

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



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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
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DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
2009 DEC - 4 A 10:45
HOUSING REGULATION ADMINISTRATION

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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

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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)
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
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Smith Property Holdings Van Ness LP

Housing Provider's Printed Name


Housing Provider's Signature

NOV 24 2009

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 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, Dzong 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)
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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

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- 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."
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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 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
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Type of Service	No.	Description
TENANT	1	Personal service on Tenant
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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:

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Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

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2009 NOV 4 2:32 PM
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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

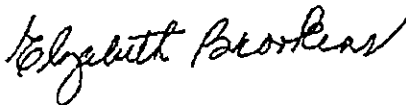
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0% For other 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)

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.

2010 JUN 30 P 1:20
 CURRICULATION
 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 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	Patn 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 Sarr	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 Siim	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 Guderman	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)
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 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
 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 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 (\$)	Percent (%)	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)
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)
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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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

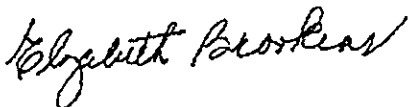
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Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



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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
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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 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 Scharf	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:

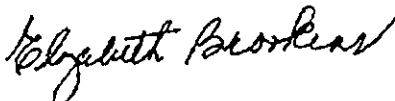
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other 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.



Signature of Owner/Agent

Archstone Communities LLC

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)
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211	Change in Services/Facilities
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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)

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

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

(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)
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

(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)
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

(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)
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:

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

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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

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

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)
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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

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

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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.

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~~

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
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Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Elizabeth Broom
Housing Provider's Signature

JAN 28 2011
Date.

2011 JAN 28 AM 6:32

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
HOUSING & TENANT 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)
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 Mariani	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	Stephanie 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
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

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 9:58

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

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

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

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT
2011 MAR 31 P 12:11

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	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 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

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DC DEPT OF HOUSING AND 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. 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 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
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:

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

Elisabeth Merrill, Martin Solano
3003 Van Ness Street, N.W. Apt # W1027
Washington, DC 20008

DEPT
CCTV

487

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 \$ 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]

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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

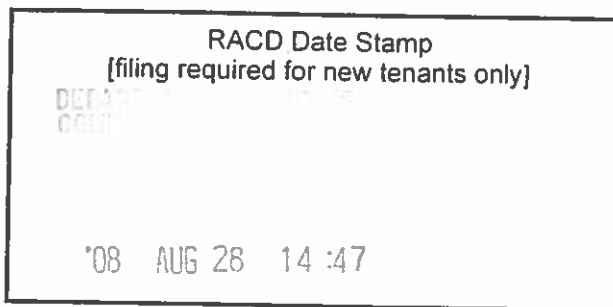
Owner/Agent

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

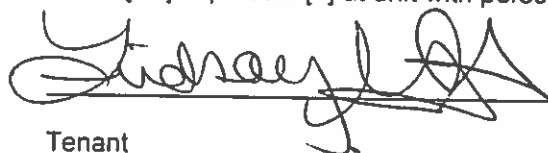
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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

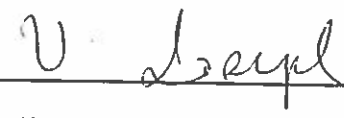
* The most commonly used types of increases and the sections of the Act on which they are based are -

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]

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

tenant: [Signature]
 date: 8/1/08

RACD Form 3 (rev 8/06)

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 [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Duygu Ozmen

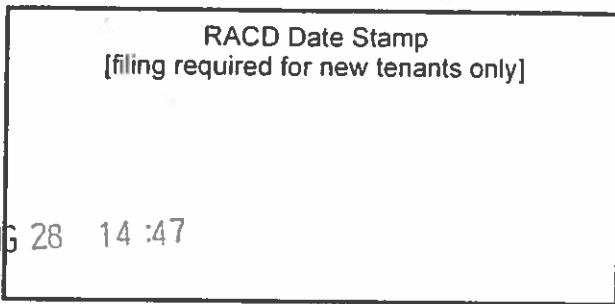
 Tenant
 Date: 08/16/08

[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



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

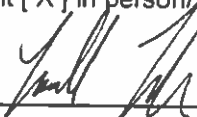
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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 [] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant



Owner/Agent

Date: 8/12/08

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

DEPT
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]

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183

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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 [X] 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
[filing required for new tenants only]

'08 AUG 28 14:47

9/2

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

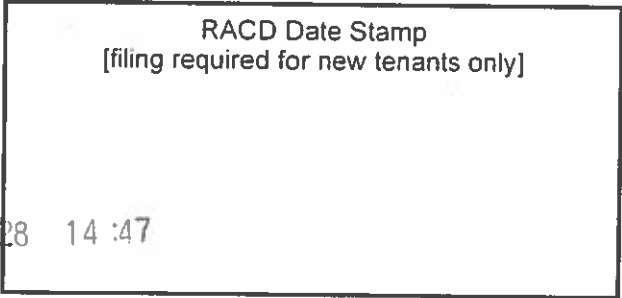
Date: 8/5/08

Date: 8/5/08

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

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126

Maricl 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 [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant: Scott Crippen
Date: 8-12-08

Elizabeth Burt

Tenant: Maricl 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

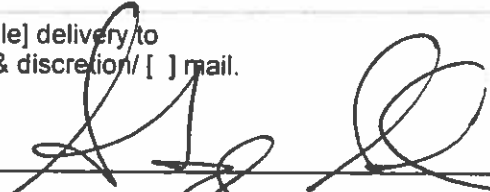
Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.



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

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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

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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.

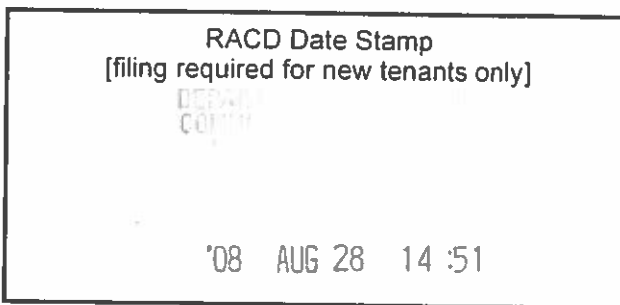
Tenant: Louise Aberg
Date: 08/14/2008

Tenant: Patricia 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

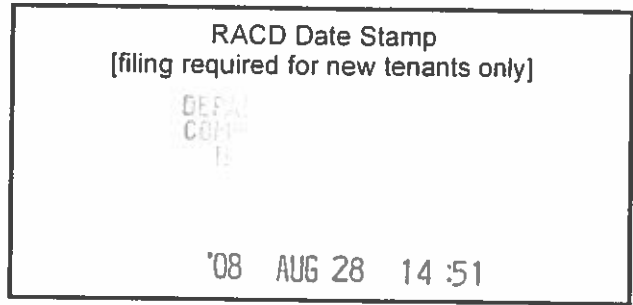
Date: 8/18/08

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

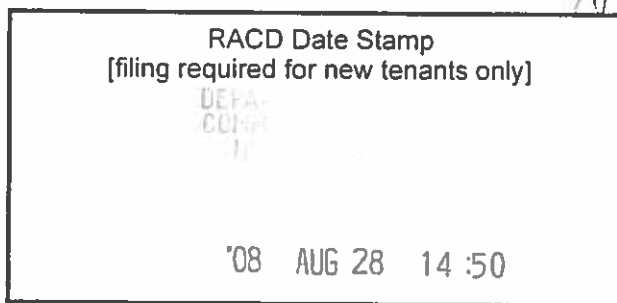
Disclosed to tenant on 08/02/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Tenant
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



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:

[Signature]

Tenant

Date:

8/8/08

[Signature]

Owner/Agent

Date:

8/8/08

RACD Form 3 (rev 8/06)

45

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]

DEPAR
 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.

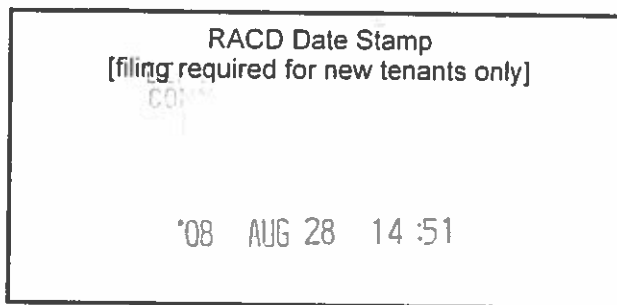
 Tenant
 Date: 8/12/08

 Owner/Agent
 Date: 8/12/08

RACD Form 3 (rev 8/06)

86

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202



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

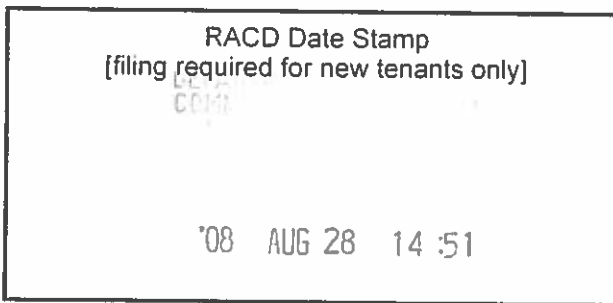
Date: 8/18/08

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

RACD Date Stamp

'08 OCT 30 15:13

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: 

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

Suzanne Abrams
3003 Van Ness Street, N.W. Apt # W1031
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: \$ 1,159 The increase in your rent charged is: \$ 39
Your new rent charged is: \$ 1,198 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:

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.



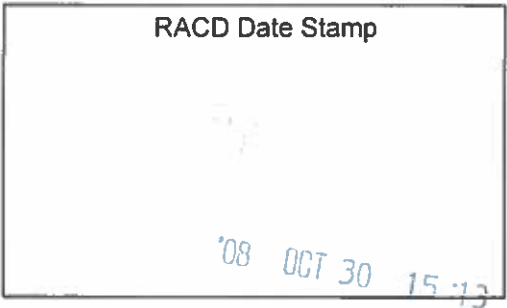
Signature of Owner/Agent

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



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:

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:

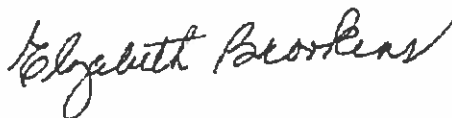
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other 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.



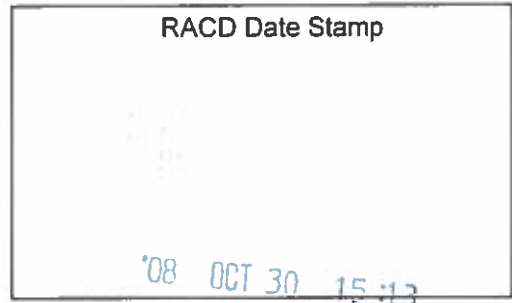
Signature of Owner/Agent

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.

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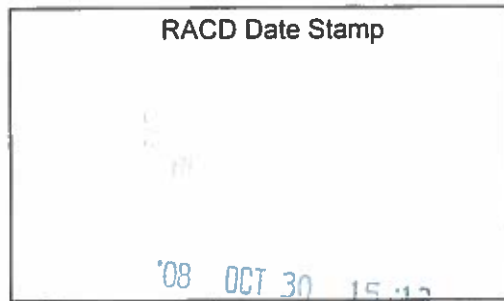
Signature of Owner/Agent

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: 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:

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

Linda Roberts
3003 Van Ness Street, N.W. Apt # S504
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: \$ 1,509 The increase in your rent charged is: \$ 51

Your new rent charged is: \$ 1,560 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.



