

Rent Comparability Worksheet

Please print clearly:

Landlord: Telephone:

Tenant/Applicant:
 Unit Address:
 City/Town:
 Inspection Date:

What is the allowable rent range for the unit::	\$
What is the current market rent (including utilities) for this unit::	\$
After negotiation with the Landlord, the Tenant's Gross Rent will be (Contract Rent + Utilities):	\$
I certify that the rent for this unit does not exceed rents being charged for comparable unassisted units in the immediate area as required by 24 CFR Sec. 982.503.	
_____ Signature	_____ Date

BUILDING INFORMATION:

Points	Point Value	LOCATION:
40		Urban Residential
30		Village Residential
20		Rural Residential
Total		

Points	Point Value	QUALITY - <i>Maintained, Rehabbed or Newly Constructed:</i>
20		Last 5 years
15		5-10 years
10		10-15 years
5		15+ years
Total		

Points	Point Value	HOUSING TYPE:
60		Single Family Detached
50		Manufactured Home
45		Semi-detached/Rowhouse/Townhouse
40		Low Rise
30		High-rise with elevator
Total		

Points	Point Value	BUILDING AGE:
4		0-5
3		6-20
2		21-50
1		51+

Points	Point Value	BUILDING FACILITIES:
1		Cable TV
1		Laundry facility in building
1		Garage
1		Paved driveway
1		Yard
1		Storage facility
1		Additional recreation facilities
1		Other: _____
Total		

Points	Point Value	HOUSING SERVICES:
5		On-site management
Total		

Points	Point Value	MAINTENANCE:
2		Ongoing exterior maintenance performed by owner
2		Ongoing interior maintenance performed by owner
2		Snowplowing
Total		

SUBTOTAL

UNIT INFORMATION:

Unit Number:

Please (Circle) appropriate number of bedrooms:

Size – In Square Feet:

Points	Point Value	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
10		Up to 500	Up to 700	Up to 900	Up to 1100
20		501-700	701-900	901-1100	1101-1300
30		701-900	901-1100	1101-1300	1301-1500
40		901-1100	1101-1300	1301-1500	1501-1700
50		1101- or more	1301 or more	1501 or more	1701 or more
3		Additional 1/2 bath			
5		Additional 3/4 or full bath			
Total					

Points	Point Value	UNIT AMENITIES:
		Kitchen Appliances:
1		Dishwasher
1		Stove
1		Refrigerator
		Kitchen Appliances <5 Years Old:
1		Dishwasher
1		Stove
1		Refrigerator
1		Screens
1		Shower and Tub
1		Washer
1		Dryer
1		Finished Basement
2		Laundry Hookup in Unit
		Accessibility:
2		Ramp
2		Bathroom
2		Kitchen
2		Alternate Heat Source
1		Above Average Floor Covering
1		Other: _____
Total		

Points	Point Value	OVERALL UNIT QUALITY:
0-21		Extra - Above Average
Total		

Please Identify:

Points	Point Value	UTILITIES PAID BY OWNER:
5		Heat
3		Hot Water
3		Electricity
3		Water/Sewer
Total		

SUBTOTAL:

GRAND TOTAL SCORE:

SCORING LEGEND:

Excellent.....201 – 250
 Good.....151 – 200
 Fair.....101 – 150
 Poor52 – 100
 Very Poor< 52