

Single-Family Variable List

Property Owners and Managers Survey, 1995-1996

TOPICS:

1. Administrative
2. Property
3. Ownership and Management
4. Rent
5. Expenses
6. Subsidized Housing
7. Mortgage
8. Marketing
9. Delinquency and Disruptions
10. Vacancy and Turnover

Topic: Administrative

NAME	Formatted Name
ID	Property Identification Number
TYPE	Record Type
REGION	Location of Property - Region
METRO	Location of Property - Inside/Outside MA
REFPER	Who Completed the Questionnaire
SWEIGHT	Final Single-Unit Property Weight

Topic: Property

NAME	Formatted Name
ACCESS	Unit Handicapped Accessible
ACCTNTPD	Did Tenant Share in Costs of Accessibility
ACCTNTWL	Will Tenant Share in Costs of Accessibility
INSPECTD	Unit Inspected in Last 2 Years
INSPRSLT	Results of Inspection
BUILT	Year Built
FURNISHD	Is the Rental Unit Furnished
AIRCOND	Amenities Available - Air Conditioning
COVRPARK	Amenities Available - Covered Off-Street Parking
UCVRPARK	Amenities Available - Uncovered Off-Street Parking
POOL	Amenities Available - Swimming Pool
CATTV	Amenities Available - Cable TV
LAUNDRY	Amenities Available - Laundry Facilities
SECURITY	Amenities Available - Security System/Protective Service
UPGDHEAT	Capital Improve. in Last 5 Years - Upgrading Heating System
UPGDPUMB	Capital Improve. in Last 5 Years - Upgrading Plumbing System
UPGDAC	Capital Improve. in Last 5 Years - Add or Upgrade AC
UPGDKTCH	Capital Improve. in Last 5 Years - Replacement of Kitchen Facilities
UPGDBATH	Capital Improve. in Last 5 Years - Renovation of Bathroom Facilities
UPGDSCTY	Capital Improve. in Last 5 Years - Addition of Security System
UPGDPOOL	Capital Improve. in Last 5 Years - Addition of Swimming Pool
UPGDPARK	Capital Improve. in Last 5 Years - Addition of Off-Street Parking
UPGDPLAY	Capital Improve. in Last 5 Years - Addition of Playground
UPGDACCS	Capital Improve. in Last 5 Years - Addition of Handicap Accessibility Improvements
UPGDOTH1	Capital Improve. in Last 5 Years - Other - 1
UPGDOTH2	Capital Improve. in Last 5 Years - Other - 2
ACQYEAR	Year Property Acquired
ACQHOW	How Property Acquired
LPRICE	Purchase Price
FINANCED	How The Acquisition Was Financed
DWNPAY	Source Of Downpayment
VALUE	Value

Topic: Property

NAME	Formatted Name
VBASSESS	Basis for Estimate of Value - Assessed Value
VBAPPRSL	Basis for Estimate of Value - Recent Appraisal
VBPRCINF	Basis for Estimate of Value - Original Price plus Inflation
VBPRINIM	Basis for Estimate of Value - Original Price plus Inflation and Improvements
VBSIMILR	Basis for Estimate of Value - Selling/asking Price for Similar Property
VBRNTCAP	Basis for Estimate of Value - Capitalization of Rent
VBOTHER	Basis for Estimate of Value - Some other way

