

## **Instructions for the use of the City of London Housing Division Market Rent Analysis Form**

The Market Rent Analysis form is to be used as a tool by the Co-operative Housing Providers when establishing comparables as part of the group's review of the market housing charges. Private rental only, are to be used. Prepare a separate sheet for each bedroom unit type. It is important to utilize private comparable projects that are similar and located as close to the subject site as possible.

**Building Details:** At least four comparables (more may be used on an additional sheet) are required. The comparables must be as similar to the subject as possible, taking into account location, type of project, size, age etc. Insert the particulars for each of the comparables in the appropriate box.

**Gross Rent:** Insert the rent charge and any additional charges for extra services i.e.: parking. Include any rental incentives that are provided.

**Monthly Cost Estimates for Services and Amenities:** Identify whether the tenant pays for the items or they are included in the rent. If the amenities are extra, insert the amount.



London  
CANADA

# City of London Housing Division Market Rent Analysis

Project Name: \_\_\_\_\_

Project Location: \_\_\_\_\_

Bedroom Unit Type: \_\_\_\_\_

**Private Rental Comparisons**

Building Details	Subject	Comparable # 1	Comparable # 2	Comparable # 3	Comparable # 4
Location	As Indicated				
Age					
Condition					
Balcony					
Patio					
Total Floors/Total Units					
Size Sq. Ft./Sq. M.					
Bedroom Count					

**Gross Rent Including Services:**

Tenant Pays					
2nd Parking Cost					
Sector Fees					
Incentives					

**Monthly Cost Estimates for  
Service & Amenities:**

Heat					
Power					
Stove/Fridge/Dishwasher					
Washer/Dryer					
Cable TV					
Broadloom					
Security					
Pool/Sauna					
Tennis/Squash					
Parking					
Fireplaces					
Air conditioning					
<b>Total Value of Services</b>					



Housing Division