



COMPARATIVE MARKET ANALYSIS TO SET RENT

Single Family Residence

Prepared by: Agent _____ Phone _____
 Broker _____ Email _____

NOTE: This Comparable Market Analysis (CMA) worksheet is prepared by Owner of the subject property, his real estate agent or an appraiser to develop an estimate of the subject property's monthly market rental value, based on the rent presently paid for comparable properties located in the local rental market. A dollar amount of adjustment, plus or minus, is given to the comparable property's rent for significant differences from the subject property in itemized features.

DATE: _____, 20____, at _____, California.

FEATURES:	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
1. Property Address							
1.1 Proximity to Subject							
1.2 Date Lease Begins/ Date Lease Expires							
1.3 Monthly Rent	\$	\$		\$		\$	
1.4 Less: Utilities/ Furniture	\$	\$		\$		\$	
1.5 Adjusted Monthly Rent (Base)	\$	\$		\$		\$	
1.6 Rent Rate Per Sq. Ft.	\$	\$		\$		\$	
1.7 Data Source							
1.8 Verification Sources							

2. Rent Adjustments	DESCRIPTION	DESCRIPTION	+(-)	DESCRIPTION	+(-)	DESCRIPTION	+(-)
2.1 Rent Concessions							
3. Location/View							
3.1 Neighborhood Trend							
3.2 Street Amenities							
3.3 School/Institutions							
3.4 Transportation/ Shopping							
4. Landscaping							
5. Improvements							
5.1 Age							
5.2 Construction Type							
5.3 Design/Appeal							
5.4 Maintenance							
5.5 Garage							
5.6 Central AC/Heating							
6. Livable Space							
6.1 Square Footage Livable							
6.2 No. of Bedrooms							
6.3 No. of Baths							
6.4 Kitchen/Appliances							

	DESCRIPTION	DESCRIPTION	+(-)	DESCRIPTION	+(-)	DESCRIPTION	+(-)
6.5	Living Room						
6.6	Dining Area						
6.7	Basement Storage						
7.	Amenities						
7.1	Lot Size/Shape						
7.2	Fenced						
7.3	Fireplace						
7.4	Pool/Hot Tub/Spa						
7.5	Patio						
8.	TOTAL Adjustments	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
9.	Adjusted Monthly Rent of Comparable		\$		\$		\$
10.	Monthly Rent for Subject Property		\$				

11. Comments on market data: include 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.

12. Final reconciliation of market rent _____

13. The estimated monthly market rent of the subject property as of _____, 20____, is \$_____.

Name of Appraiser: _____

Signature: _____ Date: _____, 20____

Name of Review Appraiser: _____

Signature: _____ Date: _____, 20____