

**RESOLUTION 15-322**

**TO APPROVE RELOCATION EXPENSES FOR TRACT 31-B  
OF THE DUPLEX ROAD WIDENING PROJECT**

**WHEREAS**, the City of Spring Hill is in the process of widening Duplex Road;  
and

**WHEREAS**, the City is working with Tennessee Department of Transportation  
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project  
Number STP-M-247(9); and

**WHEREAS**, in order to complete the project, the City must acquire land and  
structure located at 2533 Duplex Road (duplex housing structure currently occupied by  
renters) in the form of right-of-ways and easements from the property owner; and

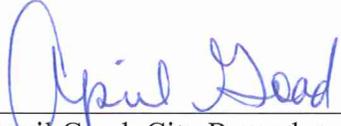
**WHEREAS**, in accordance with the Uniform Act, the City is required to pay the  
tenant's moving expenses and rent supplement above current rent for a period of forty-  
two (42) months for comparable housing, payable in six (6) payments three (3) months  
apart.

**NOW THEREFORE, BE IT RESOLVED**, that the City of Spring Hill, Board  
of Mayor and Aldermen authorizes relocation expenses not to exceed the amount of  
\$42,698.00 to Peggy Hood for Tract number 31-B of the Duplex Road widening project.

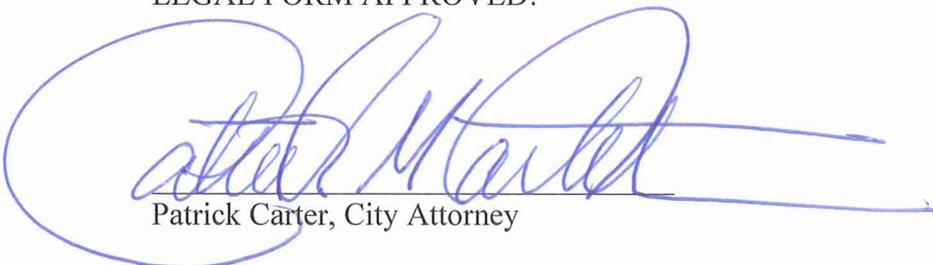
Passed and adopted this 7<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney



**DATE: December 7, 2015**

**TO: BOMA**

**FROM: Dan Allen, Infrastructure Director**

**RE: Approve relocation expenses for Tract 31B (Duplex Rd)  
for \$42,698 – Resolution 15-322**

---

**OVERVIEW: Structure and land located at 2533 Duplex Rd must be purchased for right-of-way for the widening of Duplex Rd project.**

**HIGHLIGHTS:**

- Structure is currently occupied by renters. In accordance with the Uniform Act, the City must pay to relocate the tenants (moving expense) and to pay for rent supplement and utilities above current rent for a period of 42 months.

**PROJECT/CONTRACT UPDATES:**

- Moving expense for personal property = **\$2,000** paid to tenant
- Negotiator provided 3 comparable housing options, with monthly rent and utilities ranging \$1,290-\$1,390 that are currently available for rent; monthly rent supplement would range from \$869-\$969.
- As it is unforeseeable which house will still be available after BOMA approval, the resolution was written as a "not to exceed" the highest potential rent supplement and utilities.
- Monthly rent supplement and utilities for highest potential housing (\$969 as current rent being paid is \$421) for 42 months = **\$40,698**

**ACTION ITEMS:**

- Request that this approval of relocation expenses be approved.

**CONCERNS/ISSUES/PROBLEMS:**

- None



# Justification Worksheet



CITY OF SPRING HILL  
TENNESSEE

## Replacement Housing Computation

STATE PROJECT: 60LPLM-F2-019 COUNTY/S: Maury

FEDERAL PROJECT: STP-M-247(9) PIN: 103169.00 TRACT #: 31T-B

NAME: Peggy Hood  180 DAY OWNER  90 DAY OCCUPANT

RHP TYPE: **Rent Supplement**

PAYMENT TYPE: **Price Differential**

### APPRAISAL ADJUSTMENTS

Value Of Residential Portion Of Property (From Appraisal):..... \$ \_\_\_\_\_

Excess Lot: ..... \$ \_\_\_\_\_

Damage To Excess: ..... \$ \_\_\_\_\_

Atypical Improvements:

