**Section 380.306 Amount of Rental Assistance, Rent, and Maximum Rent**

a) The amount of the Rental Assistance for each Unit shall be the difference between the amount of the rent for the Unit and the Tenant Contribution. The amount of Rental Assistance for the Unit shall be established by the LAA and the Landlord, or the Agency and the Developer, as applicable.

b) Rents for a Unit must be comparable to those of similar size and condition in the market area in which the Unit is located with similar amenities. These comparable rents must be consistent with rent levels provided in the Application.

c) Rents shall not exceed Maximum Rents established for the area, as determined annually by the Authority, unless the rents throughout the local community are at such levels that, if the Maximum Rent is used, it is highly unlikely that there will be Units available for inclusion in the RHS Program. If an LAA requests an increase in rents to a level greater that the Maximum Rent, the LAA must document these circumstances to the satisfaction of the applicable Agency before the Agency will approve the request.