WIBOSCOC

# RENT REASONABLENESS CHECKLIST AND CERTIFICATION

| | Proposed Unit | Unit #1 | Unit #2 | Unit #3 |
|---|---|---|---|---|
| Address | | | | |
| Number of Bedrooms | | | | |
| Square Feet | | | | |
| Type of Unit/Construction | | | | |
| Housing Condition | | | | |
| Location/Accessibility | | | | |
| Amenities<br><br>Unit:<br><br>Site:<br><br>Neighborhood: | | | | |
| Age in Years | | | | |
| Utilities (type) | | | | |
| Unit Rent<br>Utility Allowance<br>Gross Rent | | | | |
| Handicap Accessible? | | | | |

CERTIFICATION:
A. Compliance with Payment Standard

_____  +  _____  =  _____
Proposed Contract Rent   +   Utility Allowance   =   Proposed Gross Rent

Approved rent does not exceed applicable Payment Standard of $_____.

B. Rent Reasonableness

Based upon a comparison with rents for comparable units, I have determined that the proposed rent for the unit   [   ] is   [   ] is not reasonable.

☐ Supporting documentation for comparable units attached.

**Fair Market Rent**: **HTTPS://WWW.HUDUSER.GOV/PORTAL/DATASETS/FMR.HTML**
*DATA FOR FAIR MARKET RENT SHOULD BE OBTAINED FROM THE ABOVE WEBSITE.*

County unit is located:_____  Year: _____

Unit size: _____     Posted FMR for unit size: _____  Proposed unit rent: _____

Based upon current FMR, the proposed unit [   ]meets or [   ]exceeds the payment standard amount.

| Name: | Signature: | Date: |
|---|---|---|

Rent Reasonableness

HUD's rent reasonableness standard is designed to ensure that rents being paid are reasonable in relation to rents being charged for comparable unassisted units in the same market. Recipients and subrecipients should have a procedure in place to ensure that compliance with rent reasonableness standards is documented prior to an executing the lease for an assisted unit. Under the CoC Program, all units and structures for which rent is paid must be reasonable.

Fair Market Rent

HUD establishes FMRs to determine payment standards or rent ceilings for HUD-funded programs that provide housing assistance.  The FMR standard is applied to ensure that a reasonable supply of adequate but modest rental housing is accessible to program participants. To accomplish this objective, FMRs must be high enough to permit a selection of units and neighborhoods and low enough to maximize the number of low-income families that can be served.