



City of Lansing Development Office
Rental Rehabilitation Loan Program Fair Market Rent & Utility Schedules
HUD 2019 FAIR MARKET RENT (FMR) INCLUDING TENANT PAID UTILITIES * EFFECTIVE June 28, 2019 *

High HOME and CDBG FMR Schedule

#of Bedrooms	0	1	2	3	4
Maximum FMR including Tenant Paid Utilities	\$660	\$730	\$908	\$1201	\$1345

Low HOME FMR Schedule

# of Bedrooms	0	1	2	3	4
Maximum FMR including Tenant Paid Utilities	\$651	\$697	\$836	\$966	\$1077

When a tenant pays their own utilities, the "Rounded Total" of those fees on the Tenant Paid Utility Chart must be added to their monthly rent amount, and compared to the Fair Market Rent (FMR)*. The total cannot exceed the FMR for that unit. [*Chart provided by HUD (Eff. 6/28/19)]

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	\$24	\$28	\$31	\$36	\$39	\$42	\$45	\$29	\$34	\$39	\$44
Gas, Cooking	\$2	\$3	\$4	\$5	\$2	\$3	\$4	\$5	\$2	\$3	\$4	\$5
Gas, Hot Water	\$5	\$8	\$10	\$12	\$7	\$10	\$13	\$16	\$7	\$10	\$13	\$16
Electricity	\$25	\$35	\$45	\$55	\$31	\$43	\$55	\$67	\$37	\$52	\$67	\$81
Electric, Heating	\$31	\$42	\$53	\$64	\$45	\$58	\$72	\$86	\$73	\$86	\$98	\$111
Electric, Cooking	\$7	\$10	\$13	\$16	\$7	\$10	\$13	\$16	\$7	\$10	\$13	\$16
Electric, Hot Water	\$18	\$23	\$28	\$33	\$22	\$29	\$35	\$41	\$22	\$29	\$35	\$41
Air Conditioning	\$4	\$5	\$7	\$8	\$4	\$6	\$8	\$9	\$3	\$7	\$10	\$14

Tenant Paid Utility Chart

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

Service Charges

Gas: For all unit types add \$13.00
 Electric: For all unit types add \$8.00

Water & Sewer

Use actual billings to arrive at average monthly estimate

Air Conditioning Allowance

Only allowed if windows are not operable

Tenant Furnished Appliance Allowance

If tenant is responsible for supplying the range and/or refrigerator, use the following allowance(s): *Range* \$3.00 *Refrigerator* \$5.00

*Please note that sales tax is included in the amounts listed.

	Gas = G	Electric = E	Cost
Heating			
Cooking			
Hot Water			
*Service Charge (ELEC)		8.00	
Electric			
*Service Charge (GAS)	13.00		
SUBTOTAL			
Water/Sewer		Mthly. Avg.:	
Tenant Furnished Appliance Allowance			
TOTAL			
ROUNDED TOTAL			

