

**Attachment C**  
**Purpose for Data Collected via Form OS-2000**  
**OMB No. 1084-0033**  
**“Private Rental Survey”**  
**Houses – Apartment – Mobile Homes**

- Address of Housing Sample – used by contractor to photograph and physically inspect unit; used to map comparables; may be used for follow-up measure of contractor’s performance.
- City and State – (physical or mailing city); may be used for follow-up measure of contractor’s performance.
- Zip Code – May be used to map comparable; may be used for comparison with realtor records, census data records, etc.
- Name of Owner/Agent – name individual interviewed; may be used for follow-up measure of contractor’s performance.
- Address of Owner/Agent – address of individual interviewed (if not the tenant) ; may be used for follow-up measure of contractor’s performance.
- Owner/Agent Phone – phone of individual interviewed; may be used for follow-up measure of contractor’s performance.
- Survey Community and State – (survey community that comparable is representative of; may differ from physical city because comparable may range 5 miles from survey community for houses, apartments and mobile homes; up to 15 miles from community for trailer pads); Independent variable used in regression to predict rent.
- Survey ID Number – Unique rental comparable record identifier, provided by contractor according to nomenclature specified in contract.
- Community Code – Unique community record identifier, provided by NBC. Codes are provided to contractor prior to data collection.
- 1. Year Constructed – Use in “age” variable; Independent variable that is used in regression.
- 2. Gross Finished Floor Space – Used in “total finished square feet” variable; Independent variable that is used in regression or future regression. Also used to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
- 3. Gross Unfinished Basement Space – Required for data validity and completeness to ensure unfinished basement square footage is NOT included in “Gross Finished Space” (#2). Also required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
- 4. Number of Bedrooms – Independent variable that is used in regression or future regression.
- 5. Number of Bathrooms – Independent variable that is used in regression or future regression.
- 6. Number of Rooms – Independent variable for future regression.
- 7. Exterior Condition – Independent variable that is used in regression or future regression.
- 8. Interior Condition – Independent variable that is used in regression or future regression.
- 9. Primary Heating Energy – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
- 10. Insulation – Independent variable for future regression.
- 11. Central Cooling System – Independent variable that is used in regression or future regression.
- 12. Window Cooling – Independent variable that is used in regression or future regression.
- 13. Exterior Appearance – Independent variable for future regression.

14. Trailer Pad Construction (mobile homes only) – Independent variable for future regression.
15. Garage/Carport – Independent variable that is used in regression or future regression.
16. Rent Class – Used to segregate data files prior to regression. Separate regressions are run for houses, apartment and mobile homes.
17. Duplex/Triplex (houses only) – Independent variable that is used in regression or future regression.
18. Appliances Provided by Landlord – Required to compute “Adjusted Rent” when specific appliances are included in monthly rent. Costs for these appliances are estimated by the NBC, then deducted from the “Monthly Contract Rental Rate” (#27) to produce an “Adjusted Rent” Dependent variable prior to the regression.
19. Utilities/Services Paid for by the Landlord – Required to compute “Adjusted Rent” when specific utilities or services are included in monthly rent. Costs for these utilities or services are estimated by the NBC, then deducted from the “Monthly Contract Rental Rate” (#27) to produce an “Adjusted Rent” Dependent variable prior to the regression.
20. Furnishings Provided by Landlord – Required to compute “Adjusted Rent” when specific furnishings are included in monthly rent. Costs for these furnishings are estimated by the NBC, then deducted from the “Monthly Contract Rental Rate” (#27) to produce an “Adjusted Rent” Dependent variable prior to the regression.
21. Fireplace – Independent variable that is used in regression or future regression.
22. Fireplace is Primary Heat Source – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
23. Free Standing Stove – Independent variable for future regression.
24. Free Standing Stove is Primary Heat Source – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
25. Free Standing Stove is Primary Cooking Appliance – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
26. Site Amenities – Required to compute “Adjusted Rent” when specific amenities are absent from the site. For example, lack of adequate police or fire protection enable a rent adjustment for federal employees. Specific deductions are quantified by the NBC, then deducted from the “Monthly Contract Rental Rate” (#27) to produce an “Adjusted Rent” Dependent variable prior to the regression.
27. Monthly Contract Rental Rate – Required to compute “Adjusted Rent” Dependent variable prior to regression.

**Purpose for Data Collected via Form OS-2001**  
**OMB No. 1084-0033**  
**“Private Rental Survey”**  
**Trailer Spaces**

- Name of Trailer Park – used for contract specifications; may be used for follow-up measure of contractor’s performance
  - Street Address of Trailer Park – used by contractor to photograph and physically inspect unit; used to map comparables; may be used for follow-up measure of contractor’s performance
  - City and State – (physical or mailing city); may be used for follow-up measure of contractor’s performance
  - City/Town and State – (survey community that comparable is representative of; may differ from physical city because trailer space comparables may range 15 miles from survey community); Independent variable is used in regression to predict rent
  - Managers or Owner’s Name – name individual interviewed; may be used for follow-up measure of contractor’s performance
  - Manager/Owner’s Phone – phone of individual interviewed; may be used for follow-up measure of contractor’s performance
  - Survey ID Number – Unique rental comparable record identifier, provided by contractor according to nomenclature specified in contract.
  - Community Code – Unique community record identifier, provided by NBC. Codes are provided to contractor prior to data collection.
- 1) Single-Wide
    - a) Total Square Feet of Single-Wide Site – Independent variable for future regression.
    - b) Monthly Contract Rent – Required to compute “Adjusted Rent” Dependent variable prior to regression.
  - 2) Double-Wide Site
    - a) Total Square Feet of Double-Wide Site – Independent variable for future regression.
    - b) Monthly Contract Rent – Required to compute “Adjusted Rent” Dependent variable prior to regression.
  - 3) Year Trailer Park Constructed – Potential “Age” independent variable for regression; used in the past.
  - 4) Trailer Pad Construction – Independent variable for future regression.
  - 5) Community Laundry – Required to compute “Adjusted Rent” Dependent variable prior to regression. Costs for these facilities are estimated by the NBC, then deducted from the “Monthly Contract Rent” (#1B or #2B) to produce an “Adjusted Rent” Dependent variable prior to the regression.
  - 6) Community Swimming Pool – Required to compute “Adjusted Rent” Dependent variable prior to regression. Costs for these facilities are estimated by the NBC, then deducted from the “Monthly Contract Rent” (#1B or #2B) to produce an “Adjusted Rent” Dependent variable prior to the regression.
  - 7) Utilities/Services Paid for by Landlord Community Laundry – Required to compute “Adjusted Rent” Dependent variable prior to regression. Costs for these utilities and

services are estimated by the NBC, then deducted from the “Monthly Contract Rent” (#1B or #2B) to produce an “Adjusted Rent” Dependent variable prior to the regression.

- 8) Site Amenities – Required to compute “Adjusted Rent” when specific amenities are absent from the site. For example, lack of adequate police or fire protection enable a rent adjustment for federal employees. Specific deductions are quantified by the NBC, then deducted from the “Monthly Contract Rent” (#1B or #2B) to produce an “Adjusted Rent” Dependent variable prior to the regression.