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

**Atypical Improvements Total:**..... \$ \_\_\_\_\_

**TOTAL ADJUSTMENTS:** ..... \$ \_\_\_\_\_

Explanation For Adjustments: \_\_\_\_\_

Base For Replacement Housing Computation: ..... \$ \_\_\_\_\_

### HOUSING COMPARISON

Comp#	Improve Type	Age	Sq. Ft.	# Rms *	# BR	# Baths	Garage	Bsmt	Cond	Ask Price	Rent Price
1	Multi-Family	9 yrs	1,176	5	2	2.5	<input type="checkbox"/>	<input type="checkbox"/>	Good	\$	\$1,100
2	Multi-Family	8 yrs	1,236	5	2	2.5	<input type="checkbox"/>	<input type="checkbox"/>	Good	\$	\$1,200
3	Multi-Family	9 yrs	1,203	5	2	1.5	<input type="checkbox"/>	<input type="checkbox"/>	Good	\$	\$1,200

\*(FOR SUBJECT, THE GREATER OF DSS REQUIREMENTS OR ACTUAL COUNT)

Comp. No.: 1 located at: 2271 Dewey Dr. Unit F-2, Spring Hill, TN 37174 is most similar.

Explanation: Multi-family dwelling similar in size, amenities and located in Spring Hill.

### 180 DAY OWNER

\$ \_\_\_\_\_ X \_\_\_\_\_ = \$ \_\_\_\_\_  
Purchased Price Adjustment Factor

Adjusted Value Of Subject (Base For RHP Computation) ..... \$ \_\_\_\_\_

Replacement Housing Offer: ..... \$ \_\_\_\_\_

Highest potential Comparable:

**RENT SUPPLEMENT**  
\$ 1,200.00 + \$ 190.00  
RENT UTILITIES

**\$1,390.-**  
= \$ 1,290.00  
TOTAL

Subject: \$ 421.00 + \$ N/A  
30% Monthly Income UTILITIES

= < \$ 421.00 >  
TOTAL  
\$ 869.00  
= \$ 869.00 x 42

### REPLACEMENT HOUSING DETERMINATION:

= \$ 36,498.00  
\$ 40,698.00

Delma Rhemars  
Computed By Signature

11/24/15  
Date

Approved By Signature

Date

## Missy Stahl

---

**From:** Debra Rhemann <rdenteedebra@gmail.com>  
**Sent:** Tuesday, November 24, 2015 10:30 PM  
**To:** Missy Stahl  
**Cc:** Adam Hill  
**Subject:** Duplex Rd -Tract 31T-B -Request Relocation Approval  
**Attachments:** Last Resort Housing Letter Request\_Tract 31T-B.pdf; Reloc. Form 102\_Res. Reloc. Statistics.jpg; Relocation Form 104-Comp 1-Dewey Dr U#F2.jpg; Relocation Form 104-Comp 2-Dakota Dr.jpg; Relocation Form 104-Comp 3-Dewey Dr U#K4.jpg; Relocation Form 105-RH Computation.jpg; RELOCATION FORM 107 (EstForMovingPersProp)Tract 31T-B.doc

Missy,

Transmitted is the documentation to request approval by signature for the Relocation benefit package from our research. We will need approval for Last Resort Housing for these tenants as they qualify for a low income household. Tenant requested a self move (form 107)

Attached are the following:

- Last Resort Housing Letter Request
- Form 102 - Residential Relocation Statistics
- Form 104 (3) Comparables -Rentals
- Form 105 - Replacement Housing Computation (**need approval Signature**)
- Form 107-Estimate for Moving Personal Property (**need approval Signature**)

**It is very important to receive approval immediately as rental homes and apartments do not stay on the market for any length of time.**

**Thank you for your immediate attention to this relocation.**

*Debra Rhemann*

R & D ENTERPRISES, INC.

