

4.1 NC ESG RENT REASONABLENESS CHECKLIST AND CERTIFICATION

The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units. 24 CFR 574.320 (a)(3). Fair Market Rent Calculator:

<https://www.huduser.gov/portal/datasets/fmr.html>

ESG Client HMIS/Comparable Database # _____	Proposed Unit	Unit #1	Unit #2	Unit #3
Address				
Number of Bedrooms				
Square Feet				
Type of Unit/Construction				
Housing Condition				
Location/Accessibility				
Amenities Unit: Site: Neighborhood:				
Age in Years				
Utilities (type)				
Unit Rent Utility Allowance Gross Rent				
Handicap Accessible?				
Most Recently Charged Rent for Proposed Unit		Reason for Change (if any)		

I certify that I am not a HUD certified inspector and I have evaluated the property located at the above address to the best of my ability and find the following:

CERTIFICATION:

A. Compliance with Payment Standard

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

Approved rent does not exceed Fair Market Rent 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.

Name: _____ Signature: _____ Date: _____