Topic: Ownership and Management

NAME	Formatted Name
MANAGER	Does Owner Employ Anyone to Manage Rental Unit
MNGCOLRT	Management's Duties - Collect Rent (1)
MNGSELCT	Management's Duties - Take Applications/Select Tenants (1)
MNGEVICT	Management's Duties - Initiate Evictions (1)
MNGDSMAL	Management's Duties - Make Decisions on Small Jobs (1)
MNGDBIG	Management's Duties - Make Decisions on Large Jobs (1)
MNGMORT	Management's Duties - Make Mortgage Payments (1)
MNGTAX	Management's Duties - Make Tax Payments (1)
MNGLEGAL	Management's Duties - Initiate Legal Action (1)
MNGLNGTH	Length of Current Management (1)
RPRESDNC	Owner's Reason for Purchasing - As Residence For Self
RPAFFHSG	Owner's Reason for Purchasing - To Provide Affordable Housing in the Community
RPRENTS	Owner's Reason for Purchasing - For Income From Rents
RPCAPGNS	Owner's Reason for Purchasing - For Long-Term Cap. Gains
RPC2NRES	Owner's Reason for Purchasing - To Convert From Residential to Nonresidential Use
RPC2RES	Owner's Reason for Purchasing - To Convert From Nonresidential to Residential Use
RPTAXSHL	Owner's Reason for Purchasing - As a Tax Shelter
RPRETIRE	Owner's Reason for Purchasing - As Retirement Security
RPFAMILY	Owner's Reason for Purchasing - As Future Security for Family
RPOther	Owner's Reason for Purchasing - Other Reason
RPMOST	Most Important Reason For Purchasing
RORESDNC	Reasons for Continuing to Own - Future Residence For Self
ROAFFHSG	Reasons for Continuing to Own - To Provide Afford. Housing
RORENTS	Reasons for Continuing to Own - For Income From Rents
ROCAPGNS	Reasons for Continuing to Own - For Long-Term Cap. Gains
ROC2NRES	Reasons for Continuing to Own - To Convert to Nonres. Use
ROTAXSHL	Reasons for Continuing to Own - As Tax Shelter
ROFAMILY	Reasons for Continuing to Own - As Future Security for Family
ROSALE	Reasons for Continuing to Own - Currently for Sale, But Not Yet Sold
ROMORTG	Reasons for Continuing to Own - Can't Sell Because Mortgage Higher Than Current Value

Topic: Ownership and Management

NAME	Formatted Name
RONOBUYR	Reasons for Continuing to Own - Want to Sell, No Buyers
ROOTHER	Reasons for Continuing to Own - Other
ROMAIN	Main Reason For Continuing to Own
PLAN2OWN	Length of Time Plan to Own
BUYAGAIN	Would Owner Buy Again Today
OWNTYPE	Type of Owner
OWNNUM	Number of Owners
OWNAGE	Age of Owner
OWNSEX	Sex of Owner
ORACE	Race of Owner
OHISPAN	Spanish/Hispanic Origin of Owner
OTHRPROP	Does Owner Own Other Residential Property in U.S.
NUMPROP	Number of Total Rental Units Owned by Owner
OINCOME	Owner's Total Gross Income
PINCUNIT	Percentage of Income From This Unit
PINCPROP	Percentage of Income From All Residential Property
OCMAINTU	Does Owner Contribute to Maintenance or Management of This Unit
OMNTTIMU	How Much Time Does Owner Contribute on Maintenance or Management of This Unit
OMNTSLRY	Did Owner Receive Salary or Wages for Time Contributed in the Maintenance or Management of This Unit This Year
OMNTTIMP	Percentage of Owner's Time Spent on Maintenance or Management of All Residential Rental Property
OWEXEC	Other Type of Work of Owner - Executive/Administrative /Managerial
OWPROF	Other Type of Work of Owner - Professional
OWTECH	Other Type of Work of Owner - Techncl
OWCLERIC	Other Type of Work of Owner - Administrative Support/Clerical
OWSALES	Other Type of Work of Owner - Sales
OWCRAFT	Other Type of Work of Owner - Precision Craft or Repair
OWFARM	Other Type of Work of Owner - Farming/Forestry/Fishing
OWOTHER	Other Type of Work of Owner - Other Type of Work
OWNLIVE	Where Owner Lives Most of the Time
OWNVISIT	How Often Did Owner Visit Property in Last 12 Months

