Winter 2016 Rent Survey Assessment Overview

Please make sure you review the **Rent Surveyor Manual** prior to taking the assessment overview. Please submit **ANSWERS ONLY** to lynn.hynes@yardi.com (use the Response Template Excel document to copy and paste in an email – **PLEASE DO NOT MAKE ANY CHANGES TO THE FORMATTING WHEN PASTING YOUR RESPONSES**). In the subject of the email, please include: **Winter 2016 Rent Survey Assessment Overview**.

Be sure to include the following at the top of your email:

Name: E-mail:

Returning Surveyor? YES / NO Dates worked: If Yes, Has your address changed since the last survey? YES/NO If No, How did you hear about us?

Phone:

State of Residence:

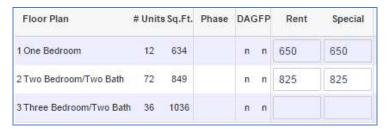
Applicants may only miss a total of 4 questions in order to participate.

Be sure to read through the questions carefully and answer ALL questions posed (several have more than one part).

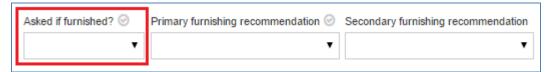
NOTE: Assessment overview answers are confidential material, and may not be shared with other applicants.

Submitting assessment overview responses that you did not complete or giving answers to other applicants will result in termination. Be sure you have answered ALL (35) questions before submitting your assessment.

- 1. During which situation(s) is it acceptable to enter a "0" in the rent field? (Choose One)
 - a. If you did not obtain the rent for that floor plan.
 - b. If you verify a floor plan shown in the Unit Mix does not exist OR is reserved for Management.
 - c. If the units are not available.
 - d. If the property is strictly selling.
- 2. A property states "We don't have any three bedrooms at this time." What additional question should you ask and how should the survey be saved (assuming you obtained all of the information needed)? (Choose One)



- a. Do you rent by the bed?, Partially Done
- b. Do you have a pool?, Done
- c. How much would a three bedroom rent for if it was available?, Done
- d. Are there a lot of apartment complexes in your area?, Partially Done
- 3. When calling Portofino Apartments the leasing agent asks if you would like a unit that is furnished or unfurnished. What question should you ask before ending the call? (Choose One)
 - a. What time does your office close?
 - b. Who do you recommend for furniture rental?
 - c. Where are you located?
 - d. Are you open on the weekends?
- 4. The "Asked if furnished?" field refers to whether or not the leasing agent asked you if you would like a unit furnished or unfurnished. (True/False)



<u>5.</u>	The leasing agent states that a one bedroom is \$895 per month, with a security deposit of \$500 up to one month's rent, depending on credit. For this month only, they are offering a \$99 move-in special (this covers the first month rent and the security deposit.) What would you enter as the special? (Choose One)
	a. \$500 b. \$99 c. \$1296 d. \$1691

At Collegiate Row they quo	ite you the following rental i	rates. Notice	now th	ie rents	aecrease	as the	size of the a	partment
increases.								
	Floor Dian	# Unite Ca Et	Dhane F	DACED	Dont	Inio and		

Floor Plan	# Units	Sq.Ft.	Phase	DAG	FP	Rent	Special
1 One Bedroom	28	646		n	n	900	0
2 Two Bedroom/One Bath	70	925		n	n	650	0
3 Four Bedroom/Townhouse/Two Bath	107	1378		n	n	405	0

<u>6a.</u>	This indicates that this is	housing.	
<u>6b.</u>	What follow-up question(s)	should you ask to clarify if this is correct?	
<u>6c.</u>	Are the rents filled in correct	tly? Why or why not?	

- You call Desert Homes and the agent tells you they don't have a management company but, are run by the owner. What do you enter in the Management Company field? (Choose One)
 - a. Desert Homes Management
 - b. Nothing (leave field blank)
 - c. Owner Managed
 - d. Private Owner
- 8. You come across a property for which Jane Smith obtained some of the rents. You obtain the missing rents and community information and therefore complete the survey. You should spot-check Jane's rents before saving as done. (True/False)
- 9. Which of the following are examples of affordable housing programs? (Choose One)
 - a. Fully Affordable, Partially Affordable, Not Affordable
 - b. BMR, Student Housing, Affordable Housing
 - c. Senior Housing, HUD, Low-Income
 - d. HUD, Section 8, Tax-Credit
- 10. How is rental information to be obtained? (Choose One)
 - a. e-mail
 - b. phone
 - c. websites
 - d. all of the above
- 11. If you confirm a floor plan shown in the Unit Mix does NOT exist, you should enter __ in the rent field and ___. (Choose One)
 - a. 0, leave a Comment to indicate that you verified this information
 - b. Nothing, save as part done
 - c. 1, leave a Comment to indicate that you verified this information
 - d. 1, save as done

- 12. At San NorTerra 3 bdrms range in price from \$1700-\$2100. You see on the survey form there is a 3/1 and a 3/2. The rental agent continues on that the 3/1's are \$1700-\$1950 and the 3/2's are \$1950-\$2100; pricing varies due to location. All of the 3/2's have a W/D and most of the 3/1's have a W/D. List the rents as you would enter them on the survey form:
 - 12a. Rent for 3 bedroom/1 bath =
 - <u>12b.</u> Rent for 3 bedroom/2 bath =
 - 12c. Do you check the W/D box for the 3/1?
 - 12d. Do you check the W/D box for the 3/2?
- 13. If a property is Fully Affordable, meaning that ALL units are reserved for low-income housing, what should you do for the rents? And what other fields need to be addressed? (Choose One)
 - Nothing. Leave blank., Electricity
 - b. Enter "1", All fields need to be addressed (Management Company, As of, Spoke with, W/D, Furnished, Internet, Phone, Cable, Water, Sewer, Trash and Electricity)

 - c. Enter "1", Spoke with, Management Company, Electricityd. Enter "0", Management Company, As of, Spoke with, W/D, Furnished
- 14. The answering machine at the property states they are managed by MGM. What would you enter in the Management field? (Choose One)
 - Nothing, verbal confirmation from property is needed.
 - Owner Managed
 - c. MGM
 - Answering Machine d.
- 15. The rent for a 4 bedroom townhome is \$2750 a month. The complex pays \$100/month towards Electric, but the resident is responsible for the rest. Residents receive a separate bill for \$75 every month for water, sewer and trash. Internet is provided by the complex but, residents must set up their own phone line with AT&T. Basic cable is provided with the option to purchase additional service through the cable company. Which utilities should be marked "Y" and what should be selected for Electric (Full, Not A/C, None)? (Choose One)



- Phone, Cable, Full
- b. Internet, Phone, Cable, Water, Sewer, Trash, Not A/C
- Phone, Water, Sewer, Trash, Not A/C
- Internet, Water, Sewer, Trash, None
 - 15b. What amount would you enter for the rent?
 - 15c. Which boxes should be marked "N"?
- 16. You call Regency Crossing and ask who the Management Company is after obtaining all other information. The agent tells you that they are owned and operated by Hynes Development Corp. (www.hynesdevcorp.com.) What do you enter in the Management Company field? (Choose One)
 - Owner Managed
 - b. Hynes Development Corp.
 - Regency Crossing c.
 - www.hynesdevcorp.com

- 17. If a property is Partially Affordable, meaning that SELECT units are reserved for low-income housing, what should you do for the rents? (Choose One)
 - a. If the floor plans are not separated out in the Unit Mix, enter the rents same as you normally would.
 - b. Leave blank.
 - Enter "1" for all floor plans. c.
 - d. None of the above.
- 18. When speaking with Berkshire Towers, you are advised that that the 2bdrm/2ba units have a W/D but, all other units have hook-ups only. The leasing agent also indicated that the resident is responsible for water and sewer, but the complex pays trash and will give you \$75/month towards electricity. They are currently offering \$99 off the first months' rent (no option to pro-rate.) Basic cable and Internet is included, paid for by the complex & provided by Verizon. Residents receive a discount on local phone service if they decide to purchase through Verizon. Which of the following survey forms are filled correctly?

												Reside	ent Pays		
Floor Plan	# Units	s Sq.Ft.	Phase	DAGFP	Rent	Special	Furn	W/D y n	Internet			Sewer y n	Water		Electric
1 One Bedroom	24	550		n n	775	99	n	n	n	у	у	у	у	n	None(c)
2 One Bedroom	74	800		n n	907	99	n	n	n	у	у	у	у	n	None(c)
3 Two Bedroom/Two Bath	86	1060		n n	1011	99	n	у	n	у	у	у	у	n	None(c)
												Reside	ent Pays		
Floor Plan	# Unit	s Sq.Ft.	Phase	DAGFP	Rent	Special	Furn y n	W/D y n	Internet y n	Phone y n	-	-	Water y n		Electric i p c
1 One Bedroom	24	550		n n	775	676	n	n	n	у	n	у	у	n	Not A/C(p)
2 One Bedroom	74	800		n n	907	808	n	n	n	у	n	у	у	n	Not A/C(p)
3 Two Bedroom/Two Bath	n 86	1060		n n	1011	912	n	у	n	у	n	у	у	n	Not A/C(p)
												Reside	nt Pays		
Floor Plan	# Units	s Sq.Ft.	Phase	DAGFP	Rent	Special	Furn y n	W/D y n	Internet y n	Phone y n					Electric
1 One Bedroom	24	550		n n	775	99	n	n	n	у	n	у	у	n	Not A/C(p)
2 One Bedroom	74	800		n n	907	99	n	n	n	у	n	у	у	n	Not A/C(p)
3 Two Bedroom/Two Bath	86	1060		n n	1011	99	n	у	n	у	n	у	у	n	Not A/C(p)
									Resident Pays						
Floor Plan	# Units	s Sq.Ft.	Phase	DAGFP	Rent	Special	Furn y n	W/D y n	Internet y n	Phone y n			Water		Electric i p c
1 One Bedroom	24	550		n n	775	99	n	n	n	n	n	у	у	n	Not A/C(p)
2 One Bedroom	74	800		n n	907	99	n	n	n	n	n	у	у	n	Not A/C(p)
3 Two Bedroom/Two Bath	86	1060		n n	1011	99	n	у	n	n	n	у	у	n	Not A/C(p)

- 19. You call Valencia Apartments and the leasing agent advises they have converted to condos and are strictly selling at this time. He advises, however, that you may contact individual owners for rental information through Century Realty. How should this survey be completed? (Choose One)
 - a. Obtain rents as usual. If units are available to rent, even if only by individual owners, rents should be obtained.
 - b. Note "Condos" in the Comments section, enter "0" for all rents and save as Done.
 - c. Enter "Individually Owned Condos" in the Comments section and save as Wrong Number.
 - d. Enter "Private Rentals" in the Management field and save as Part Done.
- 20. Three bedrooms at Chandler Place range in price from \$1325-\$1700. You see on the survey form there is a 3/1 and a 3/2. Upon speaking with the rental agent you are told the 3/1's are \$1325-\$1595 and the 3/2's are \$1595-\$1705; pricing varies due to location and whether or not you want a unit with a fireplace. Which option shows the correct rental rates for each floor plan? (Choose One)

a. Rent for 3/1 = \$1325Rent for 3/2 = \$1595b. Rent for 3/1 = \$1325-\$1595Rent for 3/2 = \$1595 - \$1705

Rent for 3/1 = \$1595Rent for 3/2 = \$1705Rent for 3/2 = \$1650

d. Rent for 3/1 = \$1460

21. A property states "We don't have any one bedroom units." By looking at the Unit Mix below, what additional question should
you ask and how should the survey be saved (assuming you obtained all of the information needed)? (Choose One)

Floor Plan	# Units	s Sq.Ft.	Phase	DAG	FP	Rent	Special
1 One Bedroom	78	700		n	n		
2 Two Bedroom/One Bath	60	800		n	n	750	0
3 Three Bedroom/Two Bath	62	1100		n	n	913	0

Э.	Do١	you	know	of	any	other	communities	that	do?	, Partially	/ Done

survey form:

Rent =

	c.	Do you have any studios?, No Answer Are any units on the first floor?, Partially Done Do you mean that none are available or that you don	t have any on the property?, Done
<u>22.</u>	If a Yar	a senior or age-restricted complex provides and ardi Matrix's definition; you should type in the	d, they are considered to be an Assisted Living facility per field and save the survey as (Choose One)
	b. c.	Meals and Transportation, Assisted Living, Comments Housekeeping and Meals, Senior Housing, Comments	s, Partially Done , Wrong Number
		22b. Should rents be obtained for this property? (Ye	es/No)
<u>23.</u>	Wha	hat is the website address/link you need to access for the	ne rent surveys?
		23b. What is or what would be your username a	and password?
<u>24.</u>		you receive verbal verification a number is incorrect Choose One)	you will type in the field and save as
	b. c.	Incorrect Number, Comments, Wrong Number Wrong Number, Comments, Wrong Number Disconnected, Comments, Done Wrong Number, Management Company, Part Done	
<u>25.</u>	Wha Dor	hat should you enter in the rent field if you confirm a unone? (Choose One)	nit exists but, are all occupied, in order to mark the survey as
	b. c.	<u> </u>	
<u> 26.</u>	If y	you reach a number that has been disconnected, you n	eed to dial the number again. (True/False)
<u>27.</u>		one bedroom loft at Iron Gate rents for \$4500, but they ecurity deposits are \$100. Fill in the blanks EXACTLY ho	r are currently reduced to \$3799 if you sign a 12-month lease. W you would enter it into the survey form:
		Rent = Spe	cial =

28. The beautifully remodeled 2 bdrms at Briarwick rent for \$2999-\$3999 a month and the deposit is \$1000. If you sign a 14-month lease you get one month free and the deposit is waived. If you sign a 12-month lease just the deposit is waived. There is a \$50 monthly charge for water, sewer and trash. Fill in the blanks EXACTLY how you would enter it into the rent

Special =

<u> 29.</u>	There is only one floor plan at Park Place. The first floor rents for \$500, the second floor rents for \$750 and the third floor
	rents for \$685. If you sign a 13-month lease you get the first month free (there is no option to prorate the savings.) There
	is a \$99 security deposit, \$25 key deposit and \$25 application fee. Fill in the blanks EXACTLY how you would enter it into
	the rent survey form:

Rent = Special =

30. The Madison rents one bedrooms for \$1450, two bedrooms for \$895 and three bedrooms for \$725. Security deposits are \$500. If you sign a lease before January, you will receive \$50 cash for books. All price quotes are **per person**. List the rents and specials for the 1, 2 and 3 bedroom apartments (assuming there is 1 person in each bedroom):

One Bedroom: Rent = Special = Two Bedroom: Rent = Special = Three Bedroom: Rent = Special = Special =

31. Yorktown Estates is offering \$50 off your monthly rent when signing a 12 month lease AND the first months' rent for only \$100. Two bedrooms normally rent for \$999 and deposits are \$100-\$250 depending on credit. There is an application fee of \$45 per person. Fill in the blanks EXACTLY how you would enter it into the rent survey form:

Rent = Special =

32. Holburn Village is offering rents to help you "jingle all the way" into your new apartment! Studios start at \$730 and can go as high as \$1050 depending on the location and view. If you sign a 12-month lease before the end of December they will waive the rent for January (no proration offered.) All units come with a full-size W/D. Fill in the blanks EXACTLY how you would enter it into the rent survey form:

Rent = Special = Do you check the W/D box?

33. Happy New Year! Stay longer, save more! Come in and sign up for a 15-month lease and get \$2000 off, or if you sign up for a 12-month lease you get \$1200 off. With both of the specials mentioned above you can choose to take the savings up front or have it prorated throughout the term of the lease. Floor plan A rents at \$2125 a month, floor plan B rents for \$2999 a month and floor plan C rents at \$3560 a month. (Each floor plan is a different size.) Pick a floor plan (A, B or C) and calculate the rent and the special for that particular floor plan:

Chosen floor plan: _____

Rent = Special =

- 34. A property states they are "affordable." For each example, list whether Yardi Matrix would consider this a Fully Affordable OR Market-Rate community AND why:
 - **34a.** To qualify for a lease, residents cannot make more than \$37,000.
 - **34b.** To qualify for a lease, residents must make 3x the rent; however total household income cannot exceed \$89,000 per year.
 - 34c. To be approved for a lease, the total household income must be at least \$985/month.
- **35.** List whether the complex is FULLY Affordable, PARTIALLY Affordable or NOT Affordable with the following statements (listing "affordable" does not provide enough clarification and will be considered an incorrect response):
 - **35a.** Wood Canyon requires all residents to be a part of Section-8.
 - 35b. Beach Wood has certain units set aside for Section 8 housing, but offers others at market-rate.
 - **35c.** Casa Madrid accepts residents in Section 8 housing but, does not require it.

EXTRA CREDIT QUESTION:

If you are in Salt Lake City, Utah (you are on Mountain Standard Time) and:

- a. You are calling Boston, MA, and leasing offices open at 9 am; at what time (according to MST) can you start calling this market?
- b. You are calling Oklahoma City, OK, and leasing offices close at 6 pm; up until what time (according to MST) can you call this market?
- c. The most optimal time to reach a property on a weekday is from 10 am to 5 pm. Between what times should you be calling Reno, NV (according to MST)?
- d. You are calling Denver, CO, and leasing offices open at 9 am; at what time (according to MST) can you start calling this market?