



Module B: CHECKING OUT THE RENTAL PROPERTY AND THE LANDLORD

Comparison Units Completed for Case Study I (Teen)

	Rental A	Rental B	Rental C
Address/Name of unit	694 Ross St.	308 Lilac St	207 Hoffman Rd.
Terms & Conditions			
Date available	1-Aug	15-Aug	15-Sep
Monthly rent	\$500	\$450	\$525
Date rent is due	1 st of Month	15 th of Month	1 st of Month
Deposit	\$500	\$450	\$550
Pets allowed	No	No	Yes
Pet rules/deposit	NA	NA	27.5
Late payment charges	\$25	\$22.50	\$27.50
Length of lease	1 Year	1 Year	1 Year
Frequency of rent increases	Annually	Annually	Annually
Subletting/breaking a lease	Not Allowed	Not Allowed	Not Allowed
Utilities included (water/sewer/heat/garbage/recycling)	Heat is not included	Heat is not included	Heat is included
On site management	No	No	Yes
Dwelling			
Square footage	1,000	850	1,100
Number of bedrooms	2	1	2
Number of bathrooms	1	1	1
Dishwasher/garbage disposal/microwave included	Garbage disposal	Not Included	Garbage disposal included
Available storage	Small storage room	No	Basement
Air conditioning	Yes – wall unit	No	Yes – wall unit
Fireplace	No	No	No
Amenities (pool, gym)	No	No	No
Number of outlets per room	3-5	2-3	3-5
Blinds/curtains	Blinds	No	Blinds
Cable TV connection in each room	No – 2 total	No – 1 total	No – 2 total
Number of phone jacks	2	2	2
High speed internet	No	No	No
Decorating allowed	Hang pictures	Hang pictures	Hang pictures
Outdoor space	Small balcony	No	Small patio
Locks/security	Deadbolt	Deadbolt	Deadbolt
Laundry Facilities	Hook-up only	No	Coin operated
Neighborhood			
Safe walking outside after dark	Yes	No	Yes
Safe for children to play outside	Yes	No	Yes
Crime rate in neighborhood	Little	Some	Little
Issues with unsupervised children	Yes	Yes	No
Neighbors loitering	No	No	No
Noise level of neighborhood	Little	Street Noise	Little
Near bus line	Yes	No	Yes
Near work	No	Yes	Yes