Topic: Ownership and Management

NAME	Formatted Name
OWNBORN	Where Was Owner Born
OHOWLONG	How Long Has the Owner Owned Rental Property
RORETIRE	Reasons for Continuing to Own - As Retirement Security

Topic: Rent

NAME	Formatted Name
RENT	Monthly Rent
BUYE	Electricity Included in Rent
BUYG	Gas Included in Rent
BUYO	Fuel Oil or Other Fuels Included in Rent
BUYW	Water Included in Rent
BUYT	Trash Collection Included in Rent
CONDORNT	Condominium or Homeowners Fee Included in Rent
LENLEASE	Length of Lease
RENTCHG	Rent Change from Previous Tenant
RENTRECT	Residential Rental Receipts (6)
PROFIT	Did Rental Unit Make a Profit Last Year
PROFTCMP	Profitability Comparison to Similar Units
PRPVALCH	Change in Area Property Values Last Year
RRTIMBEG	Rental Receipts - Time Period for Residential - Beginning
RRTIMEND	Rental Receipts - Time Period for Residential - End

Topic: Expenses

NAME	Formatted Name
INTPAINT	Work Done in Last 5 Years - Interior Painted
EXTPAINT	Work in Done Last 5 Years - Exterior Painted
KTCHAPPL	Work in Done Last 5 Years - Kitchen Appliances Replaced
BATHFIXT	Work Done in Last 5 Years - Bathroom Fixtures Replaced
CARPETS	Work Done in Last 5 Years - Carpets Replaced
REWIRE	Work Done in Last 5 Years - Unit Rewired
LEADPNT	Work Done in Last 5 Years - Lead-Based Paint Removed
RADONVNT	Work Done in Last 5 Years - Radon Vented
ASBESTOS	Work Done in Last 5 Years - Asbestos Removed
PESTINSP	Work Done in Last 5 Years - Inspection for Pests
HEATAC	Work Done in Last 5 Years - Heating/AC Unit Repaired
ROOF	Work Done in Last 5 Years - Roof Repaired or Replaced
OTHREP1	Work Done in Last 5 Years - Other Major Repairs - 1
OTHREP2	Work Done in Last 5 Years - Other Major Repairs - 2
OTHREP3	Work Done in Last 5 Years - Other Major Repairs - 3
MAINPCTI	Percent of Income Spent on Maintenance (2)
OCADVERT	Operating Costs - Advertising
OCTRAVEL	Operating Costs - Auto and Travel
OCCLEAN	Operating Costs - Cleaning
OCCOMMIS	Operating Costs - Commissions
OCPRPINS	Operating Costs - Property Insurance
OCLEGAL	Operating Costs - Legal and Professional Fees
OCMGMT	Operating Costs - Management Fees
OCMRTINT	Operating Costs - Mortgage Interest
OCMRTINS	Operating Costs - Mortgage Insurance
OCOTHINT	Operating Costs - Other Interest
OCREPAIR	Operating Costs - Repairs and Maintenance
OCSUPPLY	Operating Costs - Supplies
OCRETAX	Operating Costs - Real Estate Taxes
OCUTILS	Operating Costs - Utilities
OCTREFLS	Operating Costs - Tenant Referrals
OCGROUND	Operating Costs - Ground/Lawn/Snow Care
OCTRASH	Operating Costs - Trash Collection

Topic: Expenses

NAME	Formatted Name
OCLABOR	Operating Costs - Personnel/Labor Costs
OCGRRENT	Operating Costs - Ground Rent/Assessments
OCCONDOF	Operating Costs - Condominium Fees
OCOTHER	Operating Costs - Other Operating Costs
MAINTCUR	Description of Current Maintenance Program
MAIN3YR	Description of Maintenance Program Over Next 3 Years
OCTIMBEG	Operating Costs - Time Period for Receipt - Beginning
OCTIMEND	Operating Costs - Time Period for Receipt - End
OCCOMBIN	Operating Costs Reported Together

