

Model Development Phase Template

Date	04 July 2024
Team ID	740709
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.

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.

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.