

Property Comparason Sheet

Property Address:										
Basic Details										
1	Number of Bedrooms & Bathrooms		Bed.	Bath.		Bed.	Bath.		Bed.	Bath.
2	Rent Per Bedroom Per Month	\$			\$			\$		
Lease & Property Services										
3	What is the Term of the Lease?	4 mo.	8 mo.	12 mo.	4 mo.	8 mo.	12 mo.	4 mo.	8 mo.	12 mo.
4	What is commencement date of Lease Term	May 1	Sept 1	Jan 1	May 1	Sept 1	Jan 1	May 1	Sept 1	Jan 1
5	Are basic utilities Included (Circle those included)?	Heat	Hydro	Water	Heat	Hydro	Water	Heat	Hydro	Water
6	Heating system?	Gas	Oil	Eclectic	Gas	Oil	Eclectic	Gas	Oil	Eclectic
7	Method of rent payment (DD = Direct Debit, PDC = Post dated cheques)	DD	PDC	Cash	DD	PDC	Cash	DD	PDC	Cash
8	Has the property been inspected and certified by Queen's Housing Services?	Yes	No		Yes	No		Yes	No	
9	Are you allowed to paint rooms?	Yes	No		Yes	No		Yes	No	
10	What Improvements will the Landlord make before your occupancy	Paint	Flooring	Windows	Paint	Flooring	Windows	Paint	Flooring	Windows
11	Other Improvements?									
12	What extra amenities are included in the Rent? (Circle those that apply)	Cable TV	Wireless Internet	House Keeping	Cable TV	Wireless Internet	House Keeping	Cable TV	Wireless Internet	House Keeping
13	Is there a 24 hour repair policy?	Yes	No		Yes	No		Yes	No	
14	Will the landlord maintain the lawn and/or garden?	Yes	No		Yes	No		Yes	No	
15	Will the landlord shovel snow from your front steps?	Yes	No		Yes	No		Yes	No	
16	Is the Landlord a member of the Kingston Rental Property Owners	Yes	No		Yes	No		Yes	No	
17	Do you believe the Landlord will provide prompt & professional service?	Yes	No		Yes	No		Yes	No	
Location										
18	What is the walking time to Campus?			Mins.			Mins.			Mins.
19	What is the walking time to Grocery Store?			Mins.			Mins.			Mins.
20	What is the walking time to Convenience Store?			Mins.			Mins.			Mins.
21	What is the walking time to Laundry Mat?			Mins.			Mins.			Mins.
22	What is the walking time to Bars & Restaurants?			Mins.			Mins.			Mins.
23	Does the Neighbourhood feel safe at night?	Yes	No		Yes	No		Yes	No	
24	Is the property on a busy road?	Yes	No		Yes	No		Yes	No	
Outside										
25	Does the property have outdoor/security lights at entrances?	Yes	No		Yes	No		Yes	No	
26	Is there a working doorbell?	Yes	No		Yes	No		Yes	No	
27	Is there a peep whole or door window to identify visitors?	Yes	No		Yes	No		Yes	No	
28	Are there bins for secure outside garbage storage?	Yes	No		Yes	No		Yes	No	
29	Is there outdoor living space (circle applicable)?	Porch	Balcony	Yard	Porch	Balcony	Yard	Porch	Balcony	Yard
30	Does outdoor space draw direct sunlight?	Yes	No		Yes	No		Yes	No	
31	What is the size of the back yard?	Large	Medium	Small	Large	Medium	Small	Large	Medium	Small
32	How many parking spaces are available?									
Living Room										
33	Is there an cable plug for a TV?	Yes	No		Yes	No		Yes	No	
34	Is there a telephone connection and a telephone?	Yes	No		Yes	No		Yes	No	
35	Is there room for a couch & chairs?	Yes	No		Yes	No		Yes	No	
36	Are there internet connections?	Yes	No		Yes	No		Yes	No	

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Bedrooms												
37	Is it big enough? Enough space for a bed, desk, chair & dresser?	Yes	No		Yes	No		Yes	No			
38	How many Power outlets are in your bedroom?											
39	Is there currently a telephone jack in your bedroom?	Yes	No		Yes	No		Yes	No			
40	Is there a hard wired internet jack?	Yes	No		Yes	No		Yes	No			
41	Do the windows close tightly?	Yes	No		Yes	No		Yes	No			
42	Are there blinds or curtains on the windows?	Yes	No		Yes	No		Yes	No			
43	Are the windows double glazed?	Yes	No		Yes	No		Yes	No			
44	Are there built in closets/wardrobes?	Yes	No		Yes	No		Yes	No			
45	Type of Flooring?	Wood	Capret	Tile	Wood	Capret	Tile	Wood	Capret	Tile		
46	Is there are the walls thick enough to provide adequate privacy?	Yes	No		Yes	No		Yes	No			
Kitchen												
47	Is there a fan for use when cooking?	Yes	No		Yes	No		Yes	No			
48	Is the stove/oven in good condition?	Yes	No		Yes	No		Yes	No			
49	Is there enough counter space for food preparation?	Yes	No		Yes	No		Yes	No			
50	Is there enough storage space?	Yes	No		Yes	No		Yes	No			
51	How many fridges are include with the Lease?											
52	Is a Dishwasher included?	Yes	No		Yes	No		Yes	No			
53	Is a Microwave included?	Yes	No		Yes	No		Yes	No			
54	Are there any signs of pests such as rats, mice, cockroaches, ants?	Yes	No		Yes	No		Yes	No			
55	How Many Power Outlets are there?											
Bathroom/Toilet/Laundry												
56	How many bathrooms are there?	x 2-pc	x 3-pc	x 4-pc	x 2-pc	x 3-pc	x 4-pc	x 2-pc	x 3-pc	x 4-pc		
57	Is there a fan for use when showering?	Yes	No		Yes	No		Yes	No			
58	Type of Flooring?	Wood	Capret	Tile	Wood	Capret	Tile	Wood	Capret	Tile		
59	Check the water pressure & shower head, is it adequate?	Yes	No		Yes	No		Yes	No			
60	Are there any signs of mould?	Yes	No		Yes	No		Yes	No			
61	Are there on-site laundry faculties?	Yes	No		Yes	No		Yes	No			
62	Are the Washer/Dryer machines Coin Free or Coin operated?	Free	Coin		Free	Coin		Free	Coin			
All rooms												
63	Do all the doors open and shut properly?	Yes	No		Yes	No		Yes	No			
64	Do all the windows open and shut properly?	Yes	No		Yes	No		Yes	No			
65	Do all the external doors and windows have adequate locks and dead bolts?	Yes	No		Yes	No		Yes	No			
66	Do all the windows have insect screens?	Yes	No		Yes	No		Yes	No			
67	Are the insect screens in good repair?	Yes	No		Yes	No		Yes	No			
68	Are there functioning Smoke Detectors in the property?	Yes	No		Yes	No		Yes	No			
69	Are there functioning Carbon Monoxide detectors in the property?	Yes	No		Yes	No		Yes	No			
70	Does the property have extra storage space for bags and boxes?	Yes	No		Yes	No		Yes	No			
71	Is there any sign of mould in the basement?	Yes	No		Yes	No		Yes	No			
72	Are there blinds or curtains on the windows?	Yes	No		Yes	No		Yes	No			
73	Are the Blinds or curtains in good repair?	Yes	No		Yes	No		Yes	No			