Topic: Subsidized Housing

NAME	Formatted Name
RNTSEC8	Rent Paid By Section 8
RNTWELF	Rent Paid By AFDC/General Assistance/Other
RNTFEDO	Rent Paid By Another Federal Program
RNTOTHER	Rent Paid By State or Local Program
RCONTROL	Rent Regulation Status - Unit
GOVLOAN	Property Benefits - Government-backed Below Market Loan
RENTSUBS	Property Benefits - Government Rental Subsidy
GOVGRANT	Property Benefits - Government Grant (Sec 202, CDBG)
PTAXRELF	Property Benefits - Property Tax Relief
ITAXCRED	Property Benefits - Federal Income Tax Credit for Low Income Properties
ACCDEPR	Property Benefits - Accelerated Federal Depreciation
ELGLIHTC	Rental Unit Eligibility for LIHTC
RCVLIHTC	Rental Unit Receiving LIHTC
RTHISTRY	Real Estate Tax Abatement - For Historical Preservation
RTLITENT	Real Estate Tax Abatement - Unit Has Low Income Tenants
RTLAREA	Real Estate Tax Abatement - Unit In Low Income Area
RTEDAREA	Real Estate Tax Abatement - Unit In Targeted Economic Development Area
RTTAXAPL	Real Estate Tax Abatement - Real Estate Tax Appeal
RTOTHER	Real Estate Tax Abatement - For Other Reasons
SEC8KNOW	Familiarity With Section 8
SEC8QRYS	Number of Section 8 Inquiries in Last 6 Months
SEC8EVER	Ever Been Section 8 Tenants At This Unit
SEC8OK	Would Owner Accept New Section 8 Tenants
S8COLLCT	Reasons Will Not Accept Section 8 Tenants - Ability to Collect
S8TENANT	Reasons Will Not Accept Section 8 Tenants - Problems with Tenants
S8REGS	Reasons Will Not Accept Section 8 Tenants - Regulations
S8PAPER	Reasons Will Not Accept Section 8 Tenants - Paperwork and Time
S8HIRENT	Reasons Will Not Accept Section 8 Tenants - Rent for this Unit is Too High
S8OBJGOV	Reasons Will Not Accept Section 8 Tenants - Object to Government
S8OTHER	Reasons Will Not Accept Section 8 Tenants - Other Reasons
HUDANY	Have There Been Contacts With HUD in the Last Year
HUDNUM	Number of Contacts With HUD in the Last Year
HUDSATIS	Satisfaction With HUD Contacts

Topic: Subsidized Housing

NAME Formatted Name

AFFORD Is this Unit Affordable Housing

Topic: Mortgage

NAME	Formatted Name
MSMORTG	Mortgage Status - Mortgage/Deed of Trust/Etc.
MSCNTRCT	Mortgage Status - Contract to Purchase/Land Contract
MSCREDIT	Mortgage Status - Line of Credit/Home Equity
MSOTHER	Mortgage Status - Some Other Type of Loan
NUMMORTS	Number of Mortgages
SERVICER	Type of Servicer
SERVRHLD	Does Servicer Also Hold Mortgage
AMMORT1	Amount of First Mortgage When Made
MORTINS1	First Mortgage Insurance Status
MATBUY1	First Mortgage Origination
MYEAR1	Year First Mortgage Made
INT1	Current Interest Rate on First Mortgage
MTYPE1	Type of First Mortgage
MPMT1	Required Monthly Mortgage Payment
MSCHED1	Payment Schedule for Monthly Mortgage Payments

