

2009 SMALL RENTAL ASSISTANCE PROGRAM
FAIR MARKET RENTAL RATES AND INCOME LIMITS

These rates and income limits are in effect beginning May 1, 2009 and they will remain in effect until MDA releases new rates. Landlords must use these income limits and may not charge rents in excess of the listed rates for all leases which are entered into beginning on May 1, 2009.

These rates are the **maximum** rents that can be charged for this HUD assisted program. Landlords may charge lower rates. It is the responsibility of the landlords to market the property so that they can attract renters to their property even if it means reducing the rental rate. If a landlord is not able to find a renter at their preferred rate and the landlord fails to lower their rates in an effort to attract renters, they may be disqualified from the program and face loan default.

<u>Harrison And Hancock County Rental Rates Including Utilities</u>					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$682	\$722	\$844	\$1,100	\$1,130
120% Rental Rate	\$1,023	\$1,083	\$1,266	\$1,655	\$1,695

<u>Jackson County Rental Rates Including Utilities</u>					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$585	\$670	\$804	\$1,107	\$1,188
120% Rental Rate	\$878	\$1,005	\$1,206	\$1,661	\$1,782

<u>Pearl River County Rental Rates Including Utilities</u>					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$472	\$473	\$567	\$692	\$976
120% Rental Rate	\$708	\$710	\$851	\$1,038	\$1,464

<u>Utility Allowance</u>					
<i>(If the landlord does not include utilities in the rent, the landlord must subtract the amounts stated below from the rental rates.)</i>					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
	\$50	\$75	\$85	\$100	\$115

<u>Harrison and Hancock County Income Limits</u>								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$29,000	\$33,150	\$37,300	\$41,450	\$44,750	\$48,100	\$51,400	\$54,700
120% AMI	\$43,500	\$49,725	\$55,950	\$62,175	\$67,125	\$72,150	\$77,100	\$82,050

<u>Jackson County Income Limits</u>								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$30,800	\$35,200	\$39,600	\$44,000	\$47,500	\$51,050	\$54,550	\$58,100
120% AMI	\$46,200	\$52,800	\$59,400	\$66,000	\$71,250	\$76,575	\$81,825	\$87,150

<u>Pearl River County Income Limits</u>								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200	\$45,150	\$48,050
120% AMI	\$38,250	\$43,650	\$49,125	\$54,600	\$58,950	\$63,300	\$67,725	\$72,075