



Module B: CHECKING OUT THE RENTAL PROPERTY AND THE LANDLORD

Comparison Units Completed for Case Study 2 (Single Parent)

	Rental A	Rental B	Rental C
Address/Name of unit	123 Main St.	489 Day Street	490 Spruce St.
Terms & Conditions			
Date available	1-May	15-May	1-Jun
Monthly rent	\$550	\$600	\$625
Date rent is due	1 st of month	1 st of month	1 st of month
Deposit	\$500	\$600	\$625
Pets allowed	No	No	Yes
Pet rules/deposit	NA	NA	\$200
Late payment charges	No clause in rental agreement	\$30	\$31.25
Length of lease	1 year	1 year	No lease
Frequency of rent increases	Annual	Annual	Annual
Subletting/breaking a lease	Not allowed	Not allowed	Not allowed
Utilities included (water/sewer/heat/garbage/recycling)	Does not include heat	Does not include heat	Includes all utilities
Other	No	Yes	Yes
Dwelling			
Square footage	1,000	1,100	1,300
Number of bedrooms	2	2	3
Number of bathrooms	1	1	1
Dishwasher/garbage disposal/microwave included	Only disposal	Only disposal & dishwasher	Only disposal & dishwasher
Available storage	Basement	Basement	Small storeroom
Air conditioning	No	Yes – wall unit	Yes – wall unit
Fireplace	No	No	No
Amenities (pool, gym)	No	No	NO
Number of outlets per room	3	3-5	3-5
Blinds/curtains	Blinds	Blinds	Blinds
Cable TV connection in each room	1 total	1 total	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	No	Limited	Some
Locks/security	Deadbolt	Deadbolt	Deadbolt
Noise level	One loud TV	Quiet	Quiet
Neighborhood			
Safe walking outside after dark	No	Yes	Yes
Safe for children to play outside	Questionable	Yes	Yes
Crime rate in neighborhood	Some	Little	Little
Issues with unsupervised children	Yes	Little	Little
Neighbors loitering	No	No	No
Noise level of neighborhood	Street Noise	Little	Little
Near bus line	Yes	No	Yes
Near work	Yes	No	Yes

