

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

**Rent Comparability Grid**

Unit Type →

Subject's FHA #:

<i>Subject</i>		<i>Comp #1</i>		<i>Comp #2</i>		<i>Comp #3</i>		<i>Comp #4</i>		<i>Comp #5</i>	
	<b>Data on Subject</b>										
<b>A. Rents Charged</b>		<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
1	\$ Last Rent / Restricted?										
2	Date Last Leased (mo/yr)										
3	Rent Concessions										
4	Occupancy for Unit Type										
5	Effective Rent & Rent/ sq. ft										
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
<b>B. Design, Location, Condition</b>		<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
6	Structure / Stories	/		/		/		/		/	
7	Yr. Built/Yr. Renovated	/		/		/		/		/	
8	Condition /Street Appeal	/		/		/		/		/	
9	Neighborhood										
10	Same Market? Miles to Subj	/		/		/		/		/	
<b>C. Unit Equipment/ Amenities</b>		<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
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											
<b>D. Site Equipment/ Amenities</b>		<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
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										
<b>E. Utilities</b>		<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
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	/		/		/		/		/	
<b>F. Adjustments Recap</b>		<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>
40	# Adjustments B to D										
41	Sum Adjustments B to D										
42	Sum Utility Adjustments										
		<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>
43	<i>Net/ Gross Adjmts B to E</i>										
<b>G. Adjusted &amp; Market Rents</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>	
44	Adjusted Rent (5+ 43)										
45	Adj Rent/Last rent										
46	<b>Estimated Market Rent</b>	← 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