



Module B: CHECKING OUT THE RENTAL PROPERTY AND THE LANDLORD

Comparison Units Completed for Case Study 3 (Individual, Formerly Incarcerated)

	Rental A	Rental B	Rental C
Address/Name of unit	638 Central	827 Franklin	101 New York St
Terms & Conditions			
Date available	1-Mar	15-Mar	1-Mar
Monthly rent	\$400	\$475	\$525
Date rent is due	1-Mar	1-Mar	1-Mar
Deposit	\$400	\$475	\$525
Pets allowed	No	No	No
Pet rules/deposit	No	No	No
Late payment charges	\$20	\$20	\$26
Length of lease	1 year	1 year	1 year
Frequency of rent increases	Annual	Annual	Annual
Subletting/breaking a lease	Not allowed	Not allowed	Not allowed
Utilities included (water/sewer/heat/garbage/recycling)	No	No	Heat included
On site management	No	No	No
Dwelling			
Square footage	800	900	900
Number of bedrooms	1	1	1
Number of bathrooms	1	1	1
Dishwasher/garbage disposal/microwave included	No	Garbage disposal	Garbage disposal
Available storage	No	No	Basement
Air conditioning	No	No	Window unit
Fireplace	No	No	No
Amenities (pool, gym)	No	No	No
Number of outlets per room	2-3	2-3	2-3
Blinds/curtains	No	Some blinds	Some blinds
Cable TV connection in each room	No	1 in unit	1 in unit
Number of phone jacks	1	1	1
High speed internet	No	No	No
Decorating allowed	Hang pictures	Hang pictures	Hang pictures
Outdoor space	No	Small patio	Small patio
Locks/security	Dead bolt	Dead bolt	Dead bolt
Laundry facilities	No	Coin operated	Coin operated
Neighborhood			
Safe walking outside after dark	No	Yes	Yes
Safe for children to play outside	No	Yes	Yes
Crime rate in neighborhood	Some	Little	Little
Issues with unsupervised children	Yes	No	No
Neighbors loitering	No	No	No
Noise level of neighborhood	Street noise	Little	Little
Near bus line	No	Yes	Yes
Near work	No	Yes	Yes

