



# COMPARATIVE MARKET ANALYSIS TO SET RENT

Single Family Residence (California Civil Code §1102.6c)

Prepared by: Agent \_\_\_\_\_ Phone \_\_\_\_\_  
 Broker \_\_\_\_\_ Email \_\_\_\_\_

DATE: \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, California.

**NOTE:** This form is used by a property owner, their agent or a buyer's agent as a worksheet when estimating a property's gross monthly rental value based on rents recently paid for comparable properties, then noting in each property's column for itemized features distinguishable from the owner's property the dollar adjustment needed to correct for its greater or lesser rental value than the owner's property.

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							
<b>3. Location/View</b>							
3.1 Neighborhood Trend							
3.2 Street Amenities							
3.3 School/Institutions							
3.4 Transportation/ Shopping							
<b>4. Landscaping</b>							
<b>5. Improvements</b>							
5.1 Age							
5.2 Construction Type							
5.3 Design/Appeal							
5.4 Maintenance							
5.5 Garage							
5.6 Central AC/Heating							
<b>6. Livable Space</b>							
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						
<b>7.</b>	<b>Amenities</b>						
7.1	Lot Size/Shape						
7.2	Fenced						
7.3	Fireplace						
7.4	Pool/Hot Tub/Spa						
7.5	Patio						
<b>8.</b>	<b>TOTAL Adjustments</b>	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
<b>9.</b>	<b>Adjusted Monthly Rent of Comparable</b>		\$		\$		\$
<b>10.</b>	<b>Monthly Rent for Subject Property</b>		\$				

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.

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12. Final reconciliation of market rent \_\_\_\_\_

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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\_\_\_\_