

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

- City and State – (physical or mailing city); may be used for follow-up measure of contractor’s performance.
- 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.
- 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.
- 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.
- Zip Code – May be used to map comparable; may be used for comparison with realtor records, census data records, etc.
- Community Code – Unique community record identifier, provided by NBC. Codes are provided to contractor prior to data collection.
- Owner/Agent Phone – phone of individual interviewed; may be used for follow-up measure of contractor’s performance.

Housing Data

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.)
 1. Basement
 2. First Floor
 3. Other Floors
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.
 1. Excellent
 2. Good
 3. Fair

4. Poor
5. Obsolete
8. Interior Condition – Independent variable that is used in regression or future regression.
 1. Excellent
 2. Good
 3. Fair
 4. Poor
 5. Obsolete
9. Primary Heating Energy – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
 1. Natural Gas
 2. Liquid Propane Gas
 3. Fuel oil
 4. Electricity – resistance heat
 5. Electricity – heat pump
 6. Coal
 7. Wood
 8. Solar
 9. None
10. Central Cooling System – Independent variable that is used in regression or future regression.
 1. Refrigerated Air
 2. Evaporative Air
 3. Both
 4. None
11. Window Cooling – Independent variable that is used in regression or future regression.
 1. No. of refrigerated Air Units
 2. No. of Evaporative Air Units
12. Trailer Pad Construction (mobile homes only) – Independent variable for future regression.
 1. Hard Surface (cement, asphalt, etc.)
 2. Natural Surface (dirt, gravel, etc.)
 3. Not Applicable
13. Garage/Carport – Independent variable that is used in regression or future regression.
 1. Garage – single car
 2. Garage – double car
 3. Carport
 4. None
14. Rent Class – Used to segregate data files prior to regression. Separate regressions are run for houses, apartment and mobile homes.
 1. Single Family House
 2. Apartment Unit
 3. Mobile Home
15. Duplex/Triplex (houses only) – Independent variable that is used in regression or future regression.
16. 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.

1. Refrigerator
 2. Range
 3. Dishwasher
 4. Washer
 5. Dryer
 6. Freezer
 7. Microwave Oven
 8. Trash Compactor
17. 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.
1. Water
 2. Sewer
 3. Garbage
 4. Lawn Care
 5. Cable TV
 6. Satellite Dish hook-up
 7. Electricity
 8. Heating Fuel
 9. Firewood
 10. Snow Removal
18. 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.
19. Fireplace – Independent variable that is used in regression or future regression.
1. Working Fireplace
 2. No fireplace or not working
20. Free Standing Stove – Independent variable for future regression.
21. Free Standing Stove is Primary Heat Source – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
22. Free Standing Stove is Primary Cooking Appliance – Required to compute “Adjusted Rent” when utilities are included in monthly rent (see #19.)
23. 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

- City and State – (physical or mailing city); may be used for follow-up measure of contractor’s performance.
- 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.
- Mailing 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.
- Survey ID Number – Unique rental comparable record identifier, provided by contractor according to nomenclature specified in contract.
- Zip Code – used to map comparables.
- Community Code – Unique community record identifier, provided by NBC. Codes are provided to contractor prior to data collection.
- Manager/Owner’s Phone – phone of individual interviewed; may be used for follow-up measure of contractor’s performance.

Park/Site Data

- 1) Total Square Feet of Single-Wide Site – Independent variable for future regression.
- 2) 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.
 - a) Hard Surface
 - b) Natural Surface
- 5) Services Paid for by Landlord: 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.
 - a) Sewer (including septic)
 - b) Water (including wells)
 - c) Garbage
 - d) Lawn Care
 - e) Cable TV
 - f) Satellite Dish Hook-up
 - g) Electricity
 - h) Heating Fuel

i) Snow Removal