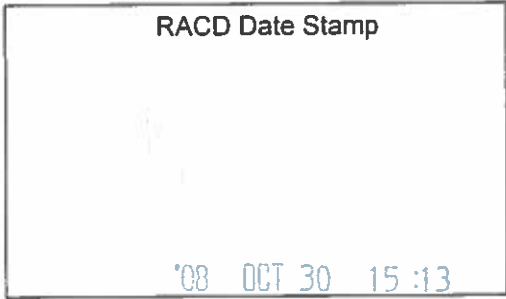
Signature of Owner/Agent

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, 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

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

Madeleine Touvenel
3003 Van Ness Street, N.W. Apt # S808
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: \$ 1,217 The increase in your rent charged is: \$ 41

Your new rent charged is: \$ 1,258 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.

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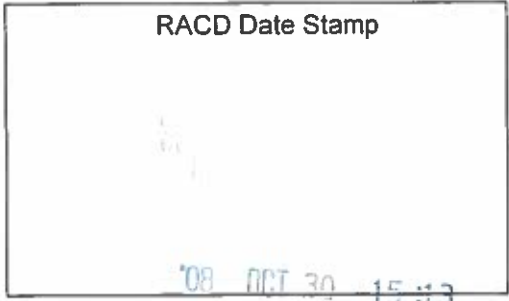
Signature of Owner/Agent

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, 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

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

Margaret Paul
3003 Van Ness Street, N.W. Apt # W306
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: \$ 918 The increase in your rent charged is: \$ 31

Your new rent charged is: \$ 949 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.



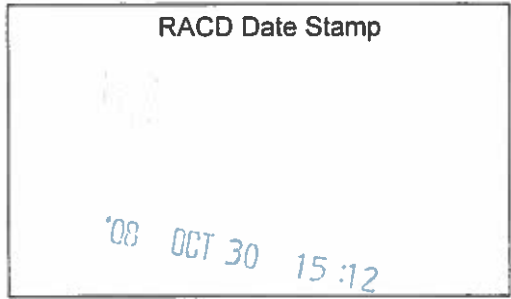
Signature of Owner/Agent

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
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:

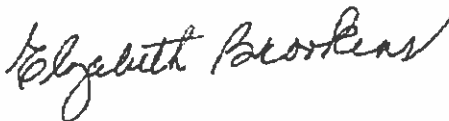
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other 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.



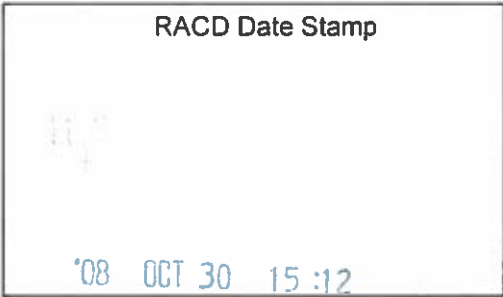
Signature of Owner/Agent

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

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

Embassy of China
3003 Van Ness Street, N.W. Apt # S315
Washington, DC 20008

3003 Van Ness
Registration No. & Date 39605235-11/07/1985
Date Of Notice:07/24/2008

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: \$ 2,010 The increase in your rent charged is: \$ 108

Your new rent charged is: \$ 2,118 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.



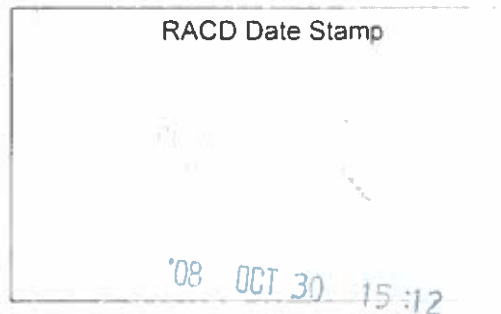
Signature of Owner/Agent

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
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%.

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<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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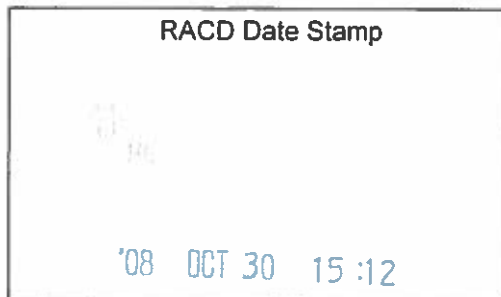
Signature of Owner/Agent

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: 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

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
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.

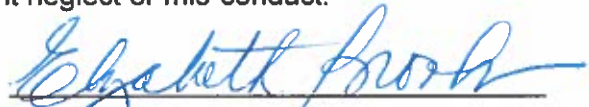
Date of service of notice: 07/01/2008 Service completed by [check one] –

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- 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

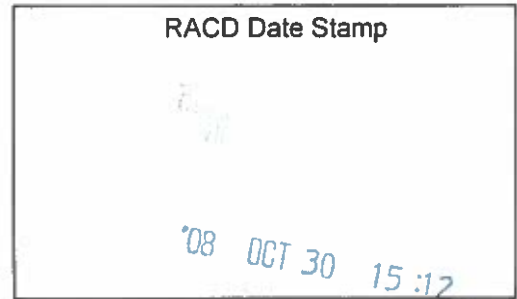
Address: 3003 Van Ness Street, N.W.

Signature: 

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
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

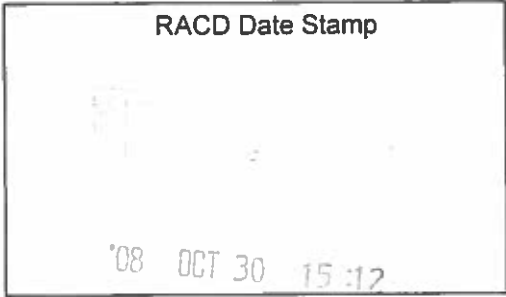
Signature: *Elizabeth Brookins*

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)

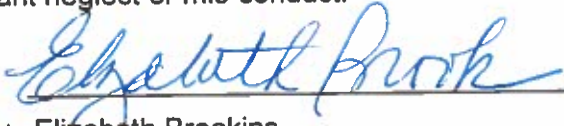
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

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

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]

Owner/Agent

Date: 10/25/08

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] –

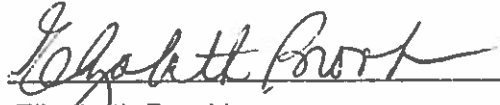
- depositing with U.S. Postal Service with proper address and postage.
- handing the notice to the tenant.
- leaving it at tenant's residence with person of suitable age & discretion.

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:

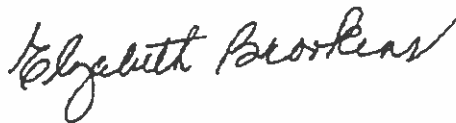
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other 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.dkra.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: *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 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

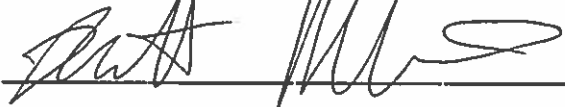
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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 [X] 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

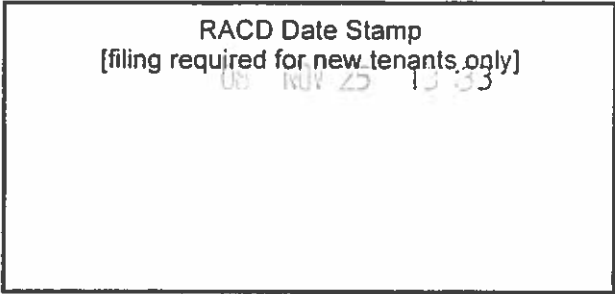
Date: 11/16/08

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

Tenant

Katrina

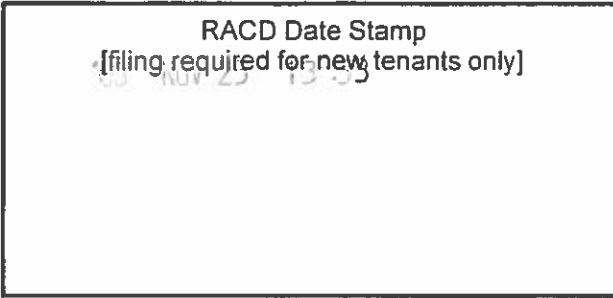
Owner/Agent

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

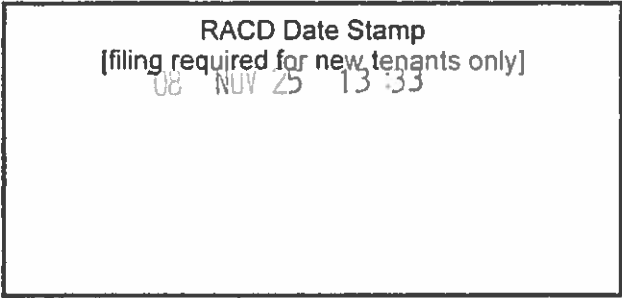
Owner/Agent

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

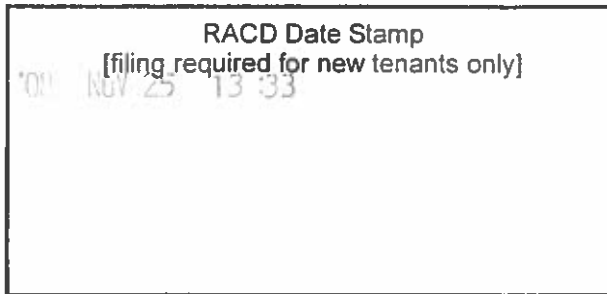
RACD Form 3 (rev 8/06)

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

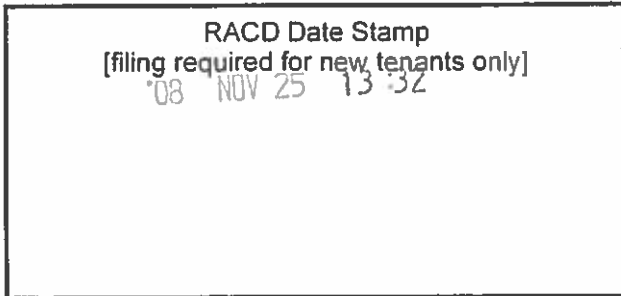
Date: 11/11/08

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

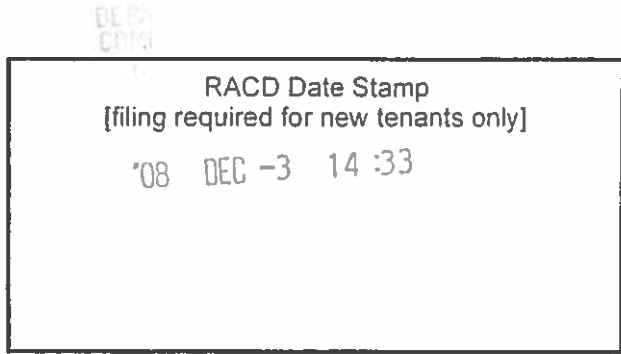
Owner/Agent

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.

