

ResidAlly Room Pricing Calculator

Find the Right Price for Your Space

How to Use This Guide: Follow the four simple steps below to calculate the ideal monthly rent for your room. Each step helps you understand what renters in your area are paying based on location and amenities.

STEP 1: Find Your Base Price by City Type

Select your city tier to find your starting price range:

City Tier	Example Texas Cities	Base Price Range	Check if Applies	Your Base Price
Tier 1	Austin, Dallas, Fort Worth, Plano, Frisco	\$700 - \$850	☐	
Tier 2	Houston, San Antonio, El Paso, Corpus Christi	\$550 - \$700	☐	
Tier 3	Lubbock, Amarillo, Waco, Tyler, College Station	\$400 - \$550	☐	
Tier 4	Plainview, Levelland, Big Spring, rural areas	\$300 - \$450	☐	

Write your base price here →

STEP 2: Adjust for Room Size

Add or subtract based on your room size:

Room Size	Square Footage	Adjustment	Check if Applies	Amount
Small Room	80-100 sq ft	Subtract \$50	☐	-\$50
Standard Room	100-140 sq ft	No change	☒	\$0
Large Room	140-200 sq ft	Add \$50	☐	+\$50
Extra Large Room	200+ sq ft	Add \$100	☐	+\$100

Choose ONE size and write the adjustment amount →

STEP 3: Add Value for Special Features

If your room includes any of these features, add to your base price:

Note: Utilities are always included in ResidAlly rentals

Feature	Add to Price	Check if Applies	Amount Added
Fully Furnished Room	Add \$75	☐	+\$75
Wi-Fi Included	Add \$25	☐	+\$25
Covered/Garage Parking	Add \$60	☐	+\$60
Pets Allowed	Add \$60	☐	+\$60
Backyard Access	Add \$40	☐	+\$40
Private Entrance	Add \$40	☐	+\$40
Near Major Employer/University (under 5 min drive)	Add \$40	☐	+\$40

Check boxes for features you offer and write total → \$0

STEP 4: Deduct for Home Limitations

These limitations reduce the rent to keep it fair and affordable:

Limitation	Subtract from Price	Check if Applies	Amount Subtracted
Shared Bathroom	Subtract \$75	☐	-\$75
Private Kitchenette Only (limited cooking, no full kitchen)	Subtract \$60	☐	-\$60
No Kitchen Access (no cooking facilities)	Subtract \$90	☐	-\$90
No Laundry Access	Subtract \$30	☐	-\$30
Far from Major Roads/Transit (15+ min to amenities)	Subtract \$45	☐	-\$45
Strict Guest Restrictions	Subtract \$25	☐	-\$25

Check boxes for limitations and write total → -\$0

YOUR FINAL CALCULATION

Base Price (from Step 1):	\$ <u>\$0</u>
+/- Room Size Adjustment (from Step 2):	\$ <u>\$0</u>
+ Total Added Features (from Step 3):	\$ <u>+\$0</u>
– Total Limitations (from Step 4):	\$ <u>-\$0</u>
= YOUR RECOMMENDED MONTHLY RENT:	<u>\$0</u>

PRICING METHODOLOGY EXPLAINED

Why these prices? ResidAlly's base prices (Step 1) are calculated at 40-50% of the U.S. Department of Housing and Urban Development's Fair Market Rent (FMR) for a 2-bedroom unit in your area. This follows HUD's official "pro-rata share" methodology for shared housing rent calculation.

The Pro-Rata Method: When multiple unrelated people share a home, each person's rent should be proportional to their share of the space. For example, if you rent out 1 room in a 2-bedroom home, the fair price is approximately 50% of what a full 2-bedroom apartment rents for in your area. This accounts for the fact that tenants are sharing common areas (kitchen, living room, bathrooms) rather than having exclusive use of an entire unit.

Market Research: This pricing approach is consistent with major shared housing platforms in the UK and US, and ensures your rates are competitive while providing affordable housing options for tenants.

Based on U.S. Department of Housing and Urban Development's Fair Market Rent (FMR) data for FY2026. Prices shown are 40-50% of the 2BR FMR values for your area, reflecting the pro-rata share methodology for shared housing. For complete FMR data, visit: www.huduser.gov/portal/datasets/fmr/fmr2026/FY2026_FMR_Schedule.pdf

PRICING TIPS

- Our base prices already account for shared living - no need for additional discounts!
- All ResidAlly rentals include utilities in the monthly price
- Start at the middle of your price range - you can always adjust based on interest
- Research similar listings in your area on ResidAlly or other rental sites
- Consider offering a slight discount for longer-term commitments (6+ months)
- Remember: Your rent helps provide safe, affordable housing while generating income!

Questions? Contact ResidAlly support at support@residally.com or **(210) 255-2222**

Visit www.residally.com to list your room and connect with verified tenants.