

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 REASONABILITY

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			
Total Rent (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 _____