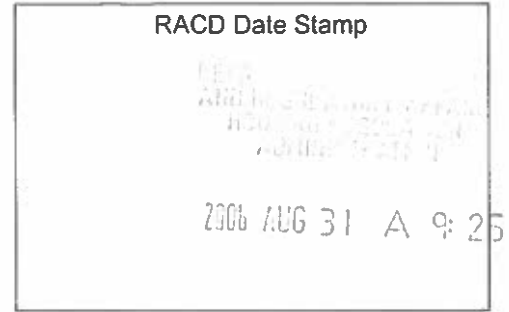
Sheila A. Williams
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-31-09

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

**AFFIDAVIT OF SERVICE
FOR
NOTICE OF RENT CHARGED ADJUSTMENT**



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(print name of person signing affidavit)

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accommodation located at 3003 Van Ness Stree, N.W. in compliance
(print address of housing accommodation)

with Title 14, Section 4205.4(d) of District of Columbia Municipal Regulations.

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Jacqueline Fernandez, Natalie Rico	S301	06/27/2006	3
Caroline Boucher	S317	06/27/2006	3
Scherezad Latif	S404	06/27/2006	3
Darvin Williams	S410	06/27/2006	3
Nancy Fischer & Laura Seidel	S420	06/27/2006	3
Meghan O'Leary, Tiffany Allen, Emily Alves	S425	06/27/2006	3
Misty Thomas & Laura Vartain	S618	06/27/2006	3
Embsasy Of Slovak/Martin Kabac	S623	06/27/2006	3
Kate Brick, Lauren Tanner, Rachel Williams	S701	06/27/2006	3
Jessica & Catherine Melone	S709	06/27/2006	3
Heather Chaney	S716	06/27/2006	3
Matthew Berlin & Alexander Weber	S718	06/27/2006	3
Embassy Czech, Thomas Mikeska & Marta Mikeskova	S725	06/27/2006	3
Barbara Zatcoff	W113	06/27/2006	3
Kathryn Yeskel, Michael Lynch	W116	06/27/2006	3
Robert Mander	W203	06/27/2006	3
Demitri Papaioannou	W207	06/27/2006	3
David Teitelbaum	W213	06/27/2006	3
Stanley N. Hall	W402	06/27/2006	3
Marisa Miodosky, Leonardo Mindez	W421	06/27/2006	3
Robert Liu	W503	06/27/2006	3
Ana M Fernandes & Alexandre Baptista	W513	06/27/2006	3
Dilip Parajuli, Archana Parajuli	W514	06/27/2006	3
Debera Murphy	W521	06/27/2006	3
Christie & James Houlihan, Jonathan Powell	W610	06/27/2006	3
TANYA KEUSSEYAN	W615	06/27/2006	3
Mumukshu & Smita Patel	W725	06/27/2006	3

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

(A) Name of Tenant	(B) Unit No.	(C) Date of Service	(D) Type of Service * (Enter 1,2 or 3)
Gregg Lilienfield	W733	06/27/2006	3
Dlvya Bhaskaran, Mary Churchill, Jessica Varat	W809	06/27/2006	3
Shine Kang	W913	06/27/2006	3
Gloria Adams	W928	06/27/2006	3
Charmagne Campbell-Patton, M.Patton & S.Whitehorne	S1012	06/27/2006	3
Reva Squire & Hashem Dabbas	S1019	06/27/2006	3
Melanie Rosenberg	S1022	06/27/2006	3
Joshua Senavoe	S1119	06/27/2006	3
Alejandro Taddia	W1018	06/27/2006	3
Theresa Santella	W1025	06/27/2006	3
Juria Jones	W1119	06/27/2006	3
Czech Embassy	W1130	06/27/2006	3
Embassy Of Egypt	W1133	06/27/2006	3

2006 AUG 31 A 9:25

SEARCHED
SERIALIZED
INDEXED
FILED

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Elizabeth Brook
Signature of Affiant

Appeared before me the above named Elizabeth Brookins, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing affidavit are true to the best of his/her knowledge and belief this 31st day of August, 2006.

