

## PREFERRED VENDOR LIST

### ESCROW/TITLE INSURANCE

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#### Old Republic Title Company

265 Montgomery St San Francisco, CA 94104

Annie Nobile - Tel: 415-421-9770 / C: 415-249-4862 / [anobile@ortc.com](mailto:anobile@ortc.com)

### LENDERS

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#### Hyperion Financial Services

1594 Sanchez St San Francisco, CA 94131

Charlie Sosa - Tel: 415-265-3845 / F: 866-495-2478 / [csosa@hyperionfs.com](mailto:csosa@hyperionfs.com)

#### First Republic Bank

111 Pine St San Francisco, CA 94111

Carmen Castro - Tel: 415-296-3713 / C: 415-716-6703 / [ccastro@firstrepublic.com](mailto:ccastro@firstrepublic.com)

#### JP Morgan Chase

2730 Sand Hill Road Menlo Park, CA 94025

Ingrid Marlow - 650-737-6212 / C: 415-722-0050 / [Ingrid.marlow@chase.com](mailto:Ingrid.marlow@chase.com)

#### Harris Commercial Advisors

2071 Antioch Ct Suite 203 Oakland, CA 94611

Kris Lynds - Tel: 510-339-7100 x1 / C: 415-519-4706 / [klynds@harrisca.com](mailto:klynds@harrisca.com)

#### Union Bank

99 Almaden Blvd Suite 200 San Jose, CA 95113

Steve Sleeper - Tel: 408-279-7773 / C: 510-882-0939 / [steve.sleeper@unionbank.com](mailto:steve.sleeper@unionbank.com)

#### US Bank

Ben Vanderford 650-367-5404 / C: 510-825-0387 / [benjamin.vanderford@usbank.com](mailto:benjamin.vanderford@usbank.com)

#### JP Morgan Financial

Jim Pappageorge 925-957-0066 / 925-519-8181 cell / [jim@jpmortgagefinancial.com](mailto:jim@jpmortgagefinancial.com)

### PROPERTY MANAGEMENT

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#### Chandler Properties

2799 California St San Francisco, CA 94115

Carolyn Chandler - 415-921-5733 / C: 415-509-6230 / [cc@chandlerproperties.com](mailto:cc@chandlerproperties.com)

#### Gaetani Real Estate, Inc. AMO®

4444 Geary Blvd San Francisco, CA 94118

Paul Gaetani - 415-688-1202 / [paul@gaetanirealestate.com](mailto:paul@gaetanirealestate.com)

### RENTAL AGENTS

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RentMethod - Greg Sirotek - 415-335-6814 / [leasing@rentmethod.com](mailto:leasing@rentmethod.com)

### INSURANCE

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#### Commercial Coverage Insurance Agency

1119 Market St 3<sup>rd</sup> Floor San Francisco, CA 94103

PJ Tradelius - 415-436-9800 / C: 415-335-5141 / [pjtrade@comvov.com](mailto:pjtrade@comvov.com)

Emmet Hollins - 415-436-9800 x320 / [emmet@comcov.com](mailto:emmet@comcov.com)

### LANDLORD REAL ESTATE ATTORNEYS

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#### Wasserman Stern Real Estate Attorney's

2960 Van Ness Ave San Francisco, CA 94109

David Wasserman - 415-567-9600 / C: 415-238-6243 / [dwasserman@wassermanstern.com](mailto:dwasserman@wassermanstern.com)

**Law Offices of Saul Ferster**

1390 Market St # 1204 San Francisco, CA 94102  
Saul Ferster – 415-863-2678 / Fax: 415-522-0513 / [fersterlaw@yahoo.com](mailto:fersterlaw@yahoo.com)

**CONTRACTORS**

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**Diverse inspection Service** – Evan Donaldson 415-665-8288 / [diverseinspections@sbcglobal.net](mailto:diverseinspections@sbcglobal.net)

**SJ Gogol Construction** – Steve Gogol - 415-333—9733 / [sjgogol@att.net](mailto:sjgogol@att.net)

**DCS Construction Services, Inc.** - Dave Sierra - 415-931-9365 / C: 415-987-7572 / [sierradcs@aol.com](mailto:sierradcs@aol.com)

**GCIS - General Contractors Inspection Service** – Peter Goodman - 415-822-9090 / [peter@gcisnow.com](mailto:peter@gcisnow.com)

**Frank McCann Inspection Service, Inc.** – Frank McCann - 415-647-3376 / [mccanninspections@gamil.com](mailto:mccanninspections@gamil.com)

**Milazzo Inspection Services** - Dave Milazzo - 415-821-7927

**L&W Environmental Construction Svcs** (Tank Removals) – George Wilson (415) 822-4555 / [georgewilson@hughes.net](mailto:georgewilson@hughes.net)

**Golden Gate Tank Removal Inc.** – Tim Hallen – 415-512-1555 / [tim@ggtr.com](mailto:tim@ggtr.com)

**JCP-LGS Disclosures - First American Title Co** - Annette Lundberg - 714-250-1839 / [allundberg@firstam.com](mailto:allundberg@firstam.com)

**ENERGY, WATER & SMOKE ORDINANCE**

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**SDI Insulation** - Steve Delorenzi - 650-875-1628 / [sdelorenzi@sdi-insulation.com](mailto:sdelorenzi@sdi-insulation.com)

**Save Energy Inspections** - Bridget Dickinson - 415-824-6010 x 201

**PEST CONTROL**

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**Markoff Pest Control** - Stan Miller - 650-222-6749 / 650-992-8900 / [markofftermite@aol.com](mailto:markofftermite@aol.com)

**Lingruen Associates Pest Control** – David Bier - 415-822-2324

**DEPT OF BUILDING INSPECTION**

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3R Report / Customer Service Division - 415-558-6081/3R online submission 415-558-6222 / [dbionlineservices@sfgov.org](mailto:dbionlineservices@sfgov.org)

**TAX RATES – SAN FRANCISCO**

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Tax Rate (2014-2015) - 1.1880%

**TRANSFER TAXES - SAN FRANCISCO**

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Thru \$250,000 .....	\$5 per thousand
\$250K to \$999,999.....	\$6.80 per thousand
\$1Million to \$4,999,999.....	\$7.50 per thousand
\$5Million to \$9,999,999.....	\$20 per thousand or 2%
\$10 Million or more.....	\$25 per thousand or 2.5%

**RENT INCREASES – SAN FRANCISCO**

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2013-2014 Rent Increase - **1.0%** - effective March 1, 2014 to February 28, 2015

**SECURITY DEPOSIT INTEREST – SAN FRANCISCO**

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2012-2013 Rate of interest owed on deposits - **0.4%** for the period March 1, 2013 through February 28, 2014