

- Comparison units must all be in same ZIP code/neighborhood as HUD unit.
- None may be other HUD units.
- If possible, 1 should be in same building.

RENT REASONABLENESS CHECKLIST AND CERTIFICATION

	Proposed Unit	Unit #1	Unit #2	Unit #3
Address	Include unit # in address!			
Number of Bedrooms	Must be the same for all four units!*			
Square Feet	required			
Type of Unit/Construction	Apartment building, duplex, single family home			
Housing Condition	Excellent, good, fair, poor			
Location/Accessibility	?			
Amenities	Blank ----->			
Unit:	Unit amenities (cable TV, porch, window AC unit, etc.)			
Site:	Site amenities (laundry room, elevator, etc.)			
Neighborhood:	Neighborhood amenities (near public transportation, library, etc.)			
Age in Years				
Utilities (type)	This is utilities <u>included</u> in the rent			
Unit Rent	HUD unit rent on lease			
Utility Allowance	optional			
Gross Rent				
Handicap Accessible?				

CERTIFICATION:

* May compare SRO to studios If needed

A. Compliance with Payment Standard

HUD unit rent on lease

Proposed Contract Rent + Utility Allowance = Proposed Gross Rent

Approved rent does not exceed applicable Payment Standard of

\$ _____ Payment standard = average of unit rents of three comparison apartments

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

Check [] is reasonable only if Payment Standard is equal to or above HUD rent

Name:	Signature:	Date:
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Print staff name

Staff signature

Date is required.

Must be less than 365 days since last certification