Queen E. Brandt
Notary Public

{NOTARIAL SEAL}

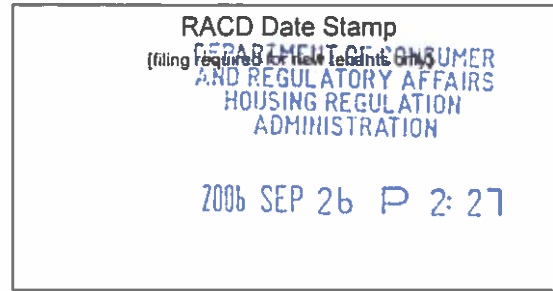
My Commission Expires July 31, 2009

My commission expires: _____

2006 AUG 31 A 9:25

* In column "D" above enter the corresponding number for the type of service used: 1) personally hand it to the tenant; 2) leave it at the rental unit with a person of suitable age and discretion; or 3) by mail, properly stamped and addressed.

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Reg # 39605235

Daniel Dominguez
3003 Van Ness Street, N.W. Apt # S121
Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,419

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1380	325	213(a)(1) - Vacancy	
08/25/2006	1419	129	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- 208(h)(2) Annual CPI-Based Increase 213(a)(1) Vacancy-10% (formerly 12%)
- 210 Capital Improvement Surcharge 213(a)(2) Vacancy-Highest Comparable
- 211 Change in Services/Facilities 214 Substantial Rehabilitation
- 212 Hardship Increase 215 70% Voluntary Agreement

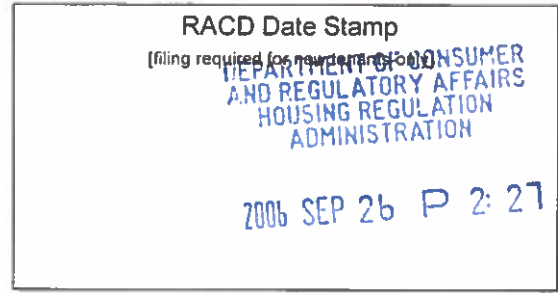
Disclosed to tenant on 08/25/2006 by [check as applicable] delivery to
tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY *Elizabeth Book*

Tenant _____
Date: _____

Owner/Agent _____
Date: SEP 26 2006

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Reg # 39605235

Morgan Murphy
3003 Van Ness Street, N.W. Apt # S518
Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,749

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1488	43	206(b) - Annual CPI	
08/01/2005	2220	732	213(a)(2) - Vacancy High Comp.	S815

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/19/2006 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Tenant

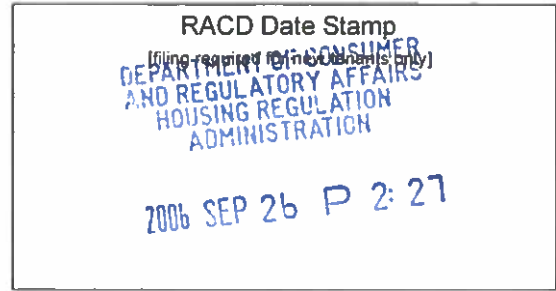
Owner/Agent

SEP 26 2006

Date: _____

Date: _____

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Reg # 39605235

Tunisian Embassy
3003 Van Ness Street, N.W. Apt # S824
Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,993

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/26/2004	1812	49	206(b) - Annual CPI	
08/22/2006	1993	181	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/22/2006 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Brook

Tenant

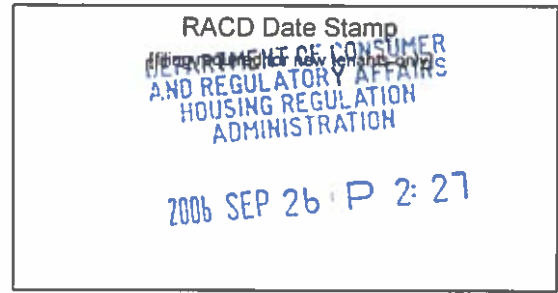
Owner/Agent

Date: _____

Date: SEP 26 2006

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Def # 39605235

Rupesh Hazra
 3003 Van Ness Street, N.W. Apt # S909
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,013

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	779	22	206(b) - Annual CPI	
08/26/2006	1013	234	213(a)(2) - Vacancy High Comp.	001-S709

* The most commonly used types of increases and the sections of the Act on which they are based are –

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/26/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY *[Signature]*

