

**CHHGP RENT REASONABLENESS CHECKLIST AND
CERTIFICATION**

Household name:	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?				

Please describe the source(s) of the above information:

CERTIFICATION:

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:
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CHHGP Rent Reasonableness Checklist Definitions:

Address: unit address, including city and zip code

Number of bedrooms: include all legal bedrooms

Square feet: include livable square feet

Type of Unit/ Construction: Apartment, Duplex, single family home, etc / 1 story, 2 story, multi unit complex, etc.

Housing Condition: (poor, good, excellent)? Compare units of similar condition.

Location/ Accessibility: Neighborhood, area of city / Is unit accessible for clients needs (i.e. if client needs public transportation do all compared units meet the same level of accessibility)

Amenities: Items above a base housing unit (i.e. washer and dryer in unit, garage). Compare units with similar amenities. Are amenities available on unit, site or neighborhood?

Year unit was built: This should be obtained from the Spokane County Assessors site. Compare units of similar age.

Utilities (type): What type of utilities are in unit (gas, electric, oil, propane, etc)

Unit rent: Cost of unit

Utility Allowance: list total allowance client receives for utilities

Gross rent: Cost of unit + utility allowance

Handicap Accessible? Does the unit meet the ADA requirements for a handicapped unit?

DATA SOURCES

Below are appropriate sources of rental housing data that can be used in establishing comparable rents.

Real Estate Advertisements and Contacts: Ads in newspapers or online are simple ways to find comparable rents. The following are potential sources of information:

- Newspaper ads (including internet versions of newspaper ads);
- Weekly or monthly neighborhood or shopper newspapers that have rental listings;
- "For Rent" signs in windows or on lawns;
- Real estate agents; and
- Property management companies that handle rental property.
- Rental Listing websites including:
 - www.apartmentguide.com
 - www.onestophousing.org
 - www.apartments.com
 - www.forrentmag.com
 - <http://www.move.com/apartments/main.aspx>

Public Sources of Data: There may be organizations within the grantee state, county, or city that collect and aggregate data on the rental housing stock, such as a State or local Public Housing Authority (PHA) or the local Chamber of Commerce.