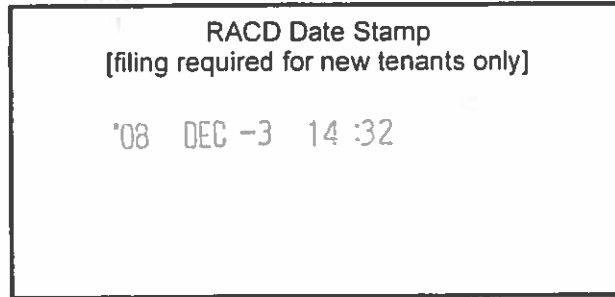
Davina Miato
 Tenant
 Date: 11/28/08

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.






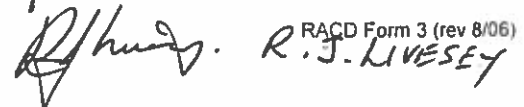
Tenant

Owner/Agent

Date: 25 Nov. 2008

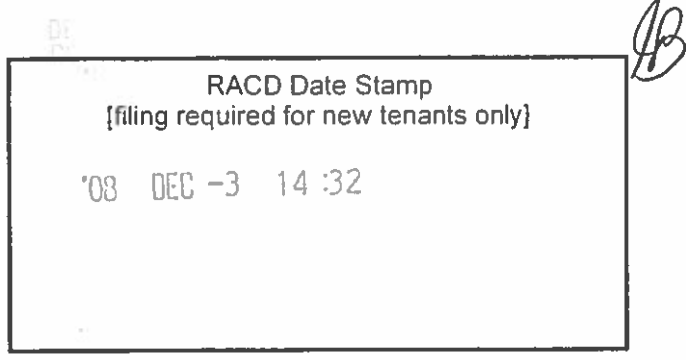
Date: 11/24/08


 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: Vanda...]
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

RACD Date Stamp
 [filing required for new tenants only]

DEC 30 13:16

LB

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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

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 [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

C. Sult

Samantha Sumnerville

Tenant

Owner/Agent

Date: 12/01/08

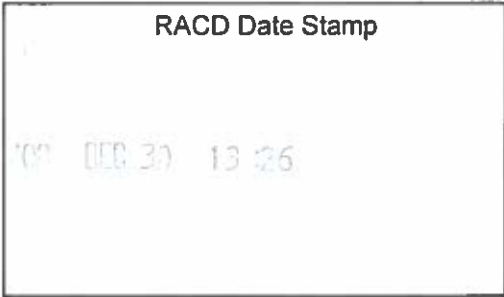
Date: 12/01/08

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: *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

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.

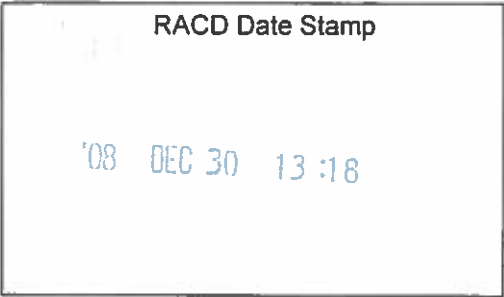
Signature of Owner/Agent

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:

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

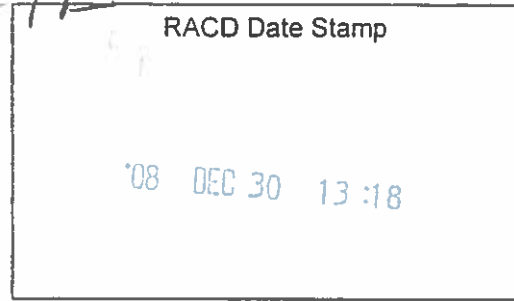
Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

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 [X] 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

RACD Date Stamp
[filing required for new tenants only]

DEC 30 2008

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 [] in person/ [] at unit with person of suitable age & discretion/ [] mail.

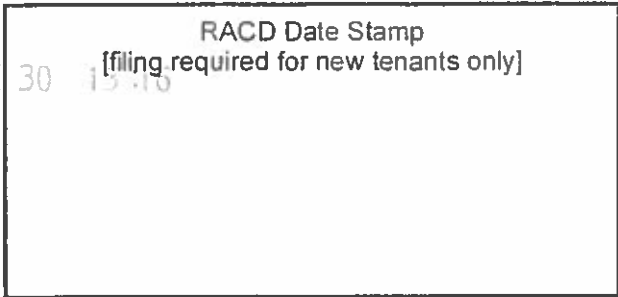
Tenant *Tim in San*
Date: *12-12-08*

[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

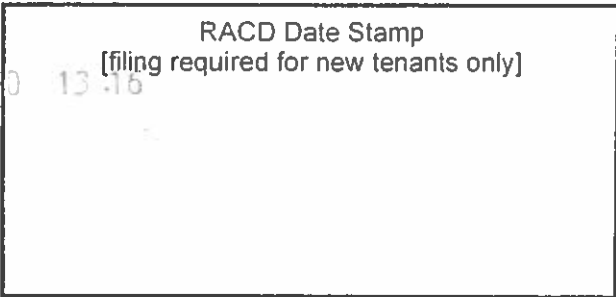
Date: 12/20/08

RACD Form 3 (rev 8/06)

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]

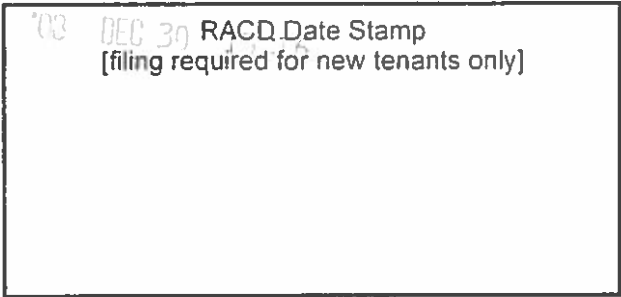
Owner/Agent

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

[Signature]

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]

AB

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

Kadru

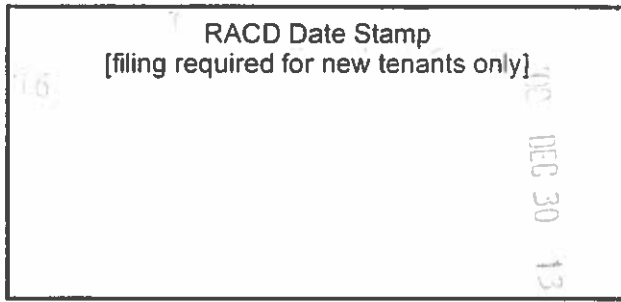
 Owner/Agent

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



JB

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)

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.

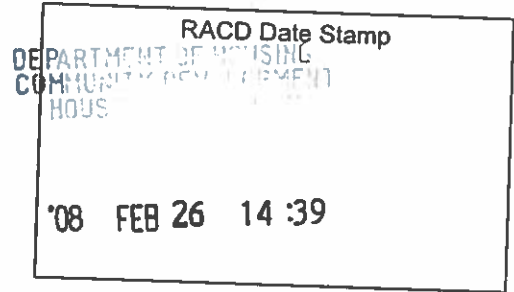
[Signature] 1/10/08
Tenant

[Signature]
Ow

Date: *[Signature]* 1/07/08

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.



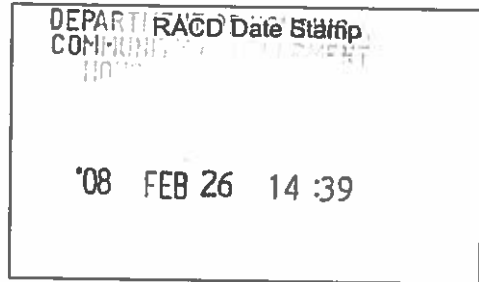
Signature of Owner/Agent

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:

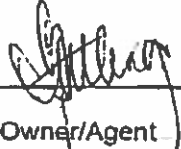
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
06/01/2006	1630	190	213(a)(1) - Vacancy	
08/08/2006	1793	163	213(a)(1) - Vacancy	
02/15/2008	1600	-193	N/A - Decrease	

- * 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

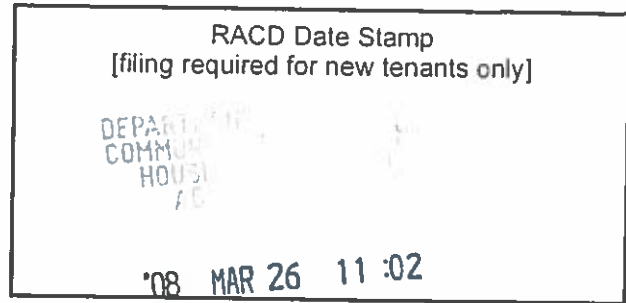
Tenant Neeru Arora
Date: 02/03/08

[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

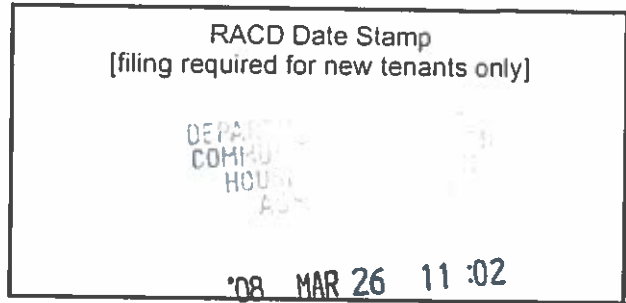
Date: _____

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

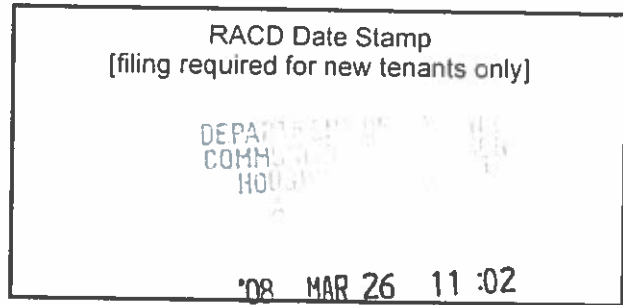
Date:

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. Borch

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

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'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.dcrd.dc.gov.



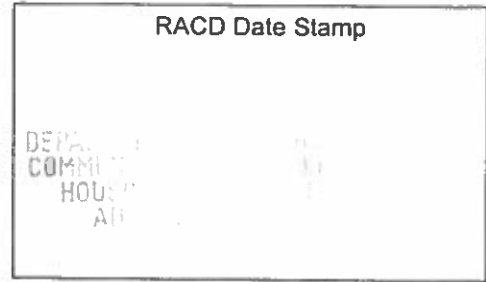
Signature of Owner/Agent

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

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

DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMENT

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



 Owner/Agent

Date: 3/7/08

Date: APR 11 2008

RACD Form 3 (rev 8/06)

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DEPARTMENT OF HOUSING
COMMUNITY AFFAIRS
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.

Isabel Contreras _____ Sanyal KOLAKO _____

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: [Signature]
 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

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)

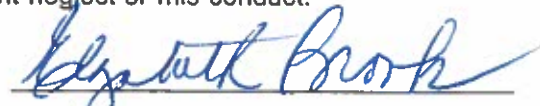
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

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)

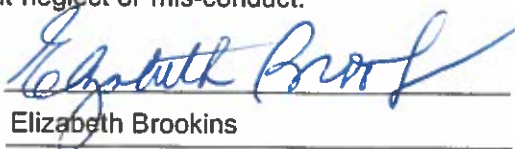
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

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

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
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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

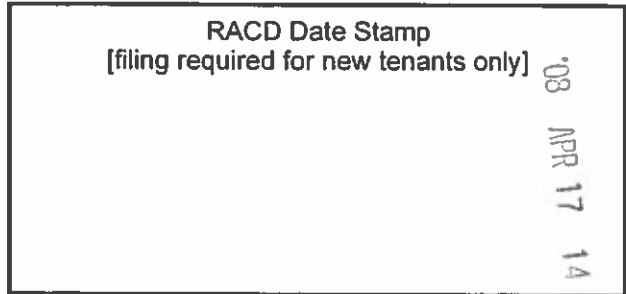
Signature: 

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
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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
 Date: _____

 Owner/Agent
 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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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

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

DEPAR
COMM
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

Smith Property Holdings Van Ness LP
2345 Crystal Drive
Arlington, VA 22202

DELIVER
COMPLIANCE
HOUSING

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.