Topic: Marketing

NAME	Formatted Name
COMPPRIV	Competitors for New Tenants - Privately Owned Nonsub-sidized Units in the Area
COMPSEC8	Competitors for New Tenants - Privately Owned Units That Accept Section 8 Certificate/Voucher Holders
COMPOSUB	Competitors for New Tenants - Privately Owned Units With Other Subsidies
COMPPUBL	Competitors for New Tenants - Other
COMPOTHR	Rental Unit Now Being Marketed to New Tenants
MKTNOW	Advertising Now Used to Market Unit - Newspaper Ads
ADNEWSPR	Competitors for New Tenants - Public Housing
ADTVRADI	Advertising Now Used to Market Unit - TV/Radio Ads
ADGUIDE	Advertising Now Used to Market Unit - Apt. Prop. Guides
ADMLS	Advertising Now Used to Market Unit - MLS
ADSIGN	Advertising Now Used to Market Unit - "For Rent" Sign
ADMOUTH	Advertising Now Used to Market Unit - Word-of-Mouth
ADOTHER	Advertising Now Used to Market Unit - Other Means
CHADNEWS	Changes Planned in Advertising Next Year - Newspaper Ads
CHADTVRA	Changes Planned in Advertising Next Year- TV/Radio Ads
CHADGUID	Changes Planned in Advertising Next Year - Apartment Property Guides
CHADMLS	Changes Planned in Advertising Next Year - MLS
CHADSIGN	Changes Planned in Advertising Next Year - "For Rent" Sign
CHADMOUT	Changes Planned in Advertising Next Year- Word-of-Mouth
CHADOTHR	Changes Planned in Advertising Next Year - Other
SCINTERV	Methods Used to Screen Tenants - Personal Interviews
SCFORM	Methods Used to Screen Tenants - Application Form
SCCREDCK	Methods Used to Screen Tenants - Credit Reference or Check
SCEMPLCK	Methods Used to Screen Tenants - Employment Ref. or Check
SCPERREF	Methods Used to Screen Tenants - Personal References
SCBNKREF	Methods Used to Screen Tenants - Bank References
SCPRVREF	Methods Used to Screen Tenants - References from Previous Agent/Owner
SCMININC	Methods Used to Screen Tenants - Proof of Meeting Minimum Income Requirement
SCOTHER	Methods Used to Screen Tenants - Other
SCIMPORT	Most Important Method Used to Screen Tenants

Topic: Marketing

NAME	Formatted Name
REJECTED	Anyone Rejected as Tenant in Last 2 Years
RJINTERV	Reasons for Rejection - Performance in Personal Interview
RJFORM	Reasons for Rejection - Response to the Application Form
RJCREDC	Reasons for Rejection - Credit or Credit References
RJEMPLCK	Reasons for Rejection - Employment History
RJPERREF	Reasons for Rejection - Personal References
RJPRVREF	Reasons for Rejection - References from Prev. Agent/Owner
RJMININC	Reasons for Rejection - Insufficient Income
RJHHSIZE	Reasons for Rejection - Unit Too Small For Size of Household
RJDISRUP	Reasons for Rejection - A Record of Disruptive Behavior
RJNOTFIT	Reasons for Rejection - Applicants Do Not "Fit In"
RJOCCUPN	Reasons for Rejection - Type of Occupation
RJOTHER	Reasons for Rejection - Other
RFINFLPL	Factors Used Setting Rents - Last Years Rent + Inflation
RFOPCOST	Factors Used Setting Rents - Last Years Operating Costs
RFCSTINC	Factors Used Setting Rents - Expect. Oper. Cost Increase
RFTRNOVR	Factors Used Setting Rents - Effect on Tenant Turnover
RFDEMAND	Factors Used Setting Rents - Demand for Units in Area
RFVACANT	Factors Used Setting Rents - Vacancies in Area
RFSIMILR	Factors Used Setting Rents - Rents for Similar Units
RFGOVT	Factors Used Setting Rents - Gov't Rent Restrictions
RFOTHER	Factors Used Setting Rents - Other
RFDNTKNW	Factors Used Setting Rents - Don't know

