Iowa Statewide Emergency Solutions Grant (ESG) Program

HOMELESSNESS PREVENTION OR RAPID REHOUSING

RENT REASONABLENESS CHECKLIST AND CERTIFICATION

(updated 12/23/15)

Iowa Statewide ESG Policy (unless agency has written alternative policy): To qualify as “reasonable,” the proposed unit’s Total Rent cannot be more than 10% above the average total rent of the comparable units. Documentation must be included in the client file.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **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)** |  |  |  |  |
| **Handicap Accessible?** |  |  |  |  |
| **Other** |  |  |  |  |
| **Landlord Information:Name, address, phone:** |  |  |  |  |
| 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: 10% above average OR $50 above average: $\_\_\_\_\_\_\_\_\_\_** |

**FAIR MARKET RENT: $\_\_\_\_\_\_\_\_**

**Is the** Total Rent **above for the proposed unit:**

1. **Less than Fair Market Rent? \_\_\_\_\_\_\_\_ YES \_\_\_\_\_\_\_\_\_ NO**
2. **Less than Rent Reasonableness standard? \_\_\_\_\_\_\_\_ YES \_\_\_\_\_\_\_\_ NO**

BOTH answers above must be YES for unit to be allowed. Allowed? \_\_\_\_\_ YES \_\_\_\_\_ NO

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_

Name Signature date