



Module B: CHECKING OUT THE RENTAL PROPERTY AND THE LANDLORD

Comparison Units Completed for Case Study 4 (Homeless Individual)

| | Rental A | Rental B | Rental C |
|---|----------------------|---------------------|---------------------------|
| Address/Name of Unit | 4890 South Street #3 | 861 Royal Street #6 | 3007 Highland Street #1 |
| Terms & Conditions | | | |
| Date available | Vacant | Vacant | 1 month |
| Monthly rent | \$350.00 | \$410.00 | \$430.00 |
| Date rent is due | First of month | First of month | First of month |
| Deposit | One month rent | One month rent | One month rent |
| Pets allowed | No | No | No |
| Pet rules/deposit | NA | NA | NA |
| Late payment charges | \$17.50/day | \$20.50/day | \$21.50/day |
| Length of lease | Month-to-month | 1 year | 1 year |
| Frequency of rent increases | Annual | Annual | Annual |
| Subletting/breaking a lease | No | No | No |
| Utilities included (water/sewer/heat/garbage/recycling) | No | No | No |
| Other – Bus Stop | No | Yes | Yes |
| Dwelling | | | |
| Square footage | 650 | 750 | 850 |
| Number of bedrooms | 1 | 2 | 2 |
| Number of bathrooms | 1 | 1 | 1 |
| Dishwasher/garbage disposal/microwave included | Not included | Not included | Garbage disposal included |
| Available storage | No | No | No |
| Air conditioning | No | No | No |
| Fireplace | No | No | No |
| Amenities (pool, gym) | No | No | No |
| Number of outlets per room | 2 | 3 | 3 |
| Blinds/curtains | No window coverings | Blinds | Blinds |
| Cable TV connection in each room | No | No | No |
| Number of phone jacks | 1 | 1 | 1 |
| High speed internet | No | No | No |
| Decorating allowed | No | No | Hanging pictures |
| Outdoor space | No | No | Yes |
| Locks/security | Locks only | Locks only | Locks only |
| Noise level in Building | Some noise | Some noise | Noisy |
| On-site laundry | No | No | Yes |
| Neighborhood | | | |
| Safe walking outside after dark | No | Yes | Yes |
| Safe for children to play outside | No | Yes | Yes |
| Crime rate in neighborhood | Occasional | Minimal | Minimal |
| Issues with unsupervised children | Occasional | Minimal | Minimal |
| Neighbors loitering | Yes | No | No |
| Noise level of neighborhood | Some | Little | Little |