*Right of Way/Relocation Consulting Services*

P. O. Box 3186

Clarksville, TN 37043

(931) 249-1281

[rdenteedebra@gmail.com](mailto:rdenteedebra@gmail.com)

**R & D ENTERPRISES, INC.  
P. O. BOX 3186  
CLARKSVILLE, TN 37043  
PHONE: (931) 249-1281**

**November 24, 2015**

**Mr. Victor Lay  
City Administrator  
City of Spring Hill  
199 Town Center Parkway  
Spring Hill, Tennessee 37174**

**Re: REQUEST FOR APPROVAL OF LAST RESORT HOUSING  
State Project No.: 60LPLM-F2-019 (ROW) PIN 103169.00  
Federal Project No.: STP-M-247(9)  
County: Maury County, Tennessee  
Tract No.: 31T-B  
Tenant: Peggy Hood**

**Dear Mr. Lay:**

**This letter serves as a request to utilize Last Resort Housing to make housing available to the referenced displacees. We have been unable to find replacement tenant housing within the statutory limits of \$7,200.**

**The subject tenant property is a Duplex multi-family 2 story dwelling with 1,209 sf of living space located at 2531 Duplex Rd., Spring Hill, TN. The house contains five (5) rooms including: 1 bedroom downstairs and 2 upstairs; a kitchen/dining area; living room; and one (1) full bath downstairs; and one (1) full bath upstairs; front covered porch and 2-story deck in rear. The tenant rents the unit for \$675/month and utilities average \$225/month which includes electricity and water. The duplex is approximately 29 yrs. old and is in average condition. The property is being purchased by the City of Spring Hill because of the proposed construction and widening of Duplex Road (S.R.247) in Spring Hill, TN.**

**The tenant has lived in this dwelling since May 01, 2012. The occupants include Peggy Hood, lessee and her daughter, Samantha Hood, 16 yrs. old. Ms. Hood's son, James Carter, has moved to the unit next door on July 24, 2015, therefore, Ms. Hood requested a smaller unit to move to due to needing only 2 bedrooms and less expense because of her limited income. Ms. Hood is currently unemployed but receives social security because of her daughter. The household income is \$1,465.00 per month.**

**They would prefer to stay in Spring Hill because Samantha is in her last year of high school. Ms. Hood is currently looking for employment. She wants to apply for low income housing to rent or purchase a home they can afford.**

Page 2

Last Resort Letter

State Project No.: 60LPLM-F2-019 PIN 103169.00

Federal Project No.: STP-M-247(9)

Maury County

I have searched for comparables in Maury and Williamson counties/Spring Hill area and surrounding areas. I found the Fair Market Rent for a Multi-family townhome with 2 to 3-bedroom units averages \$1,100 to \$2,500/month. The availability of rentals for duplex/multi-family housing in Spring Hill and surrounding area for low income is limited at this time; therefore market rent is above average for this area. The waiting list for Section 8 available housing can take up two years for availability. The comparable I found is Comp No.1, located at 2271 Dewey Dr. Unit F2, Spring Hill, TN. This comparable is a 9 yr. old multi-family dwelling with approximately 1,176 sf of living space and includes five (5) rooms; 2 bedrooms, kitchen, dining area; living room; two (2) full bathrooms and includes a laundry area. Monthly rent is \$1,100.00 plus utilities (water/electricity) which averages \$190/month. This would result in a total RHP of **\$36,498.00**.

Please consider this request for Last Resort Housing so that our office can proceed to prepare an offer to present to the displacees for their consideration. If they decide to rent the comparable or another home at the same or a higher rent, then our proposal will be to make the payment to the displacee in *six (6) payments three (3) months apart as follows: 1<sup>st</sup> payment \$7,200.00; 2<sup>nd</sup> payment \$5,860.00; 3<sup>rd</sup> payment-\$5,860.00; 4<sup>th</sup> payment-\$5,860.00; 5<sup>th</sup> payment-\$5,860.00; 6<sup>th</sup> payment \$5,858.00*. Displacee will also be given the option of using the payment in one lump sum as a down payment and closing costs should they decide to purchase instead of renting.

Transmitted herewith are the following:

- *RA FORM-102-Residential Relocation Housing Statistics*
- *RA FORM-104 (3)-Comparable Replacement Housing*
- *RA FORM-105 - Replacement Housing Computation*

Please review and advise our office if the values established for the Relocation Housing Payment (RHP) for Last Resort Housing Payment are acceptable or if additional information is necessary.

