

## Rent Reasonableness Form

Participant Name: \_\_\_\_\_ HMIS or VSP #: \_\_\_\_\_

Agency: \_\_\_\_\_

**INSTRUCTIONS:** The Rent Reasonableness Certification is meant to ensure that the total rent (including utilities) being charged for a unit is "reasonable" compared to the rents being charged for similar un-assisted units in the same area during the same timeframe. The rent must meet certain standards and cannot exceed 120% of HUD's published Fair Market Rent (FMR) rates. If the reasonable rent is higher than 120% FMR, the program can pay up to the reasonable rent. When looking for comparable rent, the rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units based on location (within 3-5 miles of the identified unit), quality, size, type, age of unit, and any amenities provided by the owner. Determination of rent reasonableness is required before entering a lease or making any financial payments on a unit.

### FMR REGULATIONS

**For programs funded by HUD CoC:** Program must use [Fair Market Rent \(FMR\) for the City of Long Beach](#)

**For programs not funded by HUD CoC:** Programs must use [Small Area Fair Market Rent \(FMR\) for the City of Long Beach](#)

**Utility Allowance:** If utilities are not included in the rent but are the responsibility of the participant, a utility allowance must be included in the total gross rent amount. Please see the calculation noted in the "Rent Reasonableness Certification" section below. Programs are required to use [Long Beach Housing Authority Utility Allowance Schedule](#).

**For Contractors Using Leasing Funds to Lease a Structure:** If the program uses funds to lease a structure that provides housing or supportive services to homeless persons, you cannot exceed the FMR even if the reasonable rent is higher. Please see [HUDs Leasing Requirements 24 CFR 578.49 \(a\)](#). Additionally, leasing funds cannot be used to lease units or structures owned by:

- The recipient or subrecipient, parent or related organizations, or organizations in a partnership that owns the structure

	Proposed Unit	Comparable Unit 1	Comparable Unit 2	Comparable Unit 3 (optional)
Unit Address				
# of Bedrooms				
Unit Sq. Feet				
Age of Building				
Housing Condition				

<i>Amenities within Unit</i>	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Furniture <input type="checkbox"/> A/C <input type="checkbox"/> Other:	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Furniture <input type="checkbox"/> A/C <input type="checkbox"/> Other:	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Furniture <input type="checkbox"/> A/C <input type="checkbox"/> Other:	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Furniture <input type="checkbox"/> A/C <input type="checkbox"/> Other:
<i>Amenities in Building</i>	<input type="checkbox"/> Laundry Room <input type="checkbox"/> On-site Parking <input type="checkbox"/> Pool <input type="checkbox"/> Patio Area <input type="checkbox"/> Fitness Center <input type="checkbox"/> Other:	<input type="checkbox"/> Laundry Room <input type="checkbox"/> On-site Parking <input type="checkbox"/> Pool <input type="checkbox"/> Patio Area <input type="checkbox"/> Fitness Center <input type="checkbox"/> Other:	<input type="checkbox"/> Laundry Room <input type="checkbox"/> On-site Parking <input type="checkbox"/> Pool <input type="checkbox"/> Patio Area <input type="checkbox"/> Fitness Center <input type="checkbox"/> Other:	<input type="checkbox"/> Laundry Room <input type="checkbox"/> On-site Parking <input type="checkbox"/> Pool <input type="checkbox"/> Patio Area <input type="checkbox"/> Fitness Center <input type="checkbox"/> Other:
<i>Neighborhood Amenities</i>	<input type="checkbox"/> Public Transportation <input type="checkbox"/> Grocery Stores <input type="checkbox"/> School <input type="checkbox"/> Parks <input type="checkbox"/> Other:	<input type="checkbox"/> Public Transportation <input type="checkbox"/> Grocery Stores <input type="checkbox"/> School <input type="checkbox"/> Parks <input type="checkbox"/> Other:	<input type="checkbox"/> Public Transportation <input type="checkbox"/> Grocery Stores <input type="checkbox"/> School <input type="checkbox"/> Parks <input type="checkbox"/> Other:	<input type="checkbox"/> Public Transportation <input type="checkbox"/> Grocery Stores <input type="checkbox"/> School <input type="checkbox"/> Parks <input type="checkbox"/> Other:
<i>Utilities Included in the Rent</i>	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Trash/Sewer <input type="checkbox"/> Water <input type="checkbox"/> Other:	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Trash/Sewer <input type="checkbox"/> Water <input type="checkbox"/> Other:	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Trash/Sewer <input type="checkbox"/> Water <input type="checkbox"/> Other:	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Trash/Sewer <input type="checkbox"/> Water <input type="checkbox"/> Other:
<i>Utility Allowance Amount</i>				
<i>Proposed Gross Rent Amount</i>				

**RENT REASONABLENESS CERTIFICATION**

Property Address: \_\_\_\_\_

Proposed Unit Gross Rent: \_\_\_\_\_ 120% FMR Amount: \_\_\_\_\_

Property is at or below 120% FMR: ☐ Yes ☐ No

<p><b>RENT REASONABLENESS CALCULATION:</b></p> <div style="text-align: right; margin-right: 50px;">           _____ + _____ = _____  <b>Proposed Gross Rent      Utility Allowance      Total Gross Rent</b> </div>
<p>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. I confirm that the proposed unit gross rent meets HUD's rent reasonableness standards.</p>
<p>Case Manager's Name: _____ Date: _____</p>
<p>Case Manager's Signature: _____</p>