Tenant _____

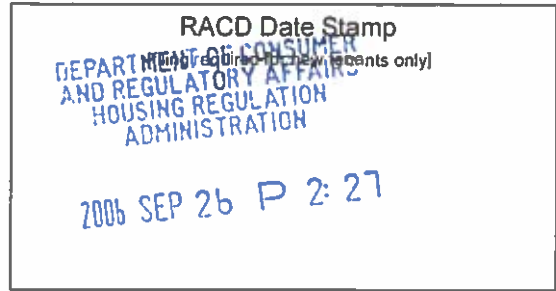
Owner/Agent _____

SEP 26 2006

Date: _____

Date: _____

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39605235

Chinese Embassy
 3003 Van Ness Street, N.W. Apt # S915
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,708

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2005	1314	34	206(b) - Annual CPI	
08/29/2006	1708	394	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/29/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Brock

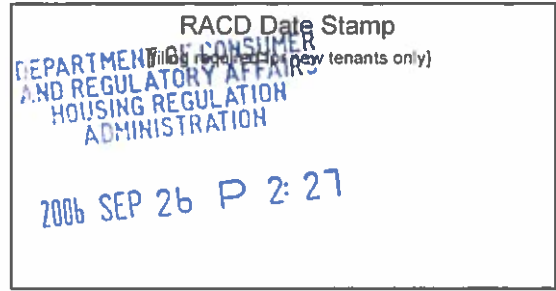
Tenant

Owner/Agent

Date: _____

Date: SEP 26 2006

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39605235

Amir Rahani
 3003 Van Ness Street, N.W. Apt # W124
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,170

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	876	25	206(b) - Annual CPI	
10/01/2005	900	24	206(b) - Annual CPI	
08/15/2006	1170	270	213(a)(2) - Vacancy High Comp.	001-W324

* The most commonly used types of increases and the sections of the Act on which they are based are --

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/15/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Proff

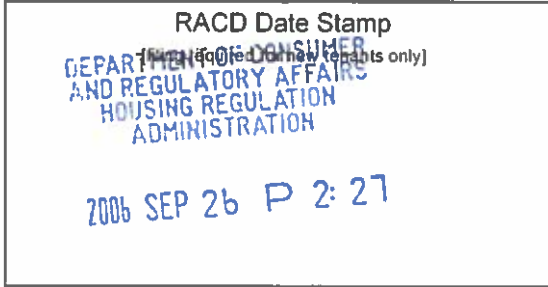
Tenant

Owner/Agent

Date: _____

Date: SEP 26 2006

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Req # 39605235

Jeffrey Daiker
 3003 Van Ness Street, N.W. Apt # W324
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,800

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
09/01/2004	1565	216	213(a)(2) - Vacancy High Comp.	W224
05/01/2005	1845	280	213(a)(1) - Vacancy	
07/01/2006	2120	600	213(a)(1) - Vacancy	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- 208(h)(2) Annual CPI-Based Increase
 - 210 Capital Improvement Surcharge
 - 211 Change in Services/Facilities
 - 212 Hardship Increase
 - 213(a)(1) Vacancy-10% (formerly 12%)
 - 213(a)(2) Vacancy-Highest Comparable
 - 214 Substantial Rehabilitation
 - 215 70% Voluntary Agreement

Disclosed to tenant on 08/31/2006 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY *Elizabeth Pross*

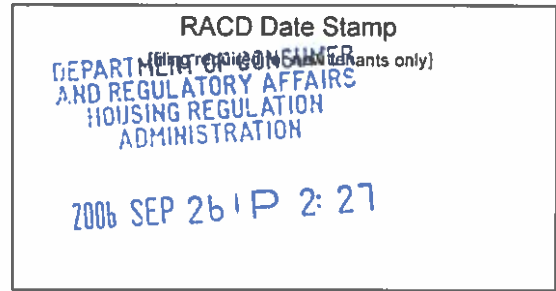
Tenant

Owner/Agent

Date: _____

Date: SEP 26 2006

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39405235

Charity Scholz
 3003 Van Ness Street, N.W. Apt # W514
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,785

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
01/01/2004	1420	45	206(b) - Annual CPI	
10/01/2005	1460	40	206(b) - Annual CPI	
08/01/2006	2075	615	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/28/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Charity Scholz