Sincerely,



Debra Rhemann

ROW/Relocation Consultant

YC/dr

CITY OF SPRING HILL  
TENNESSEE  
Estimate for Moving Personal Property

STATE PROJECT: 60LPLM-F2-019 COUNTY/S Maury  
FEDERAL PROJECT: STP-M-247 (9) PIN: 103169.00 TRACT #: 31T-B  
Owner Name: Peggy Hood

RESIDENTIAL     NON-RESIDENTIAL     OWNER     TENANT

As requested by the dislocatee, this estimate is based on:

I.  Scheduled Move For 7 Rooms Of Personal Property    \$ 2,000.00

II.  Commercial Move (Attach Copies Of All Bids & Inventories)

	BIDDER	AMOUNT	BIDDER	AMOUNT	LOW BID
1.	_____	\$ _____	_____	\$ _____	\$ _____
2.	_____	\$ _____	_____	\$ _____	\$ _____
3.	_____	\$ _____	_____	\$ _____	\$ _____

TOTAL AMOUNT OF LOW BIDS IN ITEMS 1, 2, AND 3    \$ \_\_\_\_\_

III.  Self Move Residential (Based On Attached Bid/Form 108) Total Estimate    \$ \_\_\_\_\_

IV.  Self Move Non-Residential (Attached Copy Of Inventory)

BASED ON:  BIDS SHOWN IN ITEM II     OR ATTACHED FORM 108    \$ \_\_\_\_\_

V.  Optional Payment (In Lieu Of Move Cost) (attach copies of tax returns for years indicated below)

NET INCOME FOR 20 \_\_\_\_\_    NET INCOME FOR 20 \_\_\_\_\_  
\$ \_\_\_\_\_    +    \$ \_\_\_\_\_    = \$ \_\_\_\_\_

**x 0.50**

**AVERAGE ANNUAL NET INCOME = \$ \_\_\_\_\_**

OPTIONAL PAYMENT WILL BE THE AVERAGE ANNUAL NET INCOME OR \$1,000 WHICH EVER IS GREATER, NOT TO EXCEED \$40,000.00.

IN BUSINESS LESS THAN TWO YEARS:

\$ \_\_\_\_\_ (Total Net Income) / \_\_\_\_\_ (Number Months In Business)..... = \$ \_\_\_\_\_  
..... **x 12**

**CALCULATED ANNUAL INCOME ..... = \$ \_\_\_\_\_**

Provide explanation if income used is for other than two preceding tax years:

\_\_\_\_\_  
\_\_\_\_\_

**MOVE COST DETERMINATION ..... \$2,000.00**

VI.  REVISED SUBMISSION: EXPLAIN \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Computed By (Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved By (Signature)

\_\_\_\_\_  
Date

CITY OF SPRING HILL  
TENNESSEE

Replacement Housing Computation

STATE PROJECT: 60LPLM-F2-019 COUNTY/S: Maury  
 FEDERAL PROJECT: STP-M-247(9) PIN: 103169.00 TRACT #: 31T-B  
 NAME: Peggy Hood  180 DAY OWNER  90 DAY OCCUPANT

RHP TYPE: **Rent Supplement** PAYMENT TYPE: **Price Differential**

**APPRAISAL ADJUSTMENTS**

Value Of Residential Portion Of Property (From Appraisal):..... \$ \_\_\_\_\_

Excess Lot: ..... \$ \_\_\_\_\_

Damage To Excess: ..... \$ \_\_\_\_\_

Atypical Improvements:

\_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

**Atypical Improvements Total:**..... \$ \_\_\_\_\_

**TOTAL ADJUSTMENTS:** ..... \$ \_\_\_\_\_

Explanation For Adjustments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Base For Replacement Housing Computation: ..... \$ \_\_\_\_\_

**HOUSING COMPARISON**

Comp#	Improve Type	Age	Sq. Ft.	# Rms *	# BR	# Baths	Garage	Bemt	Cond	Ask Price	Rent Price
1	Multi-Family	9 yrs	1,176	5	2	2.5	<input type="checkbox"/>	<input type="checkbox"/>	Good	\$	\$1,100
2	Multi-Family	8 yrs	1,236	5	2	2.5	<input type="checkbox"/>	<input type="checkbox"/>	Good	\$	\$1,200
3	Multi-Family	9 yrs	1,203	5	2	1.5	<input type="checkbox"/>	<input type="checkbox"/>	Good	\$	\$1,200

\*(FOR SUBJECT, THE GREATER OF DSS REQUIREMENTS OR ACTUAL COUNT)

Comp. No.: 1 located at: 2271 Dewey Dr. Unit F-2, Spring Hill, TN 37174 is most similar.

