

**FAIR MARKET RENT AND RENT REASONABLENESS CALCULATIONS**  
Continuum of Care and HOME Programs

There are **2 separate calculations** to determine if rent is allowable under HUD rules. Complete this form for each leased unit. Complete a new form annually, every time there is a change (e.g., FMR updates or rent increases).

Landlord and Address \_\_\_\_\_

Client CSP ID \_\_\_\_\_

Proposed monthly rent \_\_\_\_\_ Number of eligible bedrooms per household size \_\_\_\_\_

Utility allowance \_\_\_\_\_ **Total Rent** (rent + utility allowance) \_\_\_\_\_  
Per HUD-52667

**FAIR MARKET RENT (FMR)**

**FMR** \_\_\_\_\_

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

FMR includes utilities

**Total Rent** is at or under **FMR** \_\_\_\_\_ (yes or no) If no, amount over **FMR** \_\_\_\_\_

If the **Total Rent** is above **FMR**, you can use federal funds to pay the **FMR** amount only. The amount over FMR can be paid with non-federal funds, if available. You cannot use Match or Program Income to pay for the amount over FMR.

**RENT REASONABLENESS**

Identify 3 comparable units. The comparable units must have the number of bedrooms the client is eligible for, must be in the same area as the proposed unit, and must have similar amenities.

	Unit #1	Unit #2	Unit #3
Address			
Number of bedrooms			
Square feet			
Type of unit			
Amenities (unit/location/neighborhood)			
Year built			
Utilities that are included			
Rent			
Utility allowance for utilities that are not included			
<b>Total Rent</b> (rent + utility allowance)			

**Average Total Rent** of 3 comparable units \_\_\_\_\_

**Total Rent** is lower than or no more than \$50 higher than the **Average Total Rent** \_\_\_\_\_ (yes or no)

If the **Total Rent** is more than \$50 higher than the **Average Total Rent**, the unit is not rent reasonable and **the entire rent is ineligible**. We cannot use federal funds to pay for any rent that is not rent reasonable. You **CANNOT** use the unit for this program.

Rent is reasonable \_\_\_\_\_ (yes or no) Date \_\_\_\_\_

Name (printed) \_\_\_\_\_ Signature \_\_\_\_\_