

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	
A.	Rents Charged	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
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
<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										
23											
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		\$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									

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

Appraiser's Signature _____

Date _____

Grid was prepared:

Manually

Using HUD's Excel form