

| Section 8 RCS Form 92273-S8 | | |
|---------------------------------------|--|---|
| Line # | Line Description | |
| A. Rents Charged | | VALUE OF IMPROVEMENT/ADDTION OF AMENITY (no contesting by HUD) |
| 1 | \$Last Rent/Restricted? | |
| 2 | Date Last Leased (mo/yr) | |
| 3 | Rent Concessions | |
| 4 | Occupancy ofr unit type | |
| 5 | Effective Rent & Rent/sq.ft. | |
| B Design, Location, Conidition | | |
| 6 | Structure/Stores | |
| 7 | Yr. Built/Yr. Renovated | \$5 or 1% of comparable's unadjusted rent, whichever is larger, for each year of age difference. (Appendix 9-1-2 Line 7) |
| 8 | Condtion/Street appeal (substantial rehab. Not just deferred maintenance) | \$20 or 4% of comp. rent for <u>each step</u> up in "quality" level. (P)oor, (F)air, (A)verage, (G)ood, (E)xcellent (Appendix 9-1-2- Line 8) |
| 9 | Nieghborhood | \$20 or 4% of comparable's unadjusted rent, whichever is larger, for <u>each level of difference</u> in ratings. (P) oor (F)air, (A)verage, (G)ood, €xcellent. Appendix 9-1-2 Line 9 |
| 10 | Same Market? Mile to Subj. | |
| C. Unit Equipment/Aemnities | | |
| 11 | # Bedrooms | These 3 line items total, higher of \$100 or 20% of unadjusted comp. rent |
| 12 | # Bathrooms | |
| 13 | Unit interiors Sq. Ft. | |
| 14 | Balcony/Patio | \$10 or 2% (Appendix 9-1-2 Line 14) |
| 15 | AC. Central/Wall | \$10 or 2% (Appendix 9-1-2 Line 15) |
| 16 | Range/Refrigerator | amount on U.A schedule or amount of equipment rental (Appendix 9 -1-2 Line 16) |
| 17 | Microwave/Dishwasher | higher of \$10 eah or 2% (Appendix 9-1-2 Line 17) |
| 18 | Washer/Dryer | typically \$15 for hook-up, \$35 for appliance/hookup, cost of rental (Appendix 9-1-2 Line 18) |
| 19 | Floor Covering | carpet or wood \$10 or 2% |
| 20 | Window coverings | \$10 or 2% |
| 21 | Cable/Satellite/Internet | published fee from company, \$20 or \$25 (Appendix 9-1-2) |
| 22 | Special Features | \$10 or 2% for each , fireplace, ceramic tile, safety bars, ramps, and pull cords |
| D. Site Equipment/Amenities | | |
| 24 | Parking (\$fee) | \$15 for carports, market value for garages (approx. \$35 - \$75 or higher in urban areas (Appendix 9-1-2) |
| 25 | Extra Storage | higher of \$20 or 4% of comp. rent |
| 26 | Security | \$15 |
| 27 | Clubhouse/Meeting Rooms | \$10 |
| 28 | Pool/Recreation | \$10 or 2% for each item, pool, exercise area, volleyball, basketball, playgrounds, other recreation areas. |
| 29 | Business Ctr./ Nbhd Network | These lines should not exceed \$50 or 5% of comp. Rent (Appendix 9-1-2 Line30 - #3) |
| 30 | Service coordination | |
| 31 | Non-Shleter Services | |
| 32 | Neighborhood Networks | |
| E. Utilities | | |
| 33 | heat (in rent? Tpe) | utilities section 8 utility allowance published rent (Appendix 9-1-2 Lines 33 - 39 #3) |
| 34 | Cooling (in rent? Type) | |
| 35 | Cooking (in rent? Type) | |
| 36 | Hot Water (in rent? Type) | |
| 37 | Other electric (in rent?) | |
| 38 | Cold Water/ Sewer | |
| 39 | Trash/Recycling | |