

## Request for Rent Reasonableness

Name of Family \_\_\_\_\_

Street Address of Assisted Unit \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Please check each item that applies to the unit that is provided by the owner:

_____ Cable included	_____ Garbage Disposal	_____ Lawn Care
_____ Ceiling fans	_____ Microwave	_____ Pest Control
_____ Dryer	_____ Range	_____ Trash Included
_____ Washing Machine	_____ Refrigerator	_____ Additional Full Bath
_____ Washer/Dryer hookup	_____ Balcony	_____ Additional Half Bath
_____ Onsite Laundry	_____ Pool	_____ Garage
_____ Dishwasher	_____ Gated Community	

Contract Rent Amount \$ \_\_\_\_\_

If applicable for a rent increase:

Proposed Increased Rent \$ \_\_\_\_\_ Proposed Effective Date of Increase \_\_\_\_\_

Square Footage of Unit: \_\_\_\_\_ Property Type: \_\_\_\_\_

Number of Bedrooms: \_\_\_\_\_ Family Voucher Size: \_\_\_\_\_

Year Built: \_\_\_\_\_ Rating: \_\_\_\_\_

Electric paid by: Owner \_\_\_\_\_ Tenant \_\_\_\_\_

Water and Sewer paid by: Owner \_\_\_\_\_ Tenant \_\_\_\_\_

Water Type: \_\_\_\_\_ City \_\_\_\_\_ Well \_\_\_\_\_ Sewer Type: \_\_\_\_\_ City \_\_\_\_\_ Septic \_\_\_\_\_

Parking: Garage \_\_\_\_\_ Covered Space \_\_\_\_\_ Unassigned \_\_\_\_\_ Driveway \_\_\_\_\_  
Street \_\_\_\_\_ None \_\_\_\_\_

Specify fuel type for each item:

Heating \_\_\_\_\_ Cooking \_\_\_\_\_ Water Heating \_\_\_\_\_

Central A/C and Heat? \_\_\_\_\_ yes \_\_\_\_\_ no. If no, indicate type for both \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Excellent Condition:** New or like new condition. The conditions are based on a scale of ten and this is 9 – 10. The property is new or all systems or components that can normally be repaired or refinished have been updated, such as roofing, paint, HVAC, flooring, windows, plumbing fixtures, and cabinets. Appliances are clean and show little or no evidence of wear and tear. No functional inadequacies exist. If not new, the overall effective age has been substantially reduced by virtue of the complete revitalization of the structure regardless of the actual chronological age.

**Above Average:** Well cared for and maintained. On a scale of 10, this is a 7 – 8. All items are well maintained, many having been overhauled, replaced, and/or repaired as they have begun to show signs of wear. The life expectancy of the property is extended and the effective age remains low. Little deterioration or obsolescence is evident and the property maintains a high degree of utility. No obvious maintenance is required but neither is everything new. Appearance and utility are above the standard and the overall effective age will be lower than the average property.

**Average Condition:** This is a 5 – 6 on a scale of 10. Some evidence of deferred maintenance and normal obsolescence with age is evident. A few minor repairs are needed along with some refinishing. All major components, though still functional, are showing signs of age and use. Effective age and utility are consistent with that of like properties of its class and usage. Though not required, the property could benefit from some preventive maintenance and “freshening up” to contribute to its life extension.

**Fair Condition (Badly worn):** This is a 3 – 4 on a scale of 10. Much repair is needed. Many items need refinishing or overhauling and deferred maintenance is obvious. Inadequate building utility and services all appear to have shortened the life expectancy and increased the effective age.

**Poor Condition (Worn Out):** This is 1 – 2 on a scale of 10. Excessive damage, well beyond expected average wear-and-tear, is noted throughout. Repair and overhaul are needed on painted surfaces, roofing, plumbing, and hearing. Numerous functional inadequacies exist, including but not limited to substandard utilities (found only in extraordinary circumstances), thermal envelopes, porches, decks, and steps. Excessive deferred maintenance and abuse are evident. The unit shows limited value in use and is approaching abandonment or major reconstruction, reuse, or change in occupancy. Effective age is near the end of the scale regardless of the actual chronological age.