



City of Lansing Development Office  
 Rental Rehabilitation Loan Program Fair Market Rents & Utility Schedules

HUD 2013 FAIR MARKET RENTS (FMR's) - INCLUDING TENANT PAID UTILITIES - EFFECTIVE 1/2013

**High HOME, and CDBG FMR's**

#of Bedrooms	0	1	2	3	4
Maximum FMR including Tenant Paid Utilities	\$565	\$614	\$760	\$963	\$1044

**Low HOME FMR's**

# of Bedrooms	0	1	2	3	4
Maximum FMR including Tenant Paid Utilities	\$565	\$614	\$760	\$893	\$996

If your tenant pays their own utilities, you must subtract the "Rounded Total" on the Tenant Paid Utility Chart from the Fair Market Rent (FMR). Tenants cannot be charged more than the FMR. Chart provided by MSHDA (Eff. January 1, 2013)

Utility Allowances

Utility Type	Apartment/Flat/Garden/Walk-up				Duplex / Townhouse				Single Family Home			
	1 BR	2 BR	3 BR	4BR	1BR	2BR	3BR	4BR	1BR	2BR	3BR	4BR
Gas – Heating	21.00	24.00	27.00	30.00	36.00	49.00	62.00	75.00	39.00	53.00	67.00	82.00
Gas – Cooking	16.00	17.00	18.00	19.00	16.00	17.00	18.00	19.00	16.00	17.00	18.00	19.00
Gas – Hot Water	10.00	13.00	17.00	20.00	10.00	13.00	17.00	20.00	10.00	13.00	17.00	20.00
Electricity	42.00	52.00	61.00	71.00	45.00	57.00	73.00	85.00	54.00	66.00	84.00	96.00
Electric – Heating	37.00	53.00	69.00	84.00	49.00	67.00	85.00	103.00	62.00	84.00	104.00	125.00
Electric – Cooking	9.00	12.00	15.00	17.00	9.00	12.00	15.00	17.00	9.00	12.00	15.00	18.00
Electric – Hot Water	22.00	30.00	38.00	47.00	22.00	30.00	38.00	47.00	22.00	30.00	39.00	48.00
Air Conditioning	3.00	5.00	7.00	9.00	3.00	6.00	9.00	12.00	4.00	7.00	9.00	12.00

**Tenant Paid Utility Chart**

Fill in the appropriate amount on the chart for each utility/appliance the TENANT is responsible for paying in addition to their monthly rent.

\*Service Charge: Gas – for all unit types add \$11.00  
 Electric – for all unit types add \$12.00

Water & Sewer – Use actual billings to arrive at monthly estimate averages.

Tenant Furnished Appliance Allowance - If tenant is responsible for supplying the range and/or refrigerator, use the following allowance(s):  
 Range -\$11.00 Refrigerator -\$12.00

Air conditioning allowance: Only allowed if windows are not operable.  
 NOTE: Sales tax is included in the amounts listed.

	Gas = G	Electric = E	Cost
Heating			
Cooking			
Hot Water			
*Electric Service Chg			
Air Conditioning			
*Service Charge (GAS)			
<b>SUBTOTAL</b>			
Water/Sewer		Mthly. Avg.:	
Tenant Furnished Appliance Allowance			
<b>TOTAL</b>			
<b>ROUNDED TOTAL</b>			

**Deduct "Rounded Total" from unit rental amount. Total rent and utility allowance cannot exceed the FMR.**

