



FOR OFFICE USE ONLY
 Housing Program HCVP
 Specialist
 Client No.

RENT REASONABLE ASSESSMENT SHEET

CMHA is required to assess whether the proposed rent for your unit is reasonable in comparison to rents for similar unassisted units within its local market. CMHA's Rent Reasonableness assessment is based on the information you provide on this sheet. Your signature below certifies that the statements made on this form are true and accurate. If the CMHA is unable to verify the information provided, CMHA will re-assess the proposed contract rent. This could result in a lower contract rent, which will delay the processing of the Request for Tenancy Approval (RTA). Based on the information below, a point value will be assigned to your property for the for the rent reasonable assessment.

I am providing the information below in order to expedite the Rent Reasonableness process.

The Unit:
 Current Contract Rent: _____ Square Footage: _____ Do you provide onsite maintenance? ____
 Number of Bedrooms: ____ Number of Full Bathrooms: ____ # of Half-Baths: ____
 Has the unit recently been updated? Y N Please list updates: _____

Property Amenities: <i>(check only those that apply)</i>		
<input type="checkbox"/> Basement/Attic	<input type="checkbox"/> Business Fitness Center	<input type="checkbox"/> Cable/Internet Ready
<input type="checkbox"/> Carpeting	<input type="checkbox"/> Ceiling Fans	<input type="checkbox"/> Central A/C Unit
<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Covered/Off Street Parking	<input type="checkbox"/> Deck/Balcony/Patio
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Elevator	<input type="checkbox"/> Energy Efficient Cert Unit
<input type="checkbox"/> Fenced	<input type="checkbox"/> Garage	<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> Handicapped Accessible	<input type="checkbox"/> Hardwood Floors	<input type="checkbox"/> Laundry Facilities
<input type="checkbox"/> Modern Appliances	<input type="checkbox"/> Playground/Court	<input type="checkbox"/> Pool
<input type="checkbox"/> Range	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Security System
<input type="checkbox"/> Storage	<input type="checkbox"/> Washer/Dryer Hookup	<input type="checkbox"/> Window A/C Unit
<input type="checkbox"/> Working Fire Place	<input type="checkbox"/> Yard Sprinkler System	<input type="checkbox"/> Other Amenities: _____

My signature below certifies that the statements made on this form are true and correct. I understand that if the CMHA is unable to verify the information provided, CMHA will re-assess the proposed contract rent, which may delay the processing of contract approval.

 Property owner/manager's signature

 Date

This form may be e-mailed to hcvhelp@cintimha.com

WARNING: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



The Rent Reasonableness System takes into account various indicators, some of which are defined:

Unit Condition:

Excellent – exceed HQS, new construction, recent renovations, or major rehabilitation
 Good – meets HQS with upgrades - **AVERAGE**
 Fair – barely meets HQS or minimum repairs needed to meet HQS
 Poor – many repairs needed to meet HQS

Unit Size – Select size from drop-down menu using square footage charge below:

Square Footage	Efficiency	Square Footage	One Bedroom	Square Footage	Two Bedroom
0-450	Small	0-500	Small	0-650	Small
451-600	Medium	501-750	Medium	651-950	Medium
601+	Large	751+	Large	951+	Large
Square Footage	Three Bedroom	Square Footage	Four Bedroom	Square Footage	Five Bedroom
0-1000	Small	0-1300	Small	0-1500	Small
1001-1500	Medium	1301-1850	Medium	1501-1950	Medium
1500+	Large	1851+	Large	1951+	Large

Location – Rental Market Value (RMV)

Determining the correct RMV of the location of the assisted unit is key to an accurate rent determination. You must view a 1-3 block radius immediately surrounding the unit and select one of the choices below:

High – (above average neighborhood) Communities in the most favorable locations. These communities are usually newer construction or larger homes with superior upgrades that may have additional community/association amenities such as recreational facilities. Individual properties would include state-of-the-art systems, modern appliances, and/or superior quality finishes.

Medium – (average neighborhood) Intermediate communities. These include communities that may be slightly less favorable than the high rental market value community. These communities may include newer, larger homes or older homes which may include quality finishes. These communities might have additional community/association amenities such as fitness center, swimming pool and recreational courts. Properties would include adequate systems and appliances.

Low – (below average neighborhood) Ranges from minimal to depleted or impoverished communities. Minimal communities often include older, smaller homes in good condition and that are usually the first home that a person/family can afford to purchase (starter-homes). These neighborhoods may include community amenities such as community parks or swimming pools. Depleted or impoverished communities which may include much older communities where there is a disproportionately large amount of crime. These communities may include homes that are in bad physical condition, have been abandoned or vandalized.