Tenant

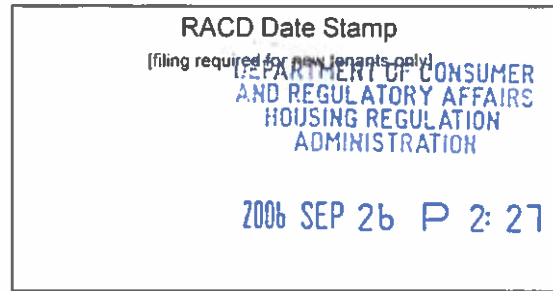
Owner/Agent

SEP 26 2006

Date: _____

Date: _____

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Reg # 39605235

Kathleen Dorsainvil
3003 Van Ness Street, N.W. Apt # W603
Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,525

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/24/2004	1210	29	206(b) - Annual CPI	
03/15/2006	1525	315	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2) Annual CPI-Based Increase	213(a)(1) Vacancy-10% (formerly 12%)
210 Capital Improvement Surcharge	213(a)(2) Vacancy-Highest Comparable
211 Change in Services/Facilities	214 Substantial Rehabilitation
212 Hardship Increase	215 70% Voluntary Agreement

Disclosed to tenant on 08/17/2006 by [check as applicable] delivery to
tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Brant

Tenant

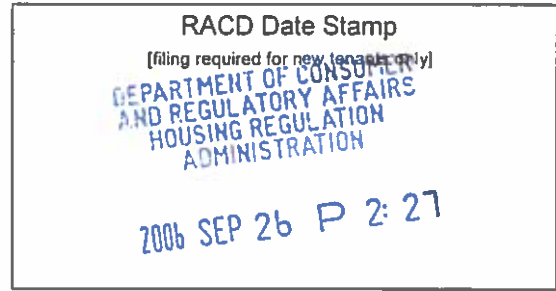
Owner/Agent

Date: _____

Date: SEP 26 2006

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39605235

Gay Ocampo
 3003 Van Ness Street, N.W. Apt # W604
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2,190

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
04/01/2004	1820	300	213(a)(1) - Vacancy	
08/17/2006	2190	370	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

- 208(h)(2) Annual CPI-Based Increase 213(a)(1) Vacancy-10% (formerly 12%)
- 210 Capital Improvement Surcharge 213(a)(2) Vacancy-Highest Comparable
- 211 Change in Services/Facilities 214 Substantial Rehabilitation
- 212 Hardship Increase 215 70% Voluntary Agreement

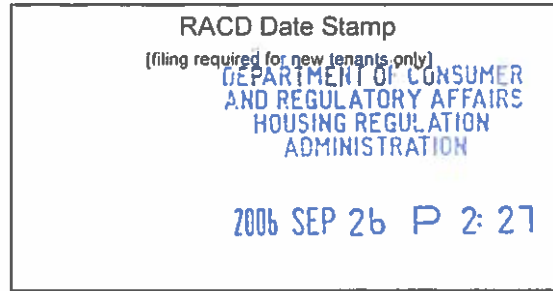
Disclosed to tenant on 08/17/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY *[Signature]*
 Owner/Agent SEP 26 2006

Tenant _____
 Date: _____

Owner/Agent _____
 Date: _____

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39605235

Gayatri Patel
 3003 Van Ness Street, N.W. Apt # W826
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,835

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	2000	303	213(a)(2) - Vacancy High Comp.	W1123
12/01/2005	1585	70	206(b) - Annual CPI	
06/01/2006	1900	315	213(a)(2) - Vacancy High Comp.	W122

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/17/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Proff

Tenant

Owner/Agent

Date:

Date:

SEP 26 2006

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 (filing required for new tenants only)
 DEPARTMENT OF CONSUMER
 AND REGULATORY AFFAIRS
 HOUSING REGULATION
 ADMINISTRATION
 2006 SEP 26 P 2: 27

Reg # 39605235

Tyler Alvare
 3003 Van Ness Street, N.W. Apt # W917
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,705

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
08/12/2006	1705	270	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/12/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY *Elizabeth Pratt*

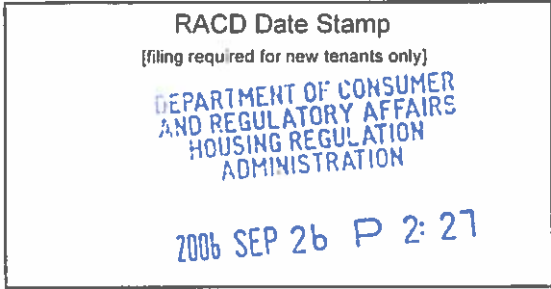
Tenant _____

Owner/Agent _____

Date: _____

Date: SEP 26 2006

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39625235

Anna Rykova
 3003 Van Ness Street, N.W. Apt # S1114
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,963

