**4.1 NC ESG RENT REASONABLENESS CHECKLIST AND CERTIFICATION**

The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units. 24 CFR 574.320 (a)(3). Fair Market Rent Calculator: <https://www.huduser.gov/portal/datasets/fmr.html>

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ESG Client HMIS/Comparable Database # \_\_\_\_\_\_\_\_\_ | Proposed Unit | Unit #1 | Unit #2 | Unit #3 |
| Address |  |  |  |  |
| Number of Bedrooms |  |  |  |  |
| Square Feet |  |  |  |  |
| Type of Unit/Construction |  |  |  |  |
| Housing Condition |  |  |  |  |
| Location/Accessibility |  |  |  |  |
| Amenities Unit:  Site:  Neighborhood: |  |  |  |  |
| Age in Years |  |  |  |  |
| Utilities (type) |  |  |  |  |
| Unit Rent  Utility Allowance Gross Rent |  |  |  |  |
| Handicap Accessible? |  |  |  |  |
| Most Recently Charged Rent for Proposed Unit |  | Reason for Change (if any) |  | |

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 and find the following:

CERTIFICATION:

1. Compliance with Payment Standard

Proposed Contract Rent + Utility Allowance = Proposed Gross Rent

Approved rent does not exceed Fair Market Rent of $ .

1. Rent Reasonableness

Based upon a comparison with rents for comparable units, I have determined that the proposed rent for the unit IS IS NOT reasonable.

Name:

Signature:

Date: