
Rental Comparables Sheet

A rent figure from a listing is a hope; a rent figure from a phone call is evidence. Complete one line per comparable, and don't stop until three are confirmed — your lender's valuer will do exactly the same, so you want to get there first.

HOW TO USE THIS — Complete one entry per comparable: find it, phone the letting agent, confirm the real figure, then tick it. Three confirmed entries and the sheet is done.

01 For each comparable, record

- ☐ Address or street, distance from the subject property
 - ☐ Beds, property type, condition relative to yours (better / same / worse)
 - ☐ Advertised rent and date listed
 - ☐ CONFIRMED: spoke to the letting agent — actual achieved rent, and how quickly it let
 - ☐ Demand signal: how many enquiries or viewings the agent reported
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02 Rules

- ☐ Same street beats same postcode; same postcode beats same town
 - ☐ Condition-adjust honestly: your unrefurbished rent isn't the refurbished comparable's rent
 - ☐ Discard anything listed over six weeks — the market is telling you the price is wrong
 - ☐ Use the middle figure of three confirmed comps, not the best one
 - ☐ Note the date — comparables expire; re-run after three months
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