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2004	1410	40	206(b) - Annual CPI	
08/01/2005	1510	100	206(b) - Annual CPI	
08/25/2006	1963	453	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are –

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/25/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elyzabeth Pross

Tenant

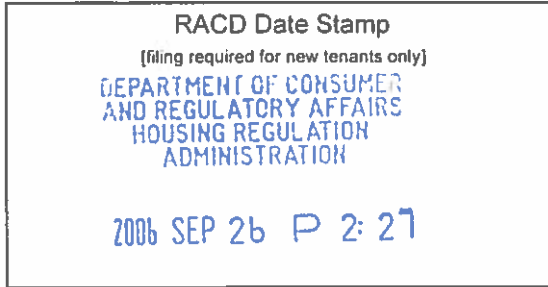
Owner/Agent

SEP 26 2006

Date:

Date:

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Reg # 39605235

Joseph Arancio
 3003 Van Ness Street, N.W. Apt # W1010
 Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,940

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1996	194	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are --

- 208(h)(2) Annual CPI-Based Increase 213(a)(1) Vacancy-10% (formerly 12%)
- 210 Capital Improvement Surcharge 213(a)(2) Vacancy-Highest Comparable
- 211 Change in Services/Facilities 214 Substantial Rehabilitation
- 212 Hardship Increase 215 70% Voluntary Agreement

Disclosed to tenant on 08/15/2006 by [check as applicable] delivery to
 tenant in person/ at unit with person of suitable age & discretion/ mail.

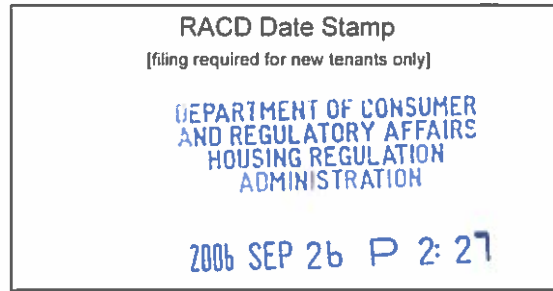
FILE COPY *Elizabeth Arancio*

Tenant _____
 Date: _____

Owner/Agent _____
 Date: _____

SEP 26 2006

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Reg # 39605235

Andrea Rieck
3003 Van Ness Street, N.W. Apt # W1106
Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,880

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/01/2004	1535	125	206(b) - Annual CPI	
08/01/2005	1635	100	206(b) - Annual CPI	
08/26/2006	1880	245	213(a)(2) - Vacancy High Comp.	001-S1015

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/26/2006 by [check as applicable] delivery to
tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Elizabeth Rieck

Tenant

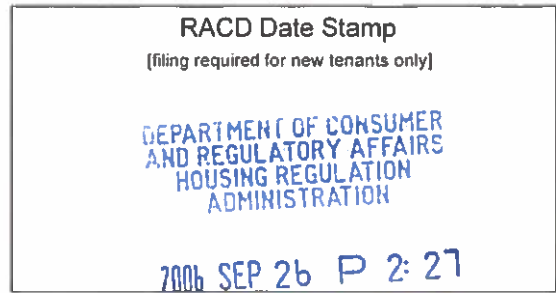
Owner/Agent

SEP 26 2006

Date:

Date:

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Reg # 39605235

Peter Skeadas
3003 Van Ness Street, N.W. Apt # W1119
Washington, DC 20008

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,730

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/01/2004	1530	49	206(b) - Annual CPI	
01/31/2006	1380	65	206(b) - Annual CPI	
08/01/2006	2310	930	213(a)(2) - Vacancy High Comp.	S212

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 08/15/2006 by [check as applicable] delivery to
tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Tenant

Owner/Agent

Date: _____

Date: SEP 26 2006

RACD Form 3 (rev 8/06)

Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

2006 SEP 26 P 2:21

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Street, N.W.

