

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.



GoSection8

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Disclaimer: Adding a comparable to theGoSection8 database does not guarantee that the comparable will be used.