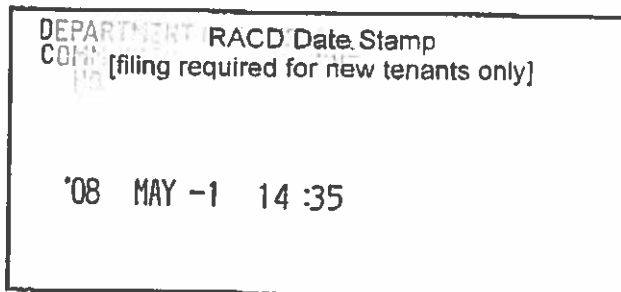
Tenant Briana Wilson Owner/Agent [Signature]
 Date: 4/4/08 Date: 4/4/08

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]

Tenant

Sangha Li Kocake

Owner/Agent

Date: 03/31/08

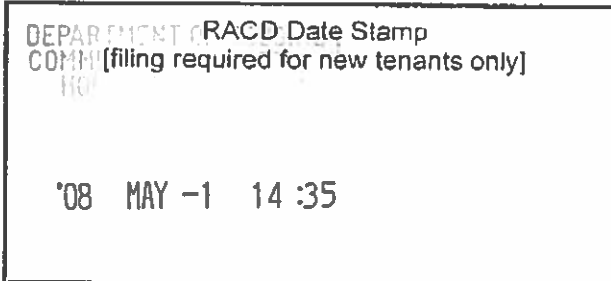
Date: 3/31/08

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: _____

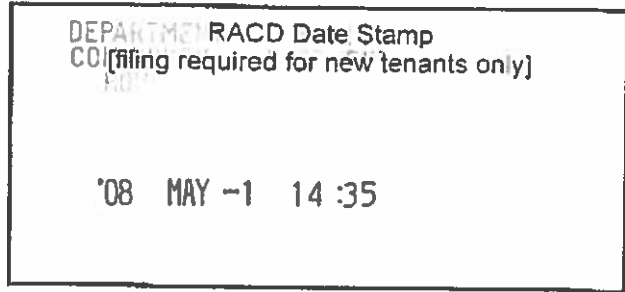
Date: 4/11/08

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

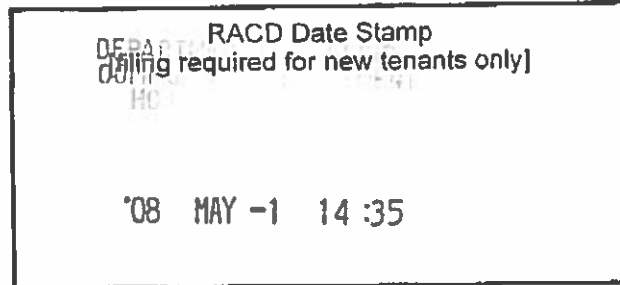
Date: 4/10/08

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 _____

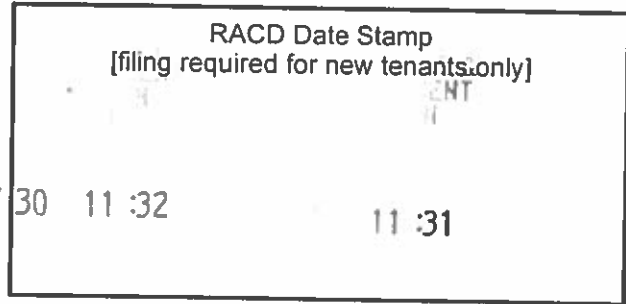
MAY 01 2007

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

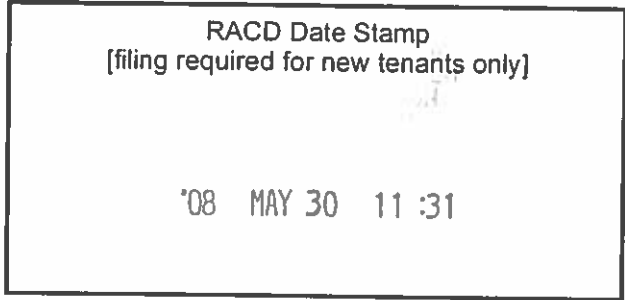
Owner/Agent

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 [] 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

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

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

RACD Form 3 (rev 8/06)

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 AM
REGISTRATION

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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

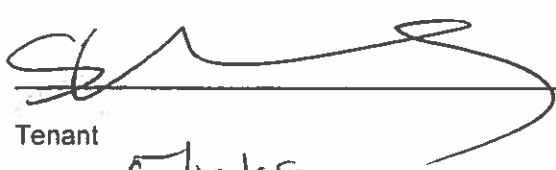
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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

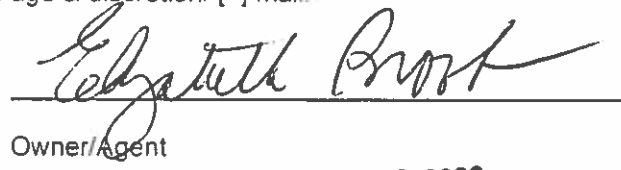
* The most commonly used types of increases and the sections of the Act on which they are based are -

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

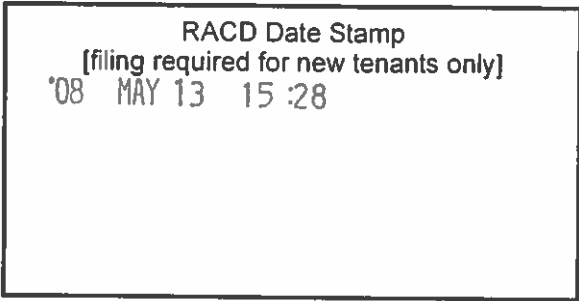
Date:

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.

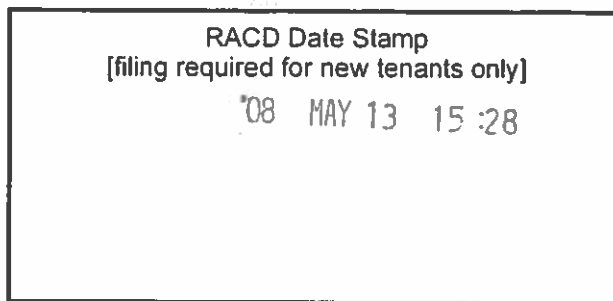


Elizabeth Park

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

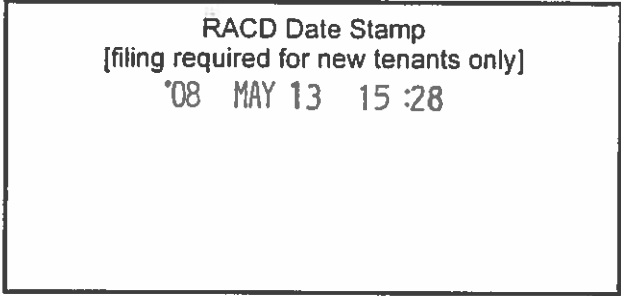
MAY 13 2008

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

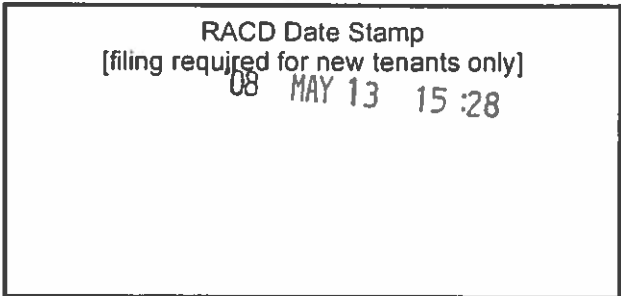
MAY 13 2008

Date: _____

Date: _____

DLTA
COMM
HO

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

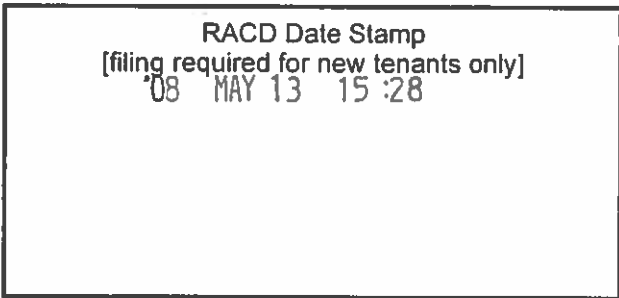
MAY 19 2008

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

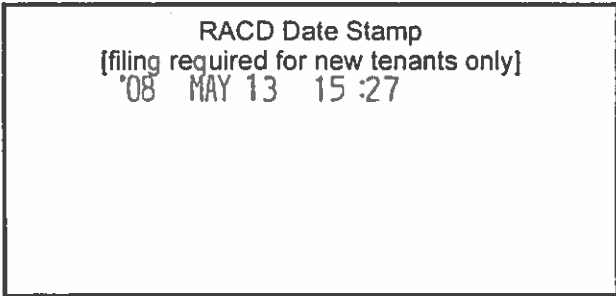
MAY 13 2008

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

MAY 13 2008

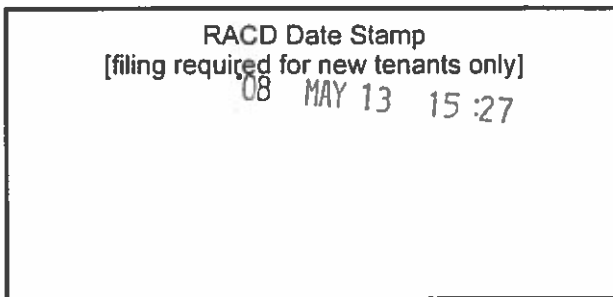
Date: _____

Date: _____

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.



Tenant _____

Date: _____

Elizabeth Brook
Owner/Agent

Date: MAY 13 2008

DEPT OF
COMMERCE
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 [] or unit with person of suitable age & discretion/ [] mail.

FILE COPY

Elizabeth Brook

Tenant

Owner/Agent

MAY 13 2008

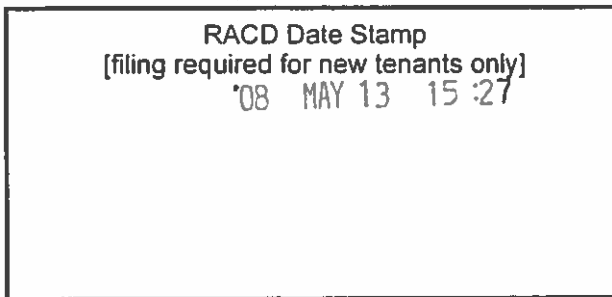
Date: _____

Date: _____

RACD Form 3 (rev 8/06)

DEPART
COMM
HC

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

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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 Fook

Tenant

Owner/Agent

MAY 13 2008

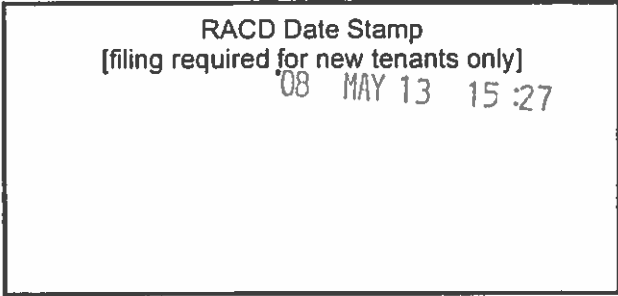
Date:

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.



Elizabeth Brook

Tenant

Owner/Agent

MAY 13 2008

Date:

Date:

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

DEFINITION
Rental
Unit

Registration No.: 39605235

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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	

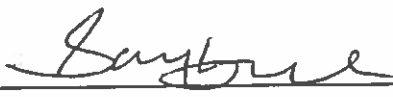
* The most commonly used types of increases and the sections of the Act on which they are based are -

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

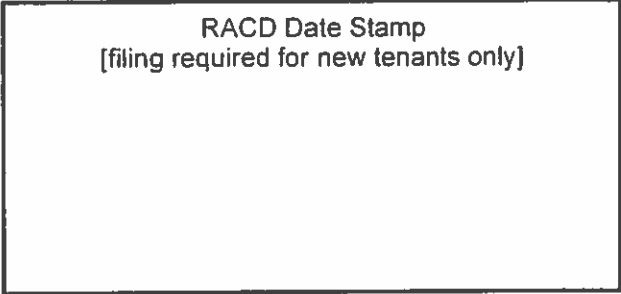


Owner/Agent
Date: 4/29/08

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

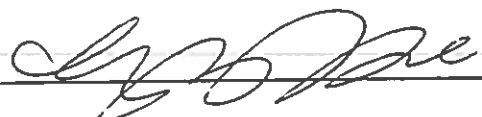
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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

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 \$ 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	

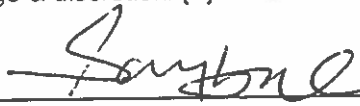
* The most commonly used types of increases and the sections of the Act on which they are based are -

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.

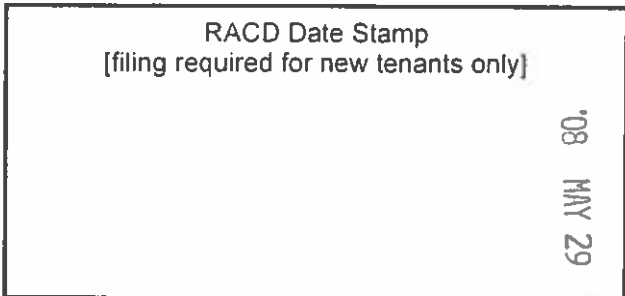


 Tenant
 Date: 4/29/08



 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

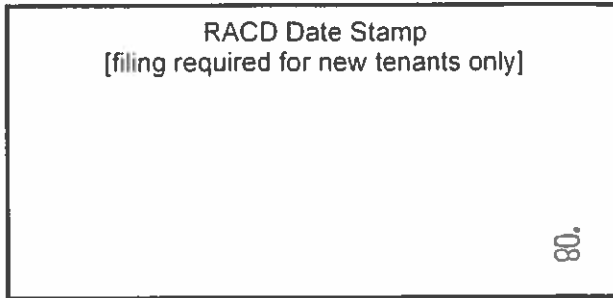
Disclosed to tenant on 4/30/08 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

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: _____

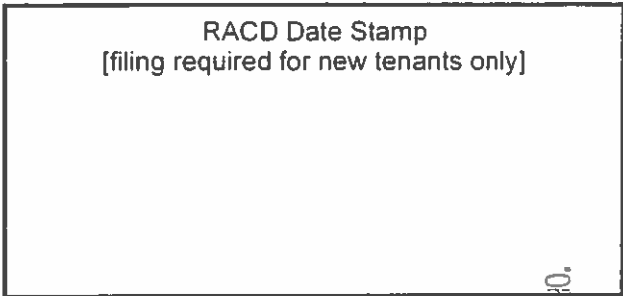
Date: 4/26/08

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

The increases in rent charged for the rental unit for the preceding three years up to the 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 [Signature] [Signature]

Tenant

Owner/Agent

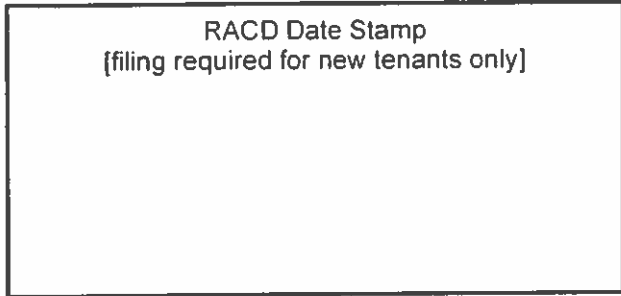
Date: _____

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

MAY 29 2008

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

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.



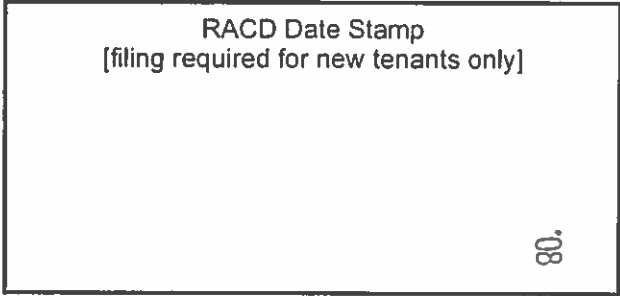
Signature of Owner/Agent

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.

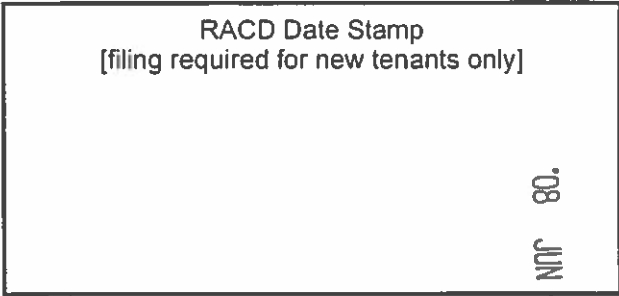


Elizabeth Brook
 Owner/Agent **JUN 06 2008**

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

RACD Date Stamp
 [filing required for new tenants only]

Zeinab Adham
 3003 Van Ness Street, N.W. Apt # S511
 Washington, DC 20008

Registration No.: 39605235

80.
 JUN -6 -9 :48

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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

Tenant

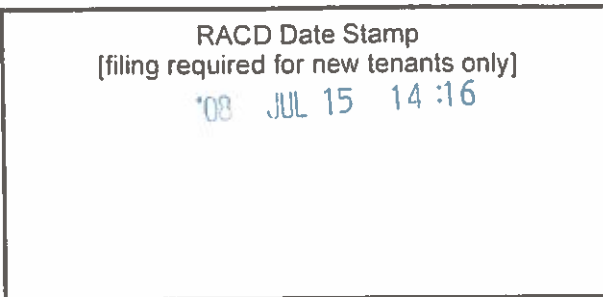
Owner/Agent

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.



Tenant

Owner/Agent

Date:

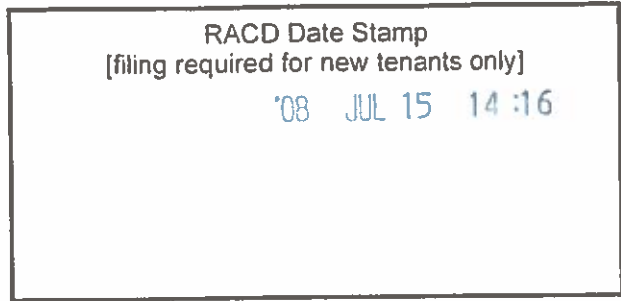
Date:

Elizabeth Broad

'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

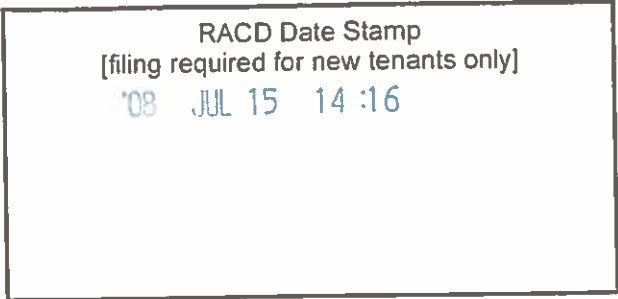
Date: _____

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

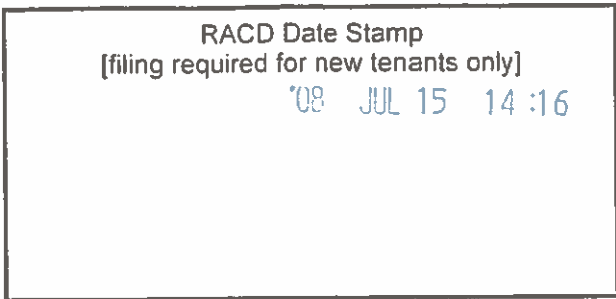
Owner/Agent

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 _____

Elizabeth Brook

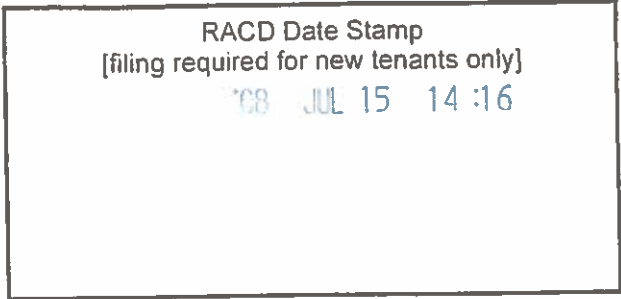
Date: _____

Date: _____

'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

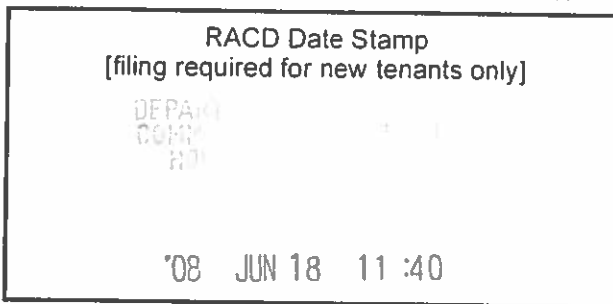
Date:

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

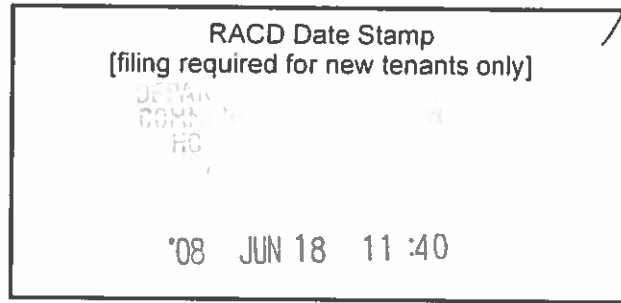
Ashley...

Tenant
 Date: 5/29/08

Owner/Agent
 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.

