



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





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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



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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



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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



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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