Explanation: Multi-family dwelling similar in size, amenities and located in Spring Hill.

**180 DAY OWNER**

\$ \_\_\_\_\_ X \_\_\_\_\_ = \$ \_\_\_\_\_  
Purchased Price Adjustment Factor

Adjusted Value Of Subject (Base For RHP Computation) ..... \$ \_\_\_\_\_

Replacement Housing Offer: ..... \$ \_\_\_\_\_

**RENT SUPPLEMENT**

Comparable: \$ 1,100.00 + \$ 190.00 = \$ 1,290.00  
RENT UTILITIES TOTAL

Subject: \$ 421.00 + \$ N/A = \$ 421.00  
30% Monthly Income UTILITIES TOTAL

= \$ 869.00 x 42

**REPLACEMENT HOUSING DETERMINATION:** = \$ 36,498.00

*Delma Rhemas*  
 Computed By Signature

11/24/15  
 Date

\_\_\_\_\_  
 Approved By Signature

\_\_\_\_\_  
 Date

**CITY OF SPRING HILL  
RESIDENTIAL RELOCATION STATISTICS**

STATE PROJECT 94092-1224-12 PIN 1103169.00 COUNTY Maury/Williamson  
 FEDERAL PROJECT STP-HPP-247 (10) TRACT NO. 31T-B  
 NAME: Peggy Hood OWNER [ ] TENANT [X]  
 ADDRESS 2533 Duplex Rd. Spring Hill, TN 37174 DATE OF OCCUPANCY: May 2012  
 TELEPHONE NO. (931) 698-8347 OCCUPANCY VERIFIED Water Bill  
 (SOURCE)  
 RACE: BLACK ( ), HISPANIC ( ), ASIAN/PAC. ISLANDER ( ), NATIVE AMERL ( ), ASIAN INDIAN ( ), OTHER ( X )  
 LANDLORD DNG Properties ADDRESS \_\_\_\_\_ TEL. NO. (931) 505-2029

**HOUSEHOLD DATA**

NAME/RELATIONSHIP	AGE	SEX	EMPLOYER/SCHOOL-DISTANCE
Peggy Hood	55	F	Unemployed
Samantha Hood	17	F	Spring Hill High 5 miles

**PRESENT DWELLING**

TYPE IMPROVEMENT Duplex-Multi-family dwelling AGE 40 years AREA 1,200 SQ. FT.  
 TOTAL ROOMS 5 NO. BEDROOMS 3 NO. OPEN ROOMS 2 BATHS 2 Full  
 GARAGE: No CARPORT: No BASEMENT: No HEAT: Central AIR COND: Central  
 STATE OF REPAIR Average LOT SIZE \_\_\_\_\_ D.S.S. YES (X) NO ( )  
 OTHER IMPROVEMENTS Patio: Front Porch  
 UTILITIES: WATER (X) SEWER (X) ELECTRICITY (X) GAS ( ) OTHER \_\_\_\_\_  
 TELEPHONES: ROTARY \_\_\_\_\_ TOUCHTONE \_\_\_\_\_ OWN (X) LEASE ( ) JACKS ( ) CABLE TELEVISION \_\_\_\_\_  
 NEIGHBORHOOD Urban  
 CURRENT RENT \$675.00 VERIFIED BY Rent Receipt / Landlord FURNISHED ( ) UNFURNISHED (X)  
 UTILITIES INCLUDED IN RENT (LIST) None  
 EXISTING MORTGAGE YES (X) NO ( ) MTG. HOLDER N/A