 Tenant

 Owner/Agent

Date: 5/23/08

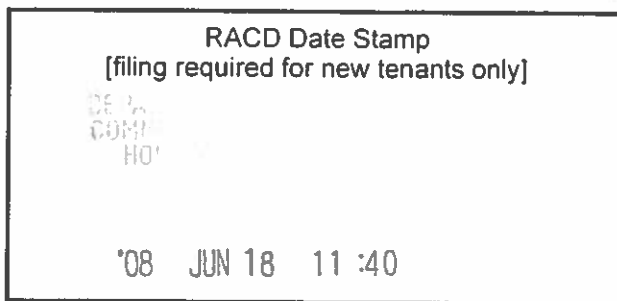
Date: 5/6/08

Andres J. Lopez
 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]

Tenant

[Signature]

Owner/Agent

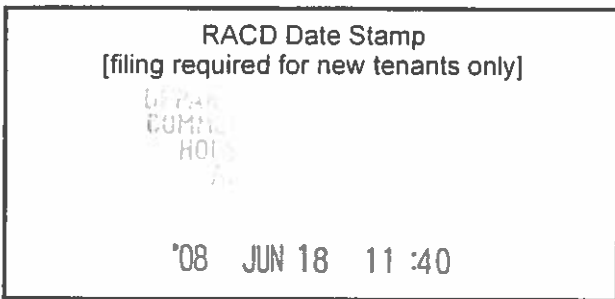
Date: 5/31/08

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 in person/ at unit with person of suitable age & discretion/ mail.

Jerrica Morris-Frazier

Ashley Sullivan

Tenant

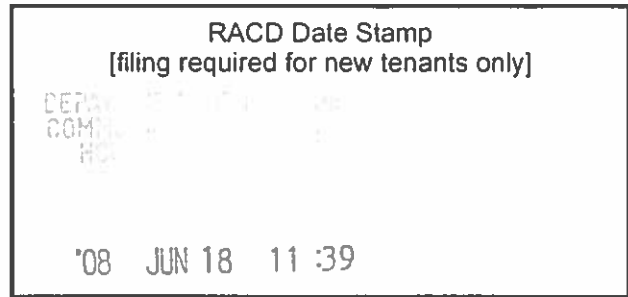
Owner/Agent

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

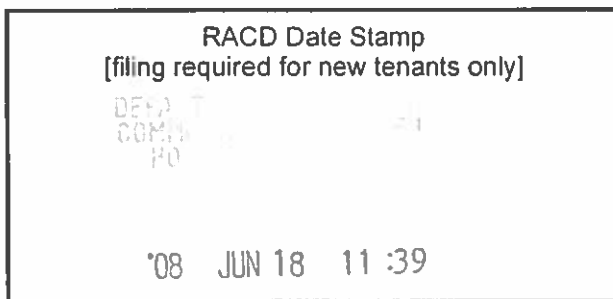
Owner/Agent

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

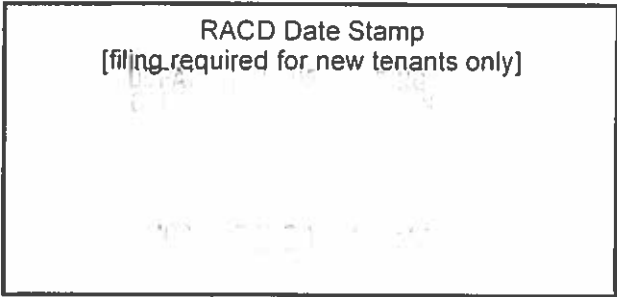
Date:

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

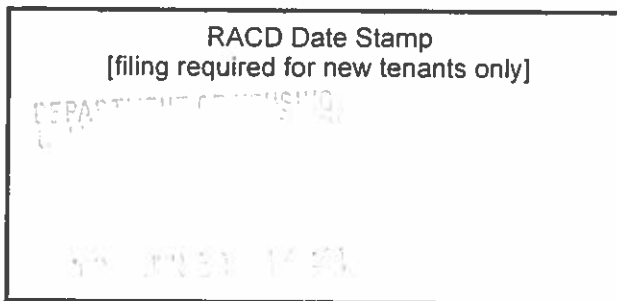
Date: _____

Date: JUN 3 0 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

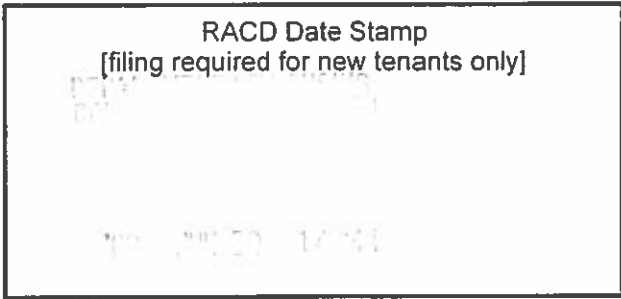
Date:

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

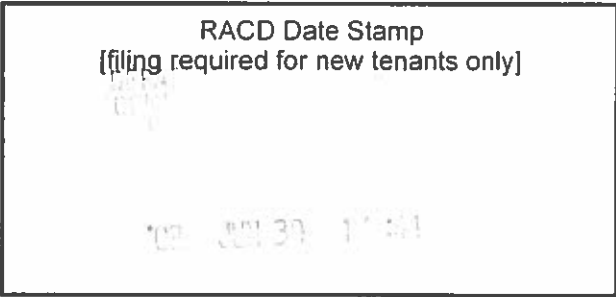
Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant [X] in person / [] at unit with person of suitable age & discretion / [] mail.

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

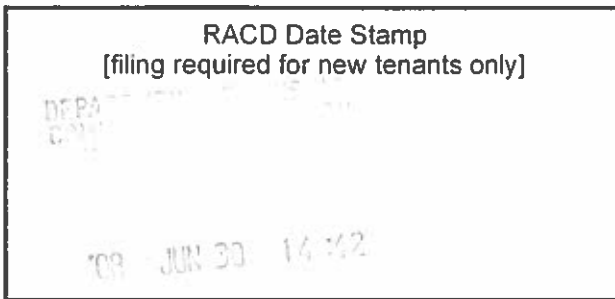
Disclosed to tenant on 06/16/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Patrique A. Smellie
 Tenant Andrew Smellie 6/19/08
 Date: 6-17-08

Andrew Smellie
 Owner/Agent
 Date: 6/17/08

JB

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



Kristen Danilczyk, Faith Hayden
 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 \$ 2622

The increases in rent charged for the rental unit for the preceding three years up to the 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	2245	20	206(b) - Annual CPI	
09/01/2006	2384	139	208(h)(2) - CPI-Based Increase	
05/30/2008	2622	238	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 |

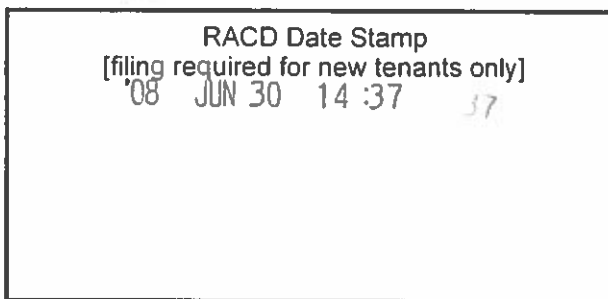
Disclosed to tenant on 05/30/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Faith Hayden _____
 Tenant
 Date: 5/30/08 6/1/08

[Signature] _____
 Owner/Agent
 Date: 6/18/08

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:

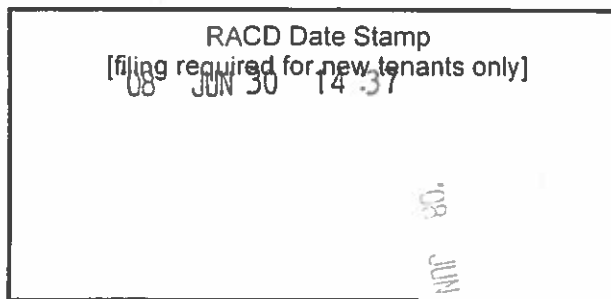
Date:

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

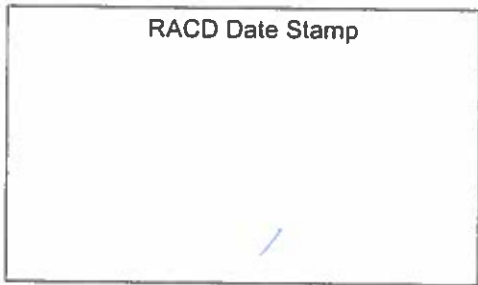
Date:

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

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

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

DEPT
COM

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

RACD Date Stamp
08 JUN 30 14 :47

**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

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.

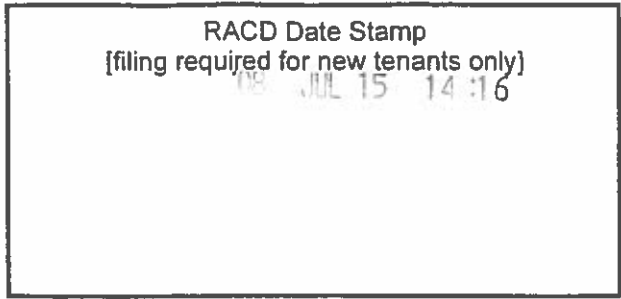
Signature of Owner/Agent

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

Owner/Agent

Date: 6/22/08

Date: 6/22/08

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 JUL 15 14:16

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

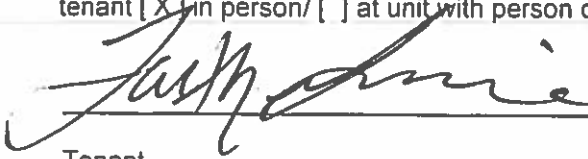
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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

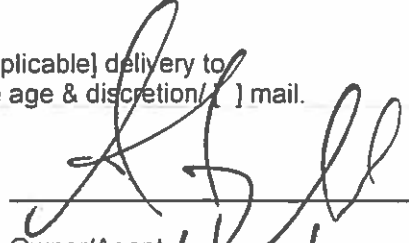
Disclosed to tenant on 06/15/2008 by [check as applicable] delivery to tenant [] in person/ [] at unit with person of suitable age & discretion/ [] mail.



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

RACD Form 3 (rev 8/06)

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

Tenant William A Sandman

Date: 20 JUN 2008

Kevin Kappel

Owner/Agent

Date: 6/30/08

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

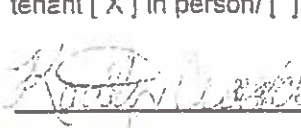
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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

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: 06/23/08 _____

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 -

208(h)(2)	Annual CPI-Based Increase	213(a)(1)	Vacancy-10% (formerly 12%)
210	Capital Improvement Surcharge	213(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.

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)

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.

