

SINGLE FAMILY COMPARABLE RENT SCHEDULE

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3			
Address											
Proximity to Subject											
Date Lease Begins Date Lease Expires											
Monthly Rental	If Currently Rented: \$	\$			\$			\$			
Less: Utilities Furniture	\$	\$			\$			\$			
Adjusted Monthly Rent	\$	\$			\$			\$			
Data Source											
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Rent Concessions											
Location/View											
Design and Appeal											
Age/Condition											
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.	
Other (e.g., basement, etc.)											
Other:											
Net Adj. (total)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	
Indicated Monthly Market Rent			\$		\$		\$		\$		\$

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)

Final Reconciliation of Market Rent:

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF _____ TO BE \$ _____

Appraiser(s) SIGNATURE _____
NAME _____

Review Appraiser SIGNATURE _____
(If applicable) NAME _____

This form must be reproduced by the Seller.

Instructions

Single-Family Comparable Rent Schedule

The lender uses this form to obtain the market rent for a conventional single-family investment property from the appraiser.

Copies

Original, plus one.

Printing Instructions

This form must be printed on letter size paper, using portrait format. When printing this form, you must use the "shrink to fit" option in the Adobe Acrobat print dialogue box.

Instructions

The form is prepared by the appraiser as an attachment to the appraisal for a single-family investment property. The lender should retain the original of the form and the appraiser, the copy.

The form is designed to present the information needed to determine the market rent for a single-family property. It calls for information on the physical structure, location, and lease terms.