

Model Development Phase Template

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| Date | 04 July 2024 |
| Team ID | team-739875 |
| Project Title | House Rent Price Prediction Using Machine Learning. |
| Maximum Marks | 5 Marks |

Feature Selection Report Template

In the forthcoming update, each feature will be accompanied by a brief description. Users will indicate whether it's selected or not, providing reasoning for their decision. This process will streamline decision-making and enhance transparency in feature selection.

| Feature | Description | Selected (Yes/No) | Reasoning |
|---------------------------|--|-------------------|--|
| Location | The geographical area where the property is located. | Yes | Location significantly affects rent prices due to demand and neighborhood amenities. |
| Square Footage | The total area of the property in square feet. | Yes | Larger properties generally have higher rent prices. |
| Number of Bedrooms | The count of bedrooms in the property. | Yes | The number of bedrooms is a key factor in determining rent prices. |

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| Number of Bathrooms | The count of bathrooms in the property. | Yes | Similar to bedrooms, more bathrooms can increase the rental value. |
| Property Type | Type of the property (e.g., apartment, house). | Yes | Different property types have different rent ranges. |
| Year Built | The year the property was constructed. | No | This feature might have less direct impact on rent prices compared to others. |
| Amenities | Presence of amenities like pool, gym, parking. | Yes | Properties with more amenities can command higher rents. |
| Furnished Status | Whether the property is furnished or unfurnished. | Yes | Furnished properties can often demand higher rent. |
| Proximity to Public Transport | Distance to the nearest public transportation. | Yes | Properties close to public transport can have higher rental values |
| Nearby Schools | Quality and proximity of nearby schools. | Yes | Good schools nearby can increase the desirability and rent of a property. |
| Crime Rate | Crime rate in the area where the property is located. | Yes | Lower crime rates can increase property desirability and rent prices. |

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| Market Trends | Current trends in the rental market. | No | Market trends can fluctuate and may not be consistent for prediction. |
| Pet Policy | Whether pets are allowed in the property. | No | This feature may not significantly impact rent prices across different markets. |
| Utility Inclusions | Whether utilities like water, electricity are included in rent. | Yes | including utilities can make a property more attractive and justify higher rent. |
| Lease Length | Duration of the lease agreement. | No | Lease length might not significantly impact the rent price in the prediction. |