**RELOCATION REFERENCES**

REQUESTS ASSISTANCE IN FINDING REPLACEMENT HOUSING YES (X) NO ( )  
 INTENTION AT THIS TIME IS TO Rent REPLACEMENT HOUSING  
 (RENT, BUY, BUILD)  
 OWNS A CAR YES (X) NO ( ) RELIES ON USE OF PUBLIC TRANSP. YES ( ) NO (X)  
 PAYMENT FOR MOVING PERSONAL PROPERTY BASED ON Self Move ROOM COUNT 7  
 (COMM. SLF. MV.)  
**SPECIAL HOUSING REQUIREMENTS**

EXPLANATION (PHYSICAL OR SOCIAL PROBLEMS, JOB REQUIREMENTS, ETC.) Requires only 2 Bedrooms since one occupant moved. Total household Monthly Income \$1,465.00.

DATE 11/5/15 AGENT Debra Rhemarr

TRACT NUMBER 31T-B

CITY OF SPRING HILL  
Tennessee

RA FORM-104  
Revision 12-3-2013

COMPARABLE REPLACEMENT HOUSING

STATE PROJECT 94092-1224-12 COUNTY/S Williamson  
FEDERAL PROJECT: STP/HPP-247(10) PIN: 103169.00 COMP #: 1  
PROPERTY ADDRESS: 2271 Dewey Dr. Unit F-2 Spring Hill, TN 37174  
CONTACT PERSON: Postlets - Bruce  AGENT  OWNER  
PHONE: (615) 715-5985 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ASKING PRICE: \$ 1,100.00 FOR SALE  FOR RENT  FURNISHED  UNFURNISHED   
UTILITIES:  WELL  CITY WATER  SEPTIC  SEWER  GAS  ELEC.  OTHER: \_\_\_\_\_  
UTILITIES INCLUDED IN RENT:  WATER  SEWER  GAS  ELEC.  OTHER: None

TYPE IMPROVEMENT: Multi-Family Dwelling AGE: 9 yrs. HEATED LIVING AREA: 1,176 Sf

TOTAL ROOMS: 5 BEDROOMS: 2 OPEN ROOMS: 3 BATH ROOMS: 2 1/2

AIR COND.: Central HEAT: Central GARAGE: N/A CARPORT: N/A BASEMENT: N/A AREA: \_\_\_\_\_ (sf)

CONDITION: Good LOT SIZE: minimum

OTHER IMPROVEMENTS:

COMMENTS/ITEMS IN NEED OF REPAIR: townhouse in Spring Hill Williamson County. Close to schools and new recreational center located in Wakefield Community subdivision. Features living room; kitchen; dining room; 2-bedrooms; 2 1/2 baths.

SCHOOLS: Maury County

NEIGHBORHOOD:  URBAN  SUBURBAN  SEMI-RURAL  RURAL  OTHER: \_\_\_\_\_

DISTANCE FROM PROJECT AREA: 4.2 miles

OTHER SIGNIFICANT FEATURES: Ceiling Fans, hardwood floors

The owner or owner's agent stated that the above housing is available to all persons regardless of race, religion, sex, handicap, familial status, or national origin.

I have personally inspected this residence and have found it to be decent, safe, and sanitary.

Debra Rhemann  
Agent Signature

11/24/15  
Date

RE-VERIFICATION DATE(S): 11/19/15



CITY OF SPRING HILL  
Tennessee

RA FORM-104  
Revision 12-3-2013

COMPARABLE REPLACEMENT HOUSING

STATE PROJECT 94092-1224-12 COUNTY/S Williamson  
FEDERAL PROJECT: STP/HPP-247(10) PIN: 103169.00 COMP #: 2  
PROPERTY ADDRESS: 405 Dakota Dr. Spring Hill, TN 37174  
CONTACT PERSON: Exit Realty King & Associates- Tawny King  AGENT  OWNER  
PHONE: (615) 302-3213 CELL:            EMAIL:             
ASKING PRICE: \$ 1,200 FOR SALE  FOR RENT  FURNISHED  UNFURNISHED   
UTILITIES:  WELL  CITY WATER  SEPTIC  SEWER  GAS  ELEC.  OTHER:             
UTILITIES INCLUDED IN RENT:  WATER  SEWER  GAS  ELEC.  OTHER: None

