

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	
<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