Housing and Urban Development
Office of Housing

Attachment 9-2

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**	▼										
	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

This form is to be used for completing Rent Comparabilty Studies in accordance with Chapter 9 of the Section 8 Renewal Guide

form HUD-92273-S8