OMB Approval # 2502-0507 (exp. 03/31/2005)

Rent Comparability Grid

Unit Type →

Subject's FHA #:

	Subject		*Comp #1*		*Comp #2*		*Comp #3*		*Comp #4*		*Comp #5*	
	Project Name	**Data**	Project Name		Project Name		Project Name		Project Name		Project Name	
	Street Address	**on**	Street Address		Street Address		Street Address		Street Address		Street Address	
	City County	**Subject**	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**											
	In Parts B thru E, adjust only for differences the subject's market values.											
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**											
7	**Yr. Built/Yr. Renovated**											
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**											
29	**Business Ctr / Nbhd Netwk**											
30	**Service Coordination**											
31	**Non-shelter Services**											
32	**Neighborhood Networks**											
E.	**Utilities**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
33	**Heat** (in rent?/ type)											
34	**Cooling** (in rent?/ type)											
35	**Cooking** (in rent?/ type)											
36	**Hot Water** (in rent?/ type)											
37	**Other Electric**											
38	**Cold Water/ Sewer**											
39	**Trash /Recycling**											
F.	**Adjustments Recap**		**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**	**Pos**	**Neg**
40	**# Adjustments B to D**											
41	**Sum Adjustments B to D**											
42	**Sum Utility Adjustments**											
			Net	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**	**Net**	**Gross**
43	***Net/ Gross Adjmts B to E***											
G.	**Adjusted & Market Rents**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**		**Adj. Rent**	
44	**Adjusted Rent** (5+ 43)											
45	Adj Rent/Last rent											
46	**Estimated Market Rent**		← **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**

form HUD-92273-S8