Housing Provider: Archstone Smith Communities LLC, 2345 Crystal Drive, 11 Floor, Arlington, VA 22202

Registration No.: 39605235 Date of Certificate: 09/01/2006

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 09/01/2006, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S124	Jennifer Sawada	2315	2459	208(h)(2)
S203	James Miller	1425	1513	208(h)(2)
S217	John Whitsitt	1195	1269	208(h)(2)
S319	So Young Hong	1310	1391	208(h)(2)
S403	Embassy of Jordan	1695	1690	DECREASE
S413	Andrew Granchelli	1560	1657	208(h)(2)
S512	Rodrigo Navarro	1685	1789	208(h)(2)
S519	Ronald Smith	1320	1402	208(h)(2)
S604	Matthew Hall	1695	1800	208(h)(2)
S702	Vlasta Jesenicnik	2170	2305	208(h)(2)
S801	Brian Neville	2245	2384	208(h)(2)
S803	James Tang	1581	1679	208(h)(2)
S806	Tiffani Smith	1515	1609	208(h)(2)
S807	Dianne Larocca	1765	1874	208(h)(2)
S907	MARINELA PETKOVA	1740	1848	208(h)(2)
S911	Rachel Jacky	1895	2012	208(h)(2)
W121	Jamie Alba	1382	1468	208(h)(2)
W206	Al Scuderi	1777	1875	208(h)(2)
W220	Aaron Jacob	1305	1386	208(h)(2)
W230	Gregor Suc	1760	1869	208(h)(2)
W309	Benjamin Long	1815	1928	208(h)(2)
W312	Lisa Politzer	1584	1682	208(h)(2)
W316	Joel Corona	1695	1800	208(h)(2)
W417	Judy Buelow	1690	1795	208(h)(2)
W420	Isabella Gelletich	1650	1752	208(h)(2)
W427	Hayriumit Enginsoy	1780	1890	208(h)(2)

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
W428	Dolores Repetto	2525	2682	208(h)(2)
W509	Theresa Johnson	2014	2139	208(h)(2)
W609	Dan Shulak	1950	2071	208(h)(2)
W618	Ashley Phillips	1790	1870	208(h)(2)
W628	Nina Shapiro	2510	2666	208(h)(2)
W701	Jason Mang	2465	2618	208(h)(2)
W716	Eric Sutton	1439	1528	208(h)(2)
W717	Wanda Brown	1655	1758	208(h)(2)
W730	Luiz Saramago	1675	1779	208(h)(2)
W803	Thomas Trimbur	1545	1641	208(h)(2)
W819	Ralph Gifford	1630	1731	208(h)(2)
W903	Seda Kulahcioglu	1390	1476	208(h)(2)
W908	Dan Shanley	2100	2230	208(h)(2)
W923	Michael Landis	1615	1715	208(h)(2)
S1008	Martin Beckerman	1730	1837	208(h)(2)
S1110	Hana Prokesova	1425	1513	208(h)(2)
S1115	Lars Jensen	1671	1775	208(h)(2)
W1022	Vera Vicentini	1760	1869	208(h)(2)
W1120	Martin Birnbaum	1540	1635	208(h)(2)
W1126	Alfredo Baldini	1291	1678	213(a)(2)
W1132	Jason Werner	2435	2586	208(h)(2)


Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 06/30/2006 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: 9/26/06

Signature: 

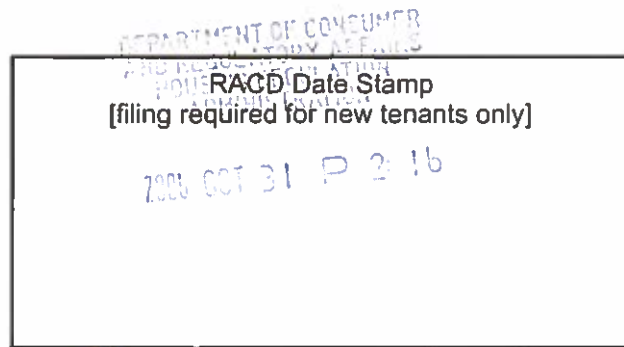
Address: 3003 Van Ness Stree, N.W.