Topic: Delinquency and Disruptions

NAME	Formatted Name
DELNQNT	Presence of Delinquent Tenants in Last 2 Years
DLQCSHFL	Severity of Cash Flow Problem Caused by Delinquencies
DLQNOTFY	Dealing With Delinq. Tenants - Notify Tenants They Are Late Before Taking Further Action
DLQCLLCT	Dealing With Delinq. Tenants - Begin Collection Procedures
DLQEVICT	Dealing With Delinq. Tenants - Begin Eviction Procedures
DLQNTHNG	Dealing With Delinq. Tenants - Do Nothing and Wait
DLQOTHER	Dealing With Delinq. Tenants - Other
DLQLWINH	Characteristics of Delinquent Tenants - From Low-Income Households
DLQSECT8	Characteristics of Delinquent Tenants - Section 8 Certificate Holders
DLQSNGLP	Characteristics of Delinquent Tenants - From Single-Parent Households
DLQCROWD	Characteristics of Delinquent Tenants - From Over-crowded Units
DLQTEENS	Characteristics of Delinquent Tenants - From Households With Teenage Child.
DLQSTDNT	Characteristics of Delinquent Tenants - From Young Adult/Student Households
DLQUNEMP	Characteristics of Delinquent Tenants - From Households With Unemployed Adults
DLQVUOWN	Characteristics of Delinquent Tenants - From Households With Visitors Unwelcome to the Management
DLQVUTNT	Characteristics of Delinquent Tenants - From Households With Visitors Unwelcome to the Tenants
DLQCOTHR	Characteristics of Delinquent Tenants - Other
VNDLINS	Incidence of Disruptive Behavior in Last 2 Years - Vandalism to Inside of Units
VNDLOUTS	Incidence of Disruptive Behavior in Last 2 Years - Vandalism to Outside of Unit or to Grounds
THEFT	Incidence of Disruptive Behavior in Last 2 Years - Theft
NOISE	Incidence of Disruptive Behavior in Last 2 Years - Loud or Disruptive Behavior
VIOLENCE	Incidence of Disruptive Behavior in Last 2 Years - Violence
DRUGS	Incidence of Disruptive Behavior in Last 2 Years-Drug Usage
DSRPOTHR	Incidence of Disruptive Behavior in Last 2 Years - Other
DRPTALK	Manner of Dealing With Undesirable Behavior - Talking to the Disruptive Individuals
DRPWRITE	Manner of Dealing With Undesirable Behavior - Issuing a Warning in Writing
DRPSCRTY	Manner of Dealing With Undesirable Behavior - Calling Private Security
DRPPOLIC	Manner of Dealing With Undesirable Behavior - Calling Police

Topic: Delinquency and Disruptions

NAME	Formatted Name
DRPEVICT	Manner of Dealing With Undesirable Behavior - Beginning Eviction Procedures
DRPOTHER	Manner of Dealing With Undesirable Behavior - Other
CPTLOWIN	Characeristics of Problem Tenants - From Low-Income Households
CPTSEC8	Characeristics of Problem Tenants - Section 8 Certificate Holders
CPTSINGP	Characeristics of Problem Tenants - From Single-Parent Households
CPTCROWD	Characeristics of Problem Tenants - From Overcrowded Units
CPTTEENS	Characeristics of Problem Tenants - From Households With Teenage Child.
CPTSTDNT	Characeristics of Problem Tenants - From Young Adult/Student Households
CPTUNEMP	Characeristics of Problem Tenants - From Households With Unemployed Adults
CPTVUOWN	Characeristics of Problem Tenants - From Households With Visitors Unwelcome to the Management
CPTVUTNT	Characeristics of Problem Tenants - From Households With Visitors Unwelcome to the Tenants
CPTOTHER	Characeristics of Problem Tenants - Other
OSUET	Times Owner Taken a Tenant to Court in Last 2 Years
TSUEO	Times Tenant Taken Owner to Court in Last 2 Years
EVICTNUM	Number of Times Tenant Evict. Proc. Started in Last 2 Years
EVICTPRC	Description of Eviction Process
TNTINCOM	Description of Household Income of Tenants
REQBPNT	Restrictions/Regulations Making It Difficult to Operate Unit - Lead Based Paint Requirements
REQASBST	Restrictions/Regulations Making It Difficult to Operate Unit - Asbestos Requirements
REQWASTE	Restrictions/Regulations Making It Difficult to Operate Unit - Waste Disposal Requirements
REQRADON	Restrictions/Regulations Making It Difficult to Operate Unit - Radon Requirements
REQWATER	Restrictions/Regulations Making It Difficult to Operate Unit - Water Quality Standards
REQZONE	Restrictions/Regulations Making It Difficult to Operate Unit - Zoning or Unit Usage
REQPARKG	Restrictions/Regulations Making It Difficult to Operate Unit - Parking Restrictions
REQUTIL	Restrictions/Regulations Making It Difficult to Operate Unit - Limits on Utility Hookups

