OMB Approval # 2502-0507 (exp. 05/31/2008

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**		**$0**	0	**$0**	0.00	**$0**	0.00	**$0**	0.00	**$0**	0.00
	In Parts B thru E, adjust only for differences the subject's market values.											
B.	**Design, Location, Condition**		**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**	**Data**	**$ Adj**
6	**Structure / Stories**					$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)											
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

form HUD-92273-S8