Name Printed: Elizabeth Brookins

Title: Elizabeth Brookins

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Elaine Schenberg
3003 Van Ness Street, N.W. Apt # S910
Washington, DC 20008



Registration # 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1627

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/04/2003	1300	-151	N/A - Decrease	
01/10/2004	1354	54	206(b) - Annual CPI	
04/01/2005	1379	25	206(b) - Annual CPI	
12/01/2005	1479	100	206(b) - Annual CPI	
10/06/2006	1627	148	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(a)(2)	Vacancy-Highest Comparable
211	Change in Services/Facilities	214	Substantial Rehabilitation
212	Hardship Increase	215	70% Voluntary Agreement

Disclosed to tenant on 10/06/2006 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: *Elaine Schenberg*
Date: *10-6-06*

Owner/Agent: *[Signature]*
Date: *10-7-06*

RACD Form 3 (rev 8/06)

**Department of Consumer and Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division**
941 North Capitol Street, N.E., Suite 7100
Washington, D.C. 20002
(202) 442-4477

RACD Date Stamp
DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

2006 DEC 15 P 3: 15

Certificate of Notice of Increase in Rent Charged

Housing Accommodation: 3003 Van Ness, 3003 Van Ness Stree, N.W.
 Housing Provider: Archstone Smith Communities LLC, 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
 Registration No. & Date 39605235-11/07/1985 Date of Certificate: 12/01/2006

The undersigned certifies that Notices of Increase in Rent Charged, all with the same effective date of 12/01/2006, a sample of which is attached, were served on the tenants of the housing accommodation as follows:

Unit No.	Tenant Name(s)	Previous Rent	New Rent	Section Of Act
S418	Snjezana Sucin	1680	1784	208(h)(2)
S424	Dovran & Yazgul Maradnazarov	2010	2135	208(h)(2)
S704	Valerie Cerra	1515	1609	208(h)(2)
S802	Jiri Klan & Ivana Klanova	2110	2241	208(h)(2)

Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

Date of service of notice: 10/28/2006 Service completed by [check one] –

- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

The housing provider certified to the tenant that the rental unit and the common elements of the Housing housing accommodation are in substantial compliance with the Housing Regulations, Title 14, District of Columbia Municipal Regulations, or that any noncompliance is the result of tenant neglect or mis-conduct.

Date: DEC 15 2006 Signature: 
 Address: 3003 Van Ness Stree, N.W. Name Printed: Elizabeth Brookins
 Title: Rent Control Administrator

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Department of Consumer & Regulatory Affairs
Housing Regulation Administration
Rental Accommodations and Conversion Division

DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS
HOUSING REGULATION
ADMINISTRATION

2006 DEC 15 P 3:15

Jiri Klan & Ivana Klanova
3003 Van Ness Street, N.W. Apt # S802
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice: 10/28/2006

Notice of Increase in Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,110 The increase in your rent charged is: \$ 131

Your new rent charged is: \$ 2,241 The effective date is: 12/01/2006

The basis of the increase in rent charged is as follows:

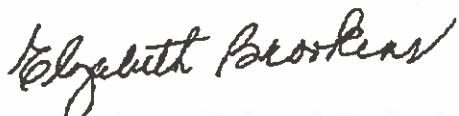
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for for the rent-control year May 1st 2006 through April 30th 2007 is 4.2%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

		\$ _____
section of Act	type of increase	increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper. You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at www.dkra.dc.gov.



Signature of Owner/Agent

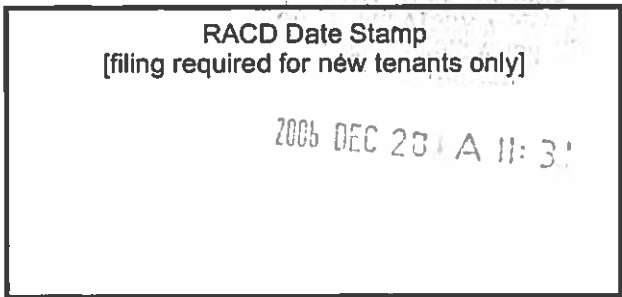
Archstone Smith Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

Czech Embassy
 3003 Van Ness Street, N.W. Apt # W909
 Washington, DC 20008



Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2095

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
02/08/2005	1905	-45	N/A - Decrease	
03/01/2006	2095	190	213(a)(2) - Vacancy High Comp.	

- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital Improvement Surcharge | 213(a)(2) | Vacancy-Highest Comparable |
| 211 | Change in Services/Facilities | 214 | Substantial Rehabilitation |
| 212 | Hardship Increase | 215 | 70% Voluntary Agreement |

Disclosed to tenant on 10/24/2006 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant

Date:

[Handwritten signature]
7/4 11/30/2006

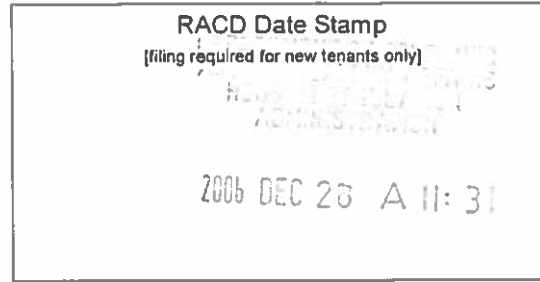
Owner/Agent

Date:

[Handwritten signature]
11/30/06

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Naomi Howard
3003 Van Ness Street, N.W. Apt # W610
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 2,223

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
07/29/2005	1838	223	213(a)(2) - Vacancy High Comp.	W410
08/01/2006	2545	707	213(a)(2) - Vacancy High Comp.	W810
12/15/2006	2223	202	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

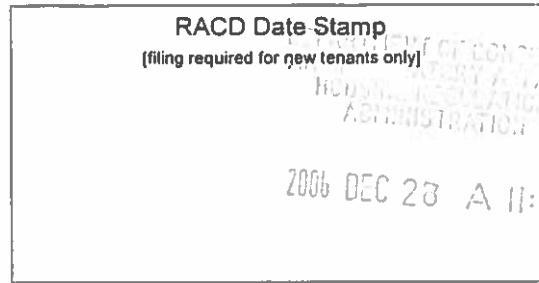
Disclosed to tenant on 12/15/2006 by [check as applicable] delivery to
tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Tenant _____
Date: _____

Management Office _____
Date: 12/15/2006

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Lille Arosemena
 3003 Van Ness Street, N.W. Apt # S416
 Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,496

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/04/2004	1545	295	206(b) - Annual CPI	
04/01/2005	1255	24	206(b) - Annual CPI	
08/11/2005	1405	150	206(b) - Annual CPI	
09/01/2006	1492	87	208(h)(2) - CPI-Based Increase	
12/14/2006	1496	4	213(a)(1) - Vacancy	

* The most commonly used types of increases and the sections of the Act on which they are based are -

- | | |
|-------------------------------------|--------------------------------------|
| 208(h)(2) Annual CPI-Based Increase | 213(a)(1) Vacancy-10% (formerly 12%) |
| 210 Capital Improvement Surcharge | 213(a)(2) Vacancy-Highest Comparable |
| 211 Change in Services/Facilities | 214 Substantial Rehabilitation |
| 212 Hardship Increase | 215 70% Voluntary Agreement |

Disclosed to tenant on 12/14/2006 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

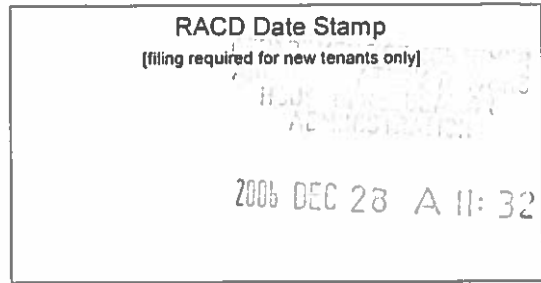
FILE COPY

Elizabeth Brooks

Tenant _____
 Date: _____

Management Office _____
 Date: 12/14/2006

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



Patricia Davide-Sosa, Carlos Sosa
3003 Van Ness Street, N.W. Apt # S407
Washington, DC 20008

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement date of the tenancy and, to any other tenant, upon request, not more frequently than once every twelve months:

The current rent charged is \$ 1,925

The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
11/01/2005	1645	70	206(b) - Annual CPI	
12/02/2006	1925	280	213(a)(2) - Vacancy High Comp.	001-S508

* The most commonly used types of increases and the sections of the Act on which they are based are -

- 208(h)(2) Annual CPI-Based Increase
- 210 Capital Improvement Surcharge
- 211 Change in Services/Facilities
- 212 Hardship Increase
- 213(a)(1) Vacancy-10% (formerly 12%)
- 213(a)(2) Vacancy-Highest Comparable
- 214 Substantial Rehabilitation
- 215 70% Voluntary Agreement

Disclosed to tenant on 12/02/2006 by [check as applicable] delivery to tenant in person/ at unit with person of suitable age & discretion/ mail.

FILE COPY

Tenant _____
Date: _____

Management Office _____
Date: 12/02/2006