Rent Schedule Low Rent Housing

U.S. Department of Housing and Urban Development Office of Housing Federal Housing Commissioner

OMB Approval No. 2502-0012 (exp. 1/31/2007)

Federal Housing Commission

See page 3 for Instructions,	Public Burder	Stateme	nt and Pi	rivacy Act require	ements.						
Project Name	FHA Project Number				Date Rents Will Be Effective (mm/dd/yyyy						
Part A – Apartment Rents											
Show the actual rents you in	tend to charge	e, even if	the total	of these rents is	less than the M	/laximu	ım Allowa	able Monthl	y Rent	t Potential.	
Col. 1			Contra	Col. 5					Market Rents		
Unit Type		Col. 4			Utility Allowances		Col. 6		(Sec. 236 Projects Only) Col. 8		
(Include Non-revenue Producing Units) Col. 2 Number of Units		Col. 3 Rent Per Unit		Monthly Contract Rent Potential (Col. 2 x Col. 3)	(Effective Date (mm/dd/yyyy)		Gross Rent (Col. 3 + Col. 5)			Col. 7 Rent Per Unit	Monthly Market Rent Potential (Col. 2 x Col. 7)
			Contract ol. 4)*						hly Market I Col. 8)*	Rent Potential	
	Vearly (Voorly Controot Bont Botontial						Voorl	ly Market R	ant Potential	
	Yearly Contract Rent Potential (Col. 4 Sum x 12)*						Yearly Market Rent Potential (Col. 8 Sum x 12)*				
(00								l`			
* These amounts may not e	xceed the Max	kimum All	lowable N	Monthly Rent Pot	ential approved	d on th	e last Re	nt Comput	I ation V	Vorksheet o	r requested on the
Worksheet you are now su		et Rent F	Potentiai a	applies only to Se							
Part B – Items Included in					Part D – Non	-Reve	nue Prod	lucing Spa	ice		
Equipment/Furnishings in	Unit (Check t	nose incli	uded in re	ent.)							
Range Dishwasher					Col. 1				Col. 2		Col. 3
	Carpet				l "	Use		Unit		pe	Contract Rent
	Drapes		1								
Disposal	·		i								
Utilities (Check those included in rent) E=electric; G=gas	, enter E, F,	or G on	h item, (e line bes	even those not side that item)							
					Tatal Dant La	D	. t. N.	Daa			\$
Heating Hot Water Cooking Cooking					Total Rent Lo					garages of	T
Cooling	Cooking				Part E - Com	iiiiei Ci	ai Space	(i etaii, Oii	iices,	yarayes, er	Τ΄
Services/Facilities (check	those include	d in rent)			ol. 1 se		Col.: Monthly Potent	Rent	Col. 3 Square Footage	Col. 4 Rental Rate Per Sq. Ft. (Col. 2 divided by
Parking			Nursing					. 0.0		· collage	Col. 3)
Laundry			Linen/M	aid Service							
Swimming Pool			<u></u>								
Tennis Courts											
Part C – Charges in Addition	on to Rent (e	g., parkii	ng, cable	TV. meals)							
Purpose	(0.	J., p		onthly Charge							
p-000			\$, chargo						Total Com	mercial Pont
\$					Total Commercial Rent \$ Potential						
\$					Part F – Maxi	imum	Allowahi	<u>'</u>	tential		
			\$. u.t. max		······	o nome i	. J		
\$						Enter Maximum Allowable Monthly Rent					
\$					Potential From Rent Computation Worksheet (to be completed by HUD or lender)						

Part G – Information on Mortgagor Entity		
Name of Entity		
Type of Entity Individual General Partnership Joint Tenancy/Tenants in Corporation Limited Partnership Trust	Common Other (specify)	
List all Principals Comprising Mortgagor Entity: provide name and tit • corporation, list: (1) all officers; (2) all directors; and (3) each sto • partnership, list: (1) all general partners; and (2) limited partners • trust, list: (1) all managers, directors or trustees and (2) each be	ockholder having a 10% or more interest. having a 25% or more interest in the partners	ship.
Name and Title		
Part H – Owner Certification		
To the best of my knowledge, all the information stated herein, as well as any Warning: HUD will prosecute false claims and statements. Conviction may result in Name and Title	·	
		Date (mm/dd/yyyy)
Part I – HUD/Lender Approval		
Addendum Number	Branch Chief/Lender Official Signature	
HAP Contract Number		Date (mm/dd/yyyy)
Exhibit Number	Director, Housing Management Division Signature	
Loan Servicer Signature Date (mm/dd/yyyy)		Date (mm/dd/yyyy)

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM - Bedroom LR - Living Room
B - Bath DR - Dining Room
K - Kitchen DA - Dining Alcove

KETTE - Kitchenette

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.