TYPE IMPROVEMENT: Multi-Family Dwelling AGE: 8 yrs. HEATED LIVING AREA: 1,236 Sf

TOTAL ROOMS: 5 BEDROOMS: 2 OPEN ROOMS: 3 BATH ROOMS: 2 1/2

AIR COND.: Central HEAT: Central GARAGE: N/A CARPORT: N/A BASEMENT: N/A AREA            (sf)

CONDITION: Good LOT SIZE: minimum

OTHER IMPROVEMENTS: Laundry area;

COMMENTS/ITEMS IN NEED OF REPAIR: Townhouse in Spring Hill, Maury County located near a recreation center. Close to schools and shopping. Features a living room; kitchen; dining room; 2 bedrooms; 2 1/2 baths. Freshly painted.

SCHOOLS: Maury County

NEIGHBORHOOD:  URBAN  SUBURBAN  SEMI-RURAL  RURAL  OTHER:           

DISTANCE FROM PROJECT AREA: 4.2 miles

OTHER SIGNIFICANT FEATURES: Ceiling Fans, hardwood floors; Microwave; dishwasher. Community pool.

The owner or owner's agent stated that the above housing is available to all persons regardless of race, religion, sex, handicap, familial status, or national origin.

I have personally inspected this residence and have found it to be decent, safe, and sanitary.

          Debra Rhemann            
Agent Signature

          11/24/15            
Date

RE-VERIFICATION DATE(S): 11/23/15



CITY OF SPRING HILL  
Tennessee

RA FORM-104  
Revision 12-3-2013

COMPARABLE REPLACEMENT HOUSING

STATE PROJECT 94092-1224-12 COUNTY/S Williamson  
FEDERAL PROJECT: STP/HPP-247(10) PIN: 103169.00 COMP #: 3  
PROPERTY ADDRESS: 2271 Dewey Dr. Unit K-4 Spring Hill, TN 37174  
CONTACT PERSON: Exit Realty of the South - Dan Bush  AGENT  OWNER  
PHONE: (615) 751-0944 CELL: (615)293-8052 EMAIL: dan@exitrealtyofthesouth.com  
ASKING PRICE: \$ 1,200.00 FOR SALE  FOR RENT  FURNISHED  UNFURNISHED   
UTILITIES:  WELL  CITY WATER  SEPTIC  SEWER  GAS  ELEC.  OTHER: \_\_\_\_\_  
UTILITIES INCLUDED IN RENT:  WATER  SEWER  GAS  ELEC.  OTHER: None

TYPE IMPROVEMENT: Multi- Family Dwelling AGE: 9 yrs. HEATED LIVING AREA: 1,203 Sf

TOTAL ROOMS: 5 BEDROOMS: 2 OPEN ROOMS: 3 BATH ROOMS: 1 1/2

AIR COND.: Central HEAT: Central GARAGE: N/A CARPORT: N/A BASEMENT: N/A AREA \_\_\_\_\_ (sf)

CONDITION: Good LOT SIZE: minimum

OTHER IMPROVEMENTS: Laundry Area; deck

COMMENTS/ITEMS IN NEED OF REPAIR: townhouse in Spring Hill Williamson County. Close to schools located in Wakefield Gables Community subdivision. Features living room; kitchen; dining area; and 2-bedrooms; community amenities.

SCHOOLS: Maury County

NEIGHBORHOOD:  URBAN  SUBURBAN  SEMI-RURAL  RURAL  OTHER: \_\_\_\_\_

DISTANCE FROM PROJECT AREA: 4.2 miles

OTHER SIGNIFICANT FEATURES: Ceiling Fans; hardwood floors; tile; carpet; fireplace; built-in shelves; Disposal; microwave; dishwasher; range; smoke alarm; walk-in closets; refrigerator

The owner or owner's agent stated that the above housing is available to all persons regardless of race, religion, sex, handicap, familial status, or national origin.

I have personally inspected this residence and have found it to be decent, safe, and sanitary.

*Dana Rhemann*  
Agent Signature

11/24/15  
Date

RE-VERIFICATION DATE(S): 11/23/15

