



Module B: CHECKING OUT THE RENTAL PROPERTY AND THE LANDLORD

Comparison Units Completed for Case Study 5 (Older Person)

	Rental A	Rental B	Rental C
Address/Name of Unit	1749 Williams Avenue #7	4499 Flower Street #23	3976 McCormick Street #8
Terms & Conditions			
Date available	Currently vacant	2 weeks	1 month
Monthly rent	\$660.00	\$585.00	\$700.00
Date rent is due	First of month	First of month	Fifth of month
Deposit	One month rent	One month rent	One month rent
Pets allowed	Yes	No	No
Pet rules/deposit	Deposit Required	NA	NA
Late payment charges	\$33.00/day	\$29.25/day	\$35.00/day
Length of lease	1 year	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)	Yes except electricity	Yes except electricity	Yes except electricity
Other			
Dwelling			
Square footage	1,000	950	1,200
Number of bedrooms	2	2	2
Number of bathrooms	1	1	1.5
Dishwasher/garbage disposal/microwave included	Yes	Only garbage disposal	Dishwasher and garbage disposal
Available storage	Yes	Yes	Yes
Air conditioning	Yes	Yes	Yes
Fireplace	No	No	Yes
Amenities (pool, gym)	No	No	No
Number of outlets per room	3	3	3
Blinds/curtains	Blinds	Blinds	Blinds
Cable TV connection in each room	Yes	Yes	Yes
Number of phone jacks	2	2	2
High speed internet	No	No	No
Decorating allowed	Hanging pictures only	Hanging pictures only	Hanging pictures only
Outdoor space	Yes	Minimal	Yes
Locks/security	Locks	Locks	Locks
Noise level in Building	Some noise	Quiet	Quiet
On-site laundry	Yes	Yes	Yes
Neighborhood			
Safe walking outside after dark	Yes	Yes	Yes
Safe for children to play outside	Yes	Yes	Yes
Crime rate in neighborhood	Minimal	Minimal	Minimal
Issues with unsupervised children	No	No	No
Neighbors loitering	No	No	No
Noise level of neighborhood	Some street noise	Quiet	Quiet