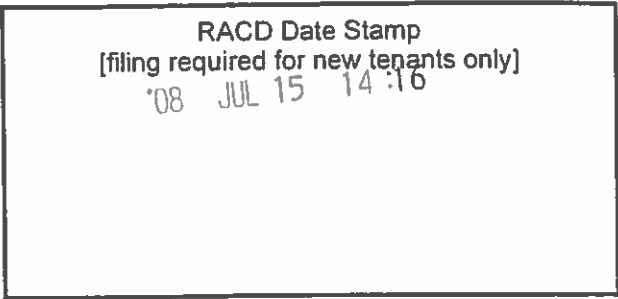
Tenant
Date: 06/19/08

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



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

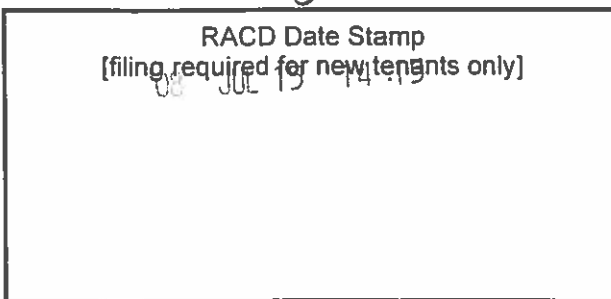
- * The most commonly used types of increases and the sections of the Act on which they are based are -
- | | | | |
|-----------|-------------------------------|-----------|----------------------------|
| 208(h)(2) | Annual CPI-Based Increase | 213(a)(1) | Vacancy-10% (formerly 12%) |
| 210 | Capital 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:

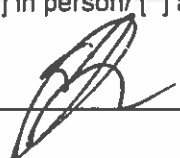
The current rent charged is \$ 1705

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:

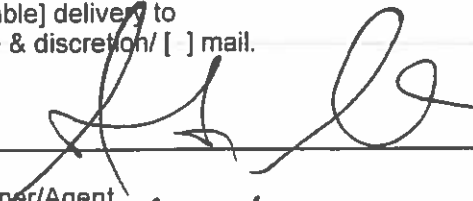
Date	New Rent	Increase Amount	Type Of Increase *	Substantially Identical Unit
10/08/2005	1637	300	206(a) - Adjustment <= Ceiling	
11/01/2006	1738	101	208(h)(2) - CPI-Based Increase	
11/01/2007	1833	95	208(h)(2) - CPI-Based Increase	
05/30/2008	1705	-128	N/A - Decrease	

- * 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

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
--

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.

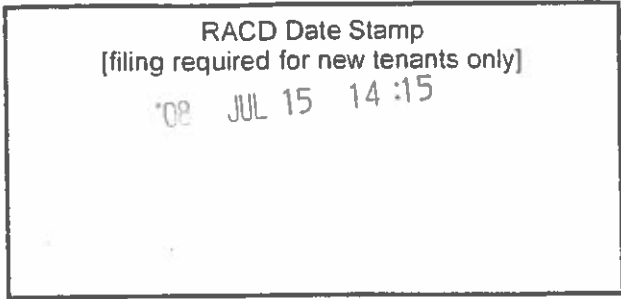
Patrique Smellie
 Tenant AB 6/17/08
 Date: 6-17-08

[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



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.

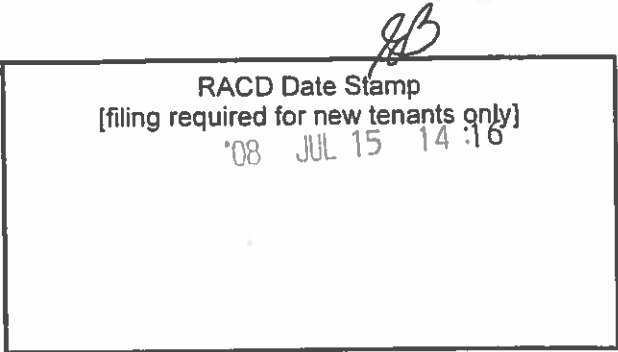
Tenant

Owner/Agent **JUL 15 2008**

Date: 2/10/08

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 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 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: 

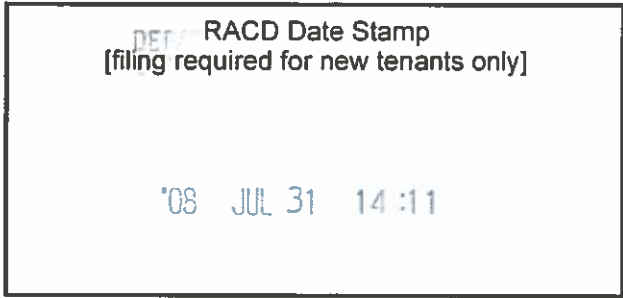
Address: 3003 Van Ness Street, N.W.

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]

Tenant

[Signature]

Owner/Agent

Date: 6/29/08

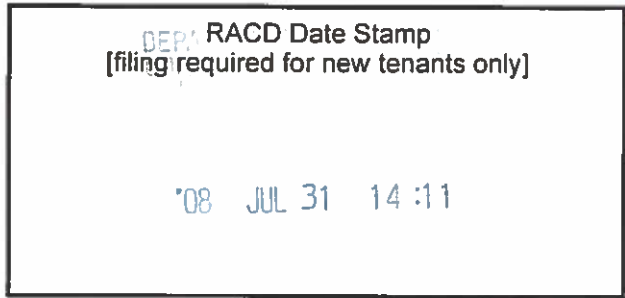
Date: 6/30/08

[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

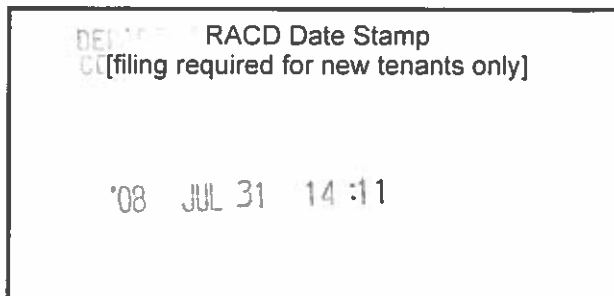
Date:

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]

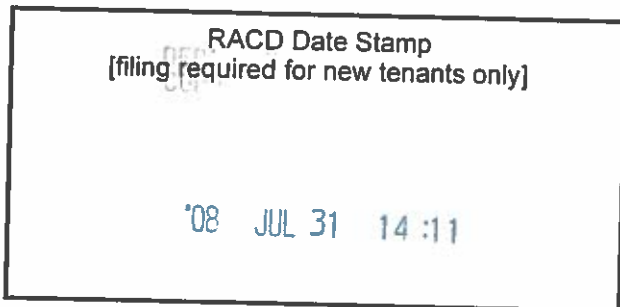
 Owner/Agent

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



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

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]

Tenant

[Signature]

Owner/Agent

Date: 06/30/08

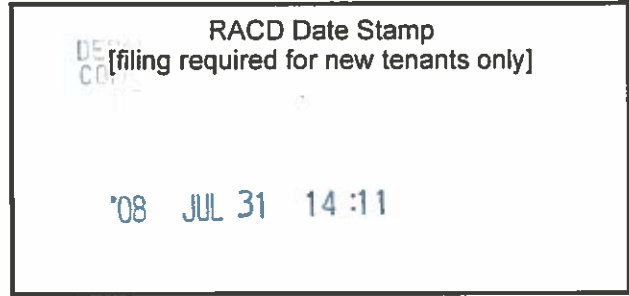
Date: 6/30/08

[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 |

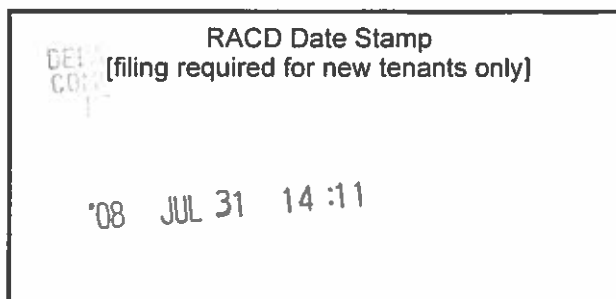
Disclosed to tenant on 07/03/2008 by [check as applicable] delivery to tenant [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

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

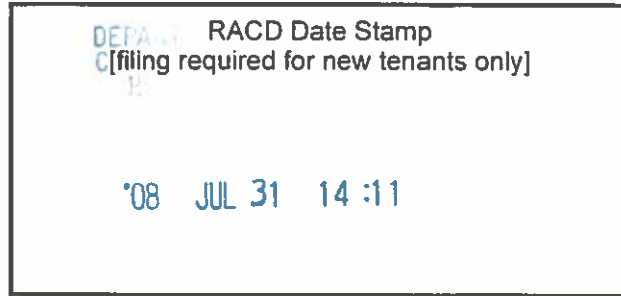
Date: 05107108

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.

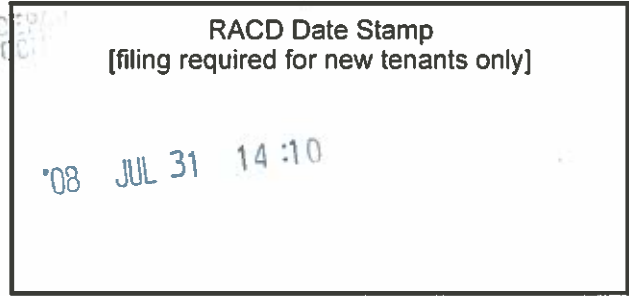
V. Bachireddy _____ *W. Joseph* _____

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

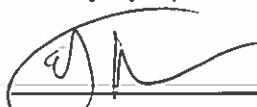
The increases in rent charged for the rental unit for the preceding three years up to the current rent charged, along with the basis of each increase, are as follows:

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 [] in person/ [] at unit with person of suitable age & discretion/ [] mail.



Tenant

Date:

7/1/08



Owner/Agent

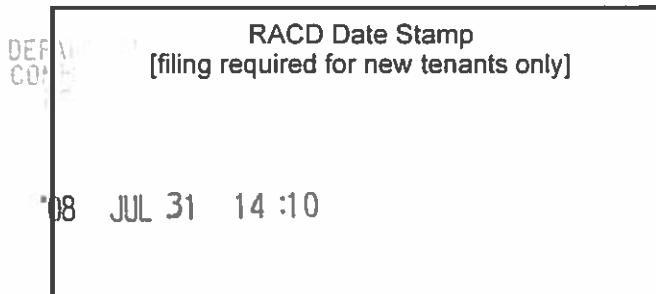
Date:

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)

Handwritten initials

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.

[Handwritten signature]

[Handwritten signature]

Tenant

Owner/Agent

Date:

7/21/08

Date:

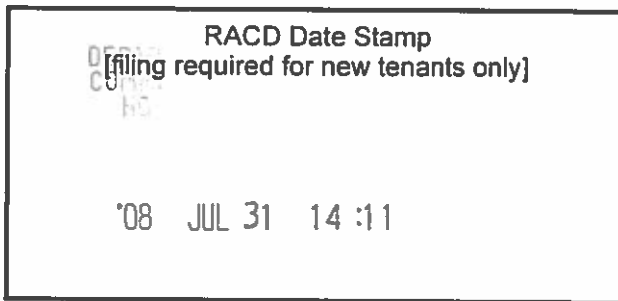
7/21/08

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RACD Form 3 (rev 8/06)

07/21/08

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

RACD Date Stamp
[filing required for new tenants only]

JB

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

U Joseph

Tenant

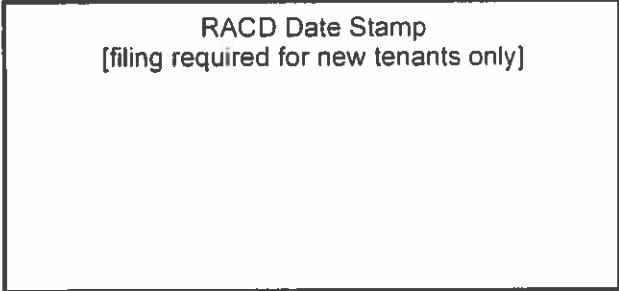
Owner/Agent

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

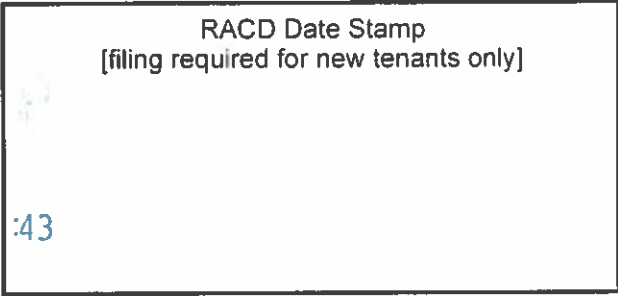
Tenant

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.