Topic: Delinquency and Disruptions

NAME	Formatted Name
REQRNTCT	Restrictions/Regulations Making It Difficult to Operate Unit - Rent Control/Stabilization, Etc.
REQADA	Restrictions/Regulations Making It Difficult to Operate Unit - Americans With Disabilities Act
REQHSTRY	Restrictions/Regulations Making It Difficult to Operate Unit - Historic Preservation Restrictions
REQLPTAX	Restrictions/Regulations Making It Difficult to Operate Unit - Local Unit Taxes
REQOTHER	Restrictions/Regulations Making It Difficult to Operate Unit - Other Regulations or Restrictions
LGDISPUT	Does Local Government Offer Dispute Resolution
LGEARLYD	How Does Government Assist - Provide Opportunity to Discuss
LGMEDIAT	How Does Government Assist - Provide Mediators
LGOTHERA	How Does Government Assist - Other
NONCOURT	Is There Mechanism Other Than Courts to Mediate Disputes Between Owners and Local Government

Topic: Vacancy and Turnover

NAME	Formatted Name
LENTENUR	Length of Time Current Tenant Rented Unit
CONVOWN	Changes to Rental Unit Currently Taking Place - Conversion to Owner Occupied
CONVNONR	Changes to Rental Unit Currently Taking Place - Conversion to Non-residential Use
RENOVATE	Changes to Rental Unit Currently Taking Place - Renovations
CHGTTYPE	Changes to Rental Unit Currently Taking Place - Work to Change Tenant Type
WANTOUT	Actively Encouraging Current Tenant to Leave
OUTRENT	Techniques Used to Encourage Tenant To Leave - Rent Increase
OUTMAINT	Techniques Used to Encourage Tenant To Leave - Decreasing Maintenance
OUTSERVC	Techniques Used to Encourage Tenant To Leave - Decreasing Services
OUTFEES	Techniques Used to Encourage Tenant To Leave - Charging Fees
OUTOTHER	Techniques Used to Encourage Tenant To Leave - Other
WANTKEEP	Actively Trying to Discourage Tenant Turnover
KPGOODTN	Why Trying to Discourage Tenant Turnover - Retain Desirable Tenants
KPTRNCST	Why Trying to Discourage Tenant Turnover - Minimize Turnover Costs
KPMNTCST	Why Trying to Discourage Tenant Turnover - Lower Maintenance Costs
KPYOTHER	Why Trying to Discourage Tenant Turnover - Other Reasons
KPRENT	Techniques Used to Discourage Tenant Turnover - Rent concessions/reductions
KPMAINT	Techniques Used to Discourage Tenant Turnover - Increasing Maintenance
KPUPGRAD	Techniques Used to Discourage Tenant Turnover - Redecorating/upgrading
KPIMPPRP	Techniques Used to Discourage Tenant Turnover - Other Improvements
KPSERVC	Techniques Used to Discourage Tenant Turnover - Improving Services
KPTOTHER	Techniques Used to Discourage Tenant Turnover - Other Techniques