SHORT TERM RENTAL RENT SCHEDULE

File No.
Case No.

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				
Rental Period				
Rent Per Period Num of Periods	$	$	$	$
Gross Potential Income Occupancy Rate	$	$	$	$
Effective Gross Income	$	$	$	$
Data Source				

RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Management Fees							
Location View							
Design Appeal							
Age Condition							
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count							
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.	
Amenities							
Other:							
Net Adj. (total)		☐ + ☐ - $		☐ + ☐ - $		☐ + ☐ - $	
Adjusted Effective Gross Income		Net= Gross= $		Net= Gross= $		Net= Gross= $	

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 ESTIMATE THE ANNUAL EFFECTIVE GROSS INCOME OF THE SUBJECT AS OF _____ **TO BE** _____

Appraiser(s)
SIGNATURE _____
NAME _____
Date Property inspected _____ Report Signed _____
State Certification or License # _____ State _____
Expiration Date of License or Certification _____

Supervisory Appraiser
SIGNATURE
(If applicable) NAME _____
Date Property inspected _____ Report Signed _____
State Certification or License # _____ State _____
Expiration Date of License or Certification _____