How your rent was determined

The GoSection8 database helps your housing authority determine if the rent is reasonable. If you don’t think you are getting a fair rent for your unit/s, submit your own comparables to the GoSection8 database.

Rent is determined by using similar nearby comparables

Follow these guidelines to help your housing authority consider your rentals:

- **Similar Location.** In urban areas, the best comparables are usually within 1/4 - 1/2 a mile of your own.

- **Similar Property Size.** Good comparables have similar square footage, and numbers of bedrooms and bathrooms.

- **Similar Amenities.** Good comparables have similar amenities, like free parking or paid utilities.

- **Credibility.** Good comparables should be recently active or rented, and reflective of the market.

- **Signed lease and/or tenant contact info.** If you are unable to provide a lease agreement of the comparable unit and/or the tenant’s contact info, please do not submit it as a comparable.

FAQ

- **What if my comparable doesn’t follow these tips?** Another comparable may be chosen in its place.

- **How many can I submit?** Submit as many as you like, especially if they meet the tips provided here.

- **Can a housing agency make me provide comparables?** No, but they may suggest you do so to support your requested rent.

- **How long do my comparables stay in the system?** One year.

- **How does Rent stabilization affect the GoSection8 valuation report?** Rent stabilization is a mechanism used by the government to control rent amounts. Rent stabilization has no effect on the GoSection8 valuation report.

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Disclaimer: Adding a comparable to the GoSection8 database does not guarantee that the comparable will be used.