

Rent Comparability Grid

Unit Type

Subject's FHA #:

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Project Name		Project Name		Project Name		Project Name		Project Name		Project Name	
Street Address		Street Address		Street Address		Street Address		Street Address		Street Address	
City County		City County		City County		City County		City County		City County	
Subject		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
A. Rents Charged											
1 \$ Last Rent / Restricted?											
2 Date Last Leased (mo/yr)											
3 Rent Concessions											
4 Occupancy for Unit Type		%		%		%		%		%	
5 Effective Rent & Rent/ sq. ft		\$0	0	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6 Structure / Stories					\$0		\$0		\$0		\$0
7 Yr. Built/Yr. Renovated			\$0		\$0		\$0		\$0		\$0
8 Condition /Street Appeal											
9 Neighborhood											
10 Same Market? Miles to Subj											
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11 # Bedrooms											
12 # Baths											
13 Unit Interior Sq. Ft.											
14 Balcony/ Patio											
15 AC: Central/ Wall											
16 Range/ refrigerator											
17 Microwave/ Dishwasher											
18 Washer/Dryer											
19 Floor Coverings											
20 Window Coverings											
21 Cable/ Satellite/Internet											
22 Special Features											
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24 Parking (\$ Fee)											
25 Extra Storage											
26 Security											
27 Clubhouse/ Meeting Rooms											
28 Pool/ Recreation Areas									\$0		\$0
29 Business Ctr / Nbhd Netwk									\$0		\$0
30 Service Coordination											
31 Non-shelter Services											
32 Neighborhood Networks									\$0		\$0
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33 Heat (in rent?/ type)											\$0
34 Cooling (in rent?/ type)											\$0
35 Cooking (in rent?/ type)											\$0
36 Hot Water (in rent?/ type)											\$0
37 Other Electric											\$0
38 Cold Water/ Sewer											\$0
39 Trash /Recycling			\$0		\$0				\$0		\$0
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D		0	0	0	0	0	0	0	0	0	0
41 Sum Adjustments B to D		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42 Sum Utility Adjustments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43 Net/ Gross Adjmts B to E		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)		\$0		\$0		\$0		\$0		\$0	
45 Adj Rent/Last rent			0%		0%		0%		0%		0%
46 Estimated Market Rent		\$0.00 ← Estimated Market Rent/ Sq. Ft									

Appraiser's Signature

Date

Attached are explanations of :

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared:

Manually

Using HUD's Excel form