SAMPLE · ILLUSTRATIVE DATA

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Rent Support Pack

For a reconsideration of the Form 1007 market rent
Prepared Nov 2, 2026 · Appraisal effective Oct 28, 2026

SUBJECT PROPERTY

Address	**4418 Sample Oak Dr, Tampa, FL 33610**
Type	**Single-family · 3 bd / 2 ba · 1,412 sf · built 1998**
In-place lease	**$2,150 / mo · 12 months from Aug 2026**

WHAT THE APPRAISAL SAYS

Form 1007 market rent	**$1,900 / mo**
Rent the lender will use	**$1,900 (the lower one)**
DSCR at that rent	**0.95**

Rent comparables on the appraisal as listed on the Form 1007

COMPARABLE	BD / BA	SQ FT	BUILT	DISTANCE	RENT	DIFFERENCE FROM SUBJECT
1 · Sample Ridge Ct	3 / 1	1,180	1979	0.4 mi	$1,795	**One bath · 232 sf smaller · 19 years older**
2 · Sample Lake Blvd	3 / 2	1,350	1995	1.6 mi	$1,900	**Farthest of the three · outside the subdivision**
3 · Sample Pine Way	2 / 2	1,240	2001	0.9 mi	$1,875	**Two bedrooms · 172 sf smaller**

Additional leased comparables same bed/bath count · within 0.8 mi · leased in the 90 days before the effective date

COMPARABLE	BD / BA	SQ FT	BUILT	DISTANCE	LEASED	RENT	$ / SF	SOURCE
A · Sample Oak Dr	3 / 2	1,390	1999	0.2 mi	Sep 30	$2,150	1.55	MLS sheet from agent
B · Sample Elm St	3 / 2	1,440	1997	0.3 mi	Sep 12	$2,200	1.53	Listing, marked rented
C · Sample Birch Ln	3 / 2	1,405	2000	0.5 mi	Aug 21	$2,125	1.51	Listing, marked rented
D · Sample Cedar Ct	3 / 2	1,460	1998	0.6 mi	Oct 9	$2,195	1.50	MLS sheet from agent
E · Sample Maple Ave	3 / 2	1,372	1996	0.8 mi	Aug 30	$2,100	1.53	Listing, marked rented

LEASED RANGE	MIDDLE OF THE FIVE	PER SQUARE FOOT	SIZE VS SUBJECT
$2,100 – $2,200	**$2,150**	**$1.50 – $1.55**	**within 48 sf**

What a revised rent changes

IF THE 1007 RENT IS	LENDER USES	DSCR
$1,900 (as appraised)	$1,900	0.95
$2,100	$2,100	1.05
$2,150 or higher	**$2,150 (lease)**	**1.07**

Payment basis: $225,000 loan, 7.50%, 30-year fixed. Principal and interest $1,573, taxes $262, insurance $165, total $2,000 a month. Rent of $2,001 reaches 1.00.

Facts to correct

- Bath count: the 1007 grid shows the subject as 1.1 baths; the county record and the listing show 2 full baths.
- Two of three rent comparables differ from the subject in bedroom or bathroom count.

Cover note for your loan officer

Re: Reconsideration request, Form 1007 market rent, 4418 Sample Oak Dr, effective Oct 28, 2026.

We ask that the appraiser consider five additional leased comparables. Each has the same bedroom and bathroom count as the subject, sits within 0.8 miles, is within 48 square feet of the subject's size, and was leased in the 90 days before the effective date. Sources are listed for each.

We also note that the rent schedule shows the subject with 1.1 baths; public record shows 2 full baths. Two of the three comparables used differ from the subject in bedroom or bathroom count.

Please review and revise the market rent if the appraiser finds it warranted.

This sample uses invented addresses and figures to show the format. A Rent Support Pack lists comparable lease data and factual discrepancies for an appraiser to consider. Rent is the lease amount where an MLS sheet is supplied, otherwise the last advertised rent when the listing was marked rented. It is not an appraisal and gives no opinion of value or market rent. Send it through your lender's reconsideration process; borrowers and brokers should not contact the appraiser directly. Lendworthy is not a lender. Not a loan offer or financial advice. © 2026 Lendworthy LLC