Nebraska Homeless Assistance Program (NHAP)

Rent Reasonableness Checklist and Recertification

Rent Reasonableness (RR) comparison chart: The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market. 24 CFR 574.320 (a)(3)

**NHAP Statewide Rent Reasonableness Standard:** Total rents of comparable units should be averaged and must be within 10% of the total rent of the proposed unit to qualify as reasonable. The rent for the proposed unit must be the LESSOR of FMV **and** RR of average of comparable units. See corresponding instructions for further guidance.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   | **Proposed Unit** | Unit #1 | Unit #2 | Unit #3 |
| Address |   |   |   |   |
| Number of Bedrooms |   |   |   |   |
| Square Feet |   |   |   |   |
| Type of Unit/Construction |   |   |   |   |
| Housing Condition |   |   |   |   |
| Amenities  |   |   |   |   |
| Unit: |
| Site: |
| Neighborhood: |
| Age in Years |   |   |   |   |
| Utilities (type/s) |   |   |   |   |
| Handicap Accessible? |   |   |   |   |
| Other  |   |   |   |   |
| **Monthly Rent** | $ | $ | $ | $ |
| **+** **Fees Required by Lease** (excludes late fees & pet fees) | $ | $ | $ | $ |
| **+** **Utility Allowance** (if utilities not included in rent; refer to utility allowance schedule from local public housing authority.) | $ | $ | $ | $ |
| **Total Rent**  | $ | $ | $ | $ |
| **Average of Comparable Units** | $ |
| **Rent Reasonableness Standard** **(up to 10% above the average of comparable rents)** | $ |

**HUD Fair Market Rent**: $ \_\_\_\_\_\_\_\_\_\_\_\_\_ (<https://www.huduser.gov/portal/datasets/fmr.html>)

**Certification**: The rent for the unit assisted must not exceed the **lessor** of the FMR and the NHAP rent reasonableness standard. I certify that the rental assistance provided meets the HUD regulations.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Name: |  | Signature: |  | Date: |  |

**Completed form must be in the case file to document rent reasonableness**