

CARP--Rental Property Owners Questionnaire

- 1) How many separate apartments or rental units do you have? _____
- 2) On average, what is the amount of monthly rent charged for:
Studio _____ 1-Bdrm _____ 2-Bdrm _____ 3-Bdrm _____ House _____
- 3) On average, what is the total amount of insurance you pay for your rental units each year? \$_____
- 4) On average, how many children are in the families you currently rent to? _____;
Do not rent to people with children _____
- 5) What, if any, problems have you experienced from children in your rental property? (Check all that apply):
Damage to property ___ Noise problems ___ Complaints from tenants ___
Other (Please explain): _____ No problems ___
- 6) What, if any, problems have you experienced from pets in your rental property? (Check all that apply):
Damage to property ___ Noise problems ___ Complaints from tenants ___
Other (Please explain): _____ No problems ___
- 7) Do you permit pets in your rental units? Yes ___ No ___ (If you answered "No", Go to Question 8)
If you answered "yes", do you have a separate "Pet Contract"? Yes ___ No ___
If you answered "yes", what percentage of your units do you permit pets? _____%
If you answered "yes", what conditions to you have for pets? (Please describe): Size _____
Weight _____ Type of Animal _____ Other _____ No Conditions ___
- 8) If you do not allow pets, what are the primary reasons? (Check all that apply):
Potential damage to property _____ Potential noise problems _____
Potential problems with tenants who do not clean up after their pets in common areas _____
Insurance company prohibits pets _____
Previous complaints from tenants/Problems between tenants _____
Previous problem with tenants who move out and leave their pets behind _____
Other (Please explain): _____

- 9) What is the typical time-span of your rental contracts? 6mths _____; One Year _____;
Month-to-Month _____; Other (Please specify) _____; No written Contract _____
- 10) If your insurance company permits pets in rentals, is there an extra charge?
Yes ___ No___ If you answered "yes", please indicate how much:
Extra yearly charge: \$ _____; No extra charge _____; Don't Know _____
- 11) On average, how long do your tenants continue to rent from you?
Pet-owning tenants: _____ Tenants without pets: _____
- 12) What is the typical deposit required? Studio _____ 1-Bdrm _____ 2-Bdrm _____ 3-Bdrm _____
- 13) What is the typical rent required? Studio _____ 1-Bdrm _____ 2-Bdrm _____ 3-Bdrm _____

- 14) Do you charge a separate "pet deposit"? Yes ___ If so, how much? \$_____;
 Pets are allowed but no separate deposit required ___; Not applicable, do not allow pets ___
- 15) If you accept pets, which do you require? (Check all that apply): Pet Resume ___ Pet references ___
 Training Certificates ___ Health Certificates ___ Signed Pet Agreement/Pet Policy ___
 Other (Specify): _____ Nothing required ___
- 16) If you previously or currently rent to tenants with pets have you ever experienced damage to the rental property caused by poor supervision/care of those pets? Yes ___ No ___ Not applicable ___
 If you answered "yes" what was the loss in dollars a year? \$ _____
 Was the cost of repair covered by: Regular deposit ___ Pet deposit ___ Costs exceeded deposit ___
- 17) On average, what percentage of the time do your units remain vacant at any given time? _____
- 18) On average, how much do you spend in dollars advertising vacant rental units each year? \$ _____
- 19) On average, how much time do you spend writing/placing advertisements, showing units, interviewing, background checks, etc. each year? _____
- 20) How many applicants do you typically get with pet-friendly units? _____ Not applicable ___
 How many applicants do you typically get with "no pets" units? _____
- 21) If applicable, how long does it take on average to rent out property that is pet-friendly? _____
 If applicable how long does it take on average to rent out property that does not allow pets? _____
- 22) What is your average yearly loss/cost not covered by deposit for the following?
 Tenants with pets \$ _____ Tenants without pets \$ _____
- 23) How many hours per month are spent mediating complaints/resolving problems regarding:
 Issues about pets _____ Issues about children _____ Other Issues (Specify): _____
- 24) Approximately how much money do you spend per unit each year in upgrades/renovations (new carpeting, painting, etc.) ? \$ _____
- 25) If you do NOT permit pets, how much, if any, amount of additional money (in terms of monthly rent or deposit) would it take for you to justify permitting pets in your rental units? \$ _____
- 26) If you do NOT permit pets and money is NOT the issue, what would it take for you to justify considering pets in your rental units? _____

- 27) What percentage of people calling about vacant rentals are looking for pet-friendly units? _____%
- 28) For units that PROHIBIT pets, what percentage of tenants do you estimate keep pets anyhow? _____%

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