Edgeworth 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

RACD Date Stamp [filing required for new tenants only]
--

Natalie Rusch, Alaina Goldense
3003 Van Ness Street, N.W. Apt # S803
Washington, DC 20008

Registration No.: 39605235

08 AUG -7 15:15

Disclosure of Basis of Rent Charged

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure to each new tenant not later than fifteen days after the commencement 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

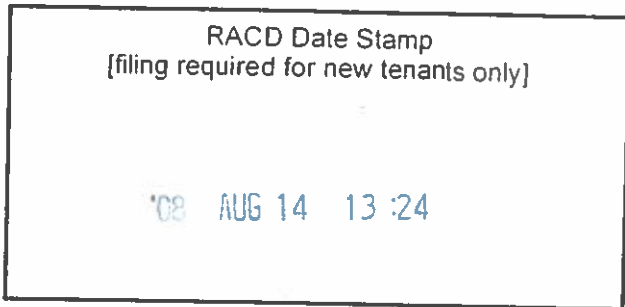
AUG 07 2008

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 [X] in person/ [] at unit with person of suitable age & discretion/ [] mail.

Elisabeth Merrill

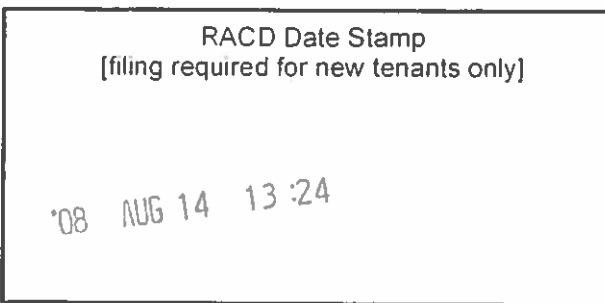
Tenant Martin Solano
Date: 8/1/08

[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

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

BB

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]

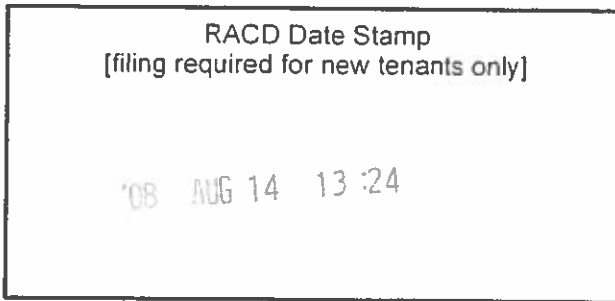
Owner/Agent

Date:

8/5/08

RACD Form 3 (rev 8/06)

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
 Tenant

 Owner/Agent

Date: 8/02/08

Date: 8/2/08

RACD Form 3 (rev 8/06)

Name: Cathy [Handwritten]
 Date: 8-2-08

96

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202

RACD Date Stamp
 [filing required for new tenants only]

AUG 28 14 :44

Odile Gabay
 3003 Van Ness Street, N.W. Apt # W902
 Washington, DC 20008

'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 \$ 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.

Odile Gabay

 Tenant

W. 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

RB

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.

 _____ U. Joseph _____
 Tenant _____ Owner/Agent _____

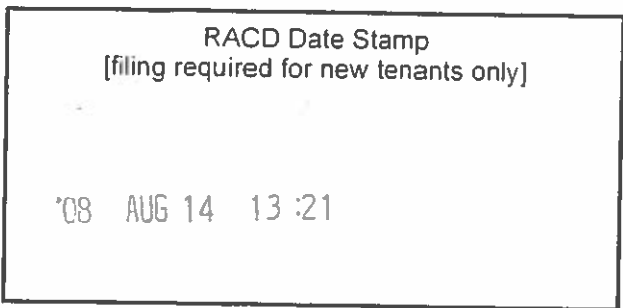
Date: 8/6/08 _____ Date: 8/6/08 _____
 Tenant _____ Owner/Agent _____

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.

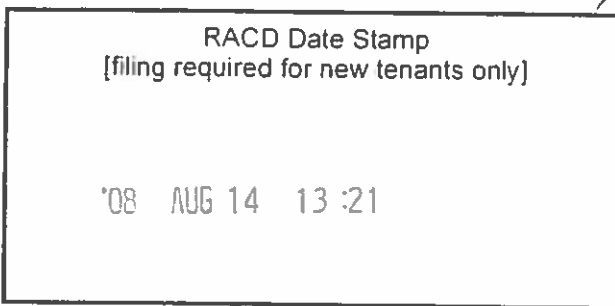
Tenant

Owner/Agent

Date: 08/11/08

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.

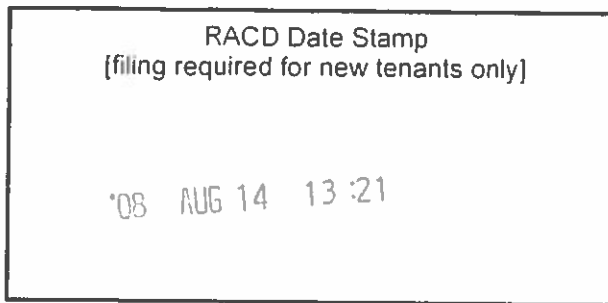
Abel Moreno Evelyn M. Colon Ariza Kathy

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.

 Tenant
 Date: 7/31/08

 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.

[Signature]

U. Joseph

Tenant

Owner/Agent

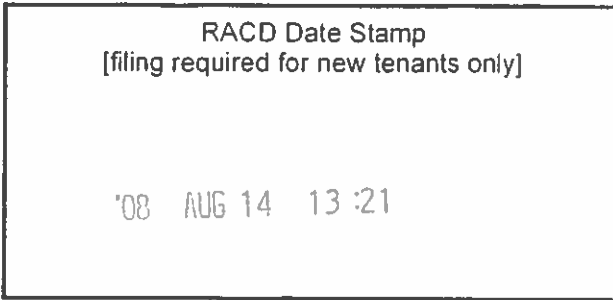
Date: 8/6/08

Date: 8/6/08

RACD Form 3 (rev 8/06)

AS

Smith Property Holdings Van Ness LP
 2345 Crystal Drive
 Arlington, VA 22202



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

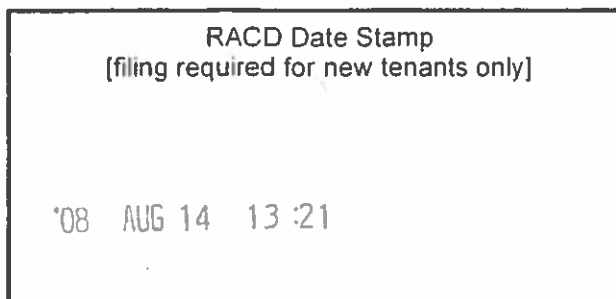
 Tenant
 Date: 8/7/08

[Signature]

 Owner/Agent
 Date: 8/7/08

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

RACD Date Stamp
 [filing required for new tenants only]

*08 AUG 14 13:21

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.

[Signature]
 Tenant

[Signature]
 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

RACD Date Stamp
[filing required for new tenants only]

'08 AUG 14 13:21

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.

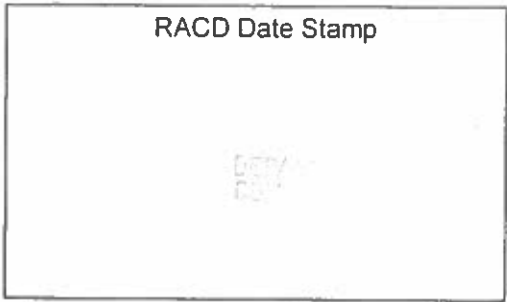
Serena McIntosh _____ ~~Kadon~~ _____
 Tenant Owner/Agent

Date: 7/18/08 _____ Date: 8/9/08 _____

RACD Form 3 (rev 8/06)

Ann Pearlman
 Name
7/18/08
 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



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.

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

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.

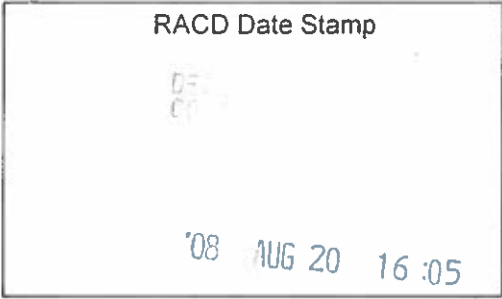
Signature of Owner/Agent

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)

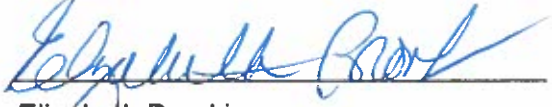
Sections of Act: 208(h)(2) = CPI-based; 210 = capital improvement; 211 = services & facilities; 212 = hardship; 214 = substantial rehabilitation; 215 = voluntary agreement.

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:

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.dhra.dc.gov.



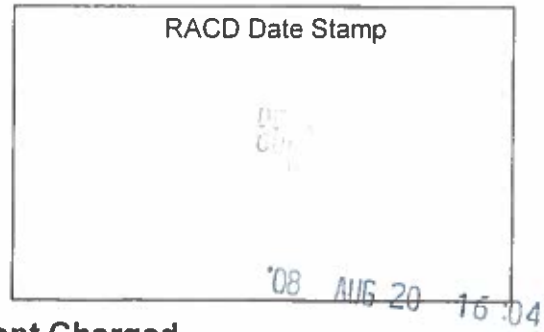
Signature of Owner/Agent

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
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: *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 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%.

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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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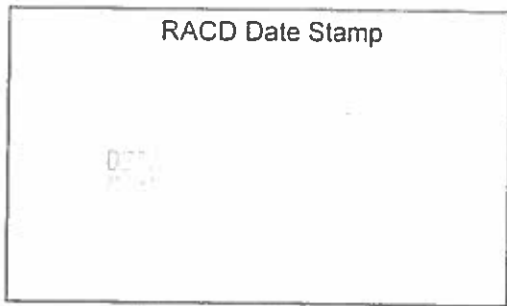
Archstone Communities LLC

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.
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AUG 20 2008

Date: _____

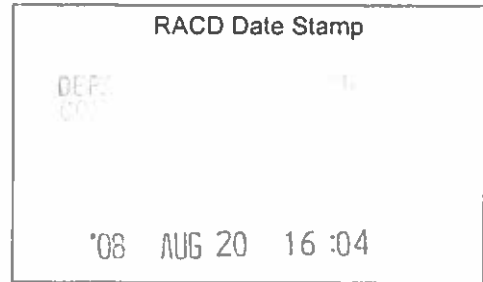
Signature: _____

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



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)