



# Pilot Same-Sex Couples Fair Housing Study

*Report to the Human Relations Department - City of Greensboro*



THE UNIVERSITY of NORTH CAROLINA  
**GREENSBORO**

Center for Housing  
and Community Studies

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The Center for Housing and Community Studies (CHCS) was incorporated on February 2015 as a university-based research, evaluation, and technical assistance center. We fulfill our research agenda through technical assistance to governmental and nonprofit agencies as well as the preparation of working papers, research notes, and scholarly publications. As part of its mission, the University of North Carolina at Greensboro's Center for Housing and Community Studies is committed to investigating and understanding how the social, economic, environmental and spatial aspects of home and neighborhood affect people's health, well-being, and life course.

We are actively engaged in funded studies of impediments to fair housing, continuum of care for the homeless, housing market trends and market segmentation studies, county and regional community planning, and studies of the impact of housing on health. CHCS currently has a staff consisting of sixteen researchers, assistants, and interns including: two PhD-level research methodologists in Sociology, one PhD candidate in Geography, two MS candidates in Information Systems and Supply Chain Management, three affiliated graduate researchers (Columbia, University of Delaware, and NC State), and eight research assistants working on BAs in Sociology, Criminology, Geography, Public Health, Religious Studies, and Human

Development and Family Studies. The Center regularly collaborates with faculty in Geography, Political Science, Public Health, Nursing, Economics, Information Systems and Supply Chain Management, Nutrition, and Communication Studies. CHCS is a member organization in the UNCG Institute for Data, Evaluation, and Analytics (IDEA) and has partnered with the UNCG Center for New North Carolinians (CNNC), the UNCG Center for Youth, Family, and Community Partnerships, the Institute for Community and Economic Engagement (ICEE) on grants and research projects.

The first year of operation saw contracts and grants awarded from the City of High Point, Community Housing Solutions, the Hinton Rural Life Center in Hayesville, NC, the City of Greensboro, the Community Foundation of Greater Greensboro, the Adam Foundation, the U.S. Department of Agriculture, the UNCG Office of Undergraduate Research, and an InvestHealth Grant from the Robert Wood Johnson Foundation and Reinvestment Fund.

The CHCS staff has been working to identify substandard homes, weak housing markets, vacant and abandoned lots and buildings, systemic inequality, and other community conditions that impact the quality of life of residents. Recent projects also include the use of advanced data visualization and mapping. We have conducted HUD Fair Housing Assessments and Analysis of Impediments to Fair Housing Choice, as well as paired-testing studies.

The Center is equipped in many forms of in-person and remote quantitative and qualitative data collection: one-on-one interviews, focus groups, telephone interviews, postal mail surveys, electronic/web-based surveys, and computer-assisted in-person or telephone surveys. We are also able to assist with sample design, questionnaire development, qualitative and quantitative data analysis and reporting, as well as data mapping. Our team can conduct geospatial modeling and analysis, programming (Python, SQL, JavaScript, SAS, Html and CSS), web services and API configuration, as well as database development and management. We are experienced in the design and implementation of formative and summative program evaluation, Asset-Based Community Development, Success Case Method (SCM) evaluation, needs assessment and asset mapping, and housing policy analysis.

**More about CHCS may be found at**

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# Introduction

In January 2015, the Greensboro City Council voted unanimously to modify the City's Fair Housing Ordinance and add protections outside of the already federally protected categories. By including protections for gender identity, gender expression, and sexual orientation, Greensboro became the first city in North Carolina to protect gay, lesbian, bisexual, and transgender citizens from discrimination in housing. Per this ordinance, individuals identifying as such are safeguarded from housing discrimination "in any public or private residential real estate transaction, including buying, selling, renting, financing, and advertising" (City of Greensboro 2015). As a result of this ordinance, civil penalties can be issued against those discriminating on the basis of any of these protected categories, as well as collection of other damages.

This study closely followed the protocols established by the National Fair Housing Alliance (NFHA) adapting them only slightly to fit the local rental market and the conditions being tested. The tester pool was recruited and trained, with individual testers (auditors) selected and matched based upon similar background, educational attainment, employment status, age, sex, family status, etc., but having differing sexual orientations. As outlined in previous studies, four measures are considered in testing:

- *Access* – whether partners were able to call agents, meet with agents, inspect the advertised housing unit and/or other units;
- *Cost* – the differences in the costs (rent and deposit) quoted to testers for comparable housing;
- *Information* – the extent to which partners received comparable information regarding credit reports and background checks;
- *Encouragement* – the extent to which agents encouraged testers to complete the transaction.

Each set of measures can be further divided into treatment indicators. Paired testing results in three possible outcomes for each indicator: the default testers (in this case the heterosexual couple) are favored, the gay couple is favored, the lesbian couple is favored, or all couples receive equal (positive or negative) treatment.

Fair housing testing in Greensboro has never before been conducted on the basis of sexual orientation or sexual identity discrimination. This study examines housing discrimination against the gay and lesbian couples in the wake of the new protections provided by the City's Fair Housing Ordinance. The study took place in two phases to gauge the prevalence of sexual orientation discrimination by housing providers in Greensboro, and then to pilot a protocol for face-to-face paired testing. In phase one, a correspondence test with nearly 266 properties was conducted to establish the prevalence of sexual orientation discrimination by landlords and property managers noting discrepancies in access, cost, information, and encouragement when possible. Funding received from the Undergraduate Research, Scholarship and Creativity Office at The University of North Carolina at Greensboro was instrumental in the completion of this phase.

The second phase included face-to-face paired testing and serves as a pilot for eventual audit testing of rental housing in Greensboro for Fair Housing violations on the basis of sexual orientation. Five properties were identified as providing differential access to some or both same-sex couples during correspondence testing. Four couples (two male/female, one male/male, and one female/female) completed on-site tests for each of the five properties. Each test, through use of an extensive questionnaire and tester narrative, captured a variety of data related to access, cost, information, and encouragement provided to the tester couples. Each tester received a stipend of \$50 for each completed test, and for completion of required training prior to site visits. To ensure consistency and accuracy, data from report forms were then compared line by line against tester narratives. Funding received from the Human Relations Department at the City of Greensboro was instrumental in the completion of this phase.

## Testing Housing Markets for Discrimination on the Basis of Sexuality

Research on housing discrimination is an established field in the United States and many other countries. However, housing discrimination on the basis of sexuality has not typically been taken into account until recently since it is not a federally protected class under the Fair Housing Act, (Friedman, Reynolds, Scovill, Brassier, Campbell, & Ballou, 2013). That same sex marriage did not first become legal in the United States – in the state of Massachusetts – until 2004, and was not legalized nationwide until the Supreme Court decision of June 26, 2015, has likely also contributed to this lack of focus on housing discrimination on the basis of sexuality.

Given the lack of protection against discrimination based on sexuality, self-reported data from lesbian, gay, and bisexual (LGB) identifying people reflects expected issues of discrimination in housing, work, and other arenas. For example, an online survey of 258 self-identified LGB individuals found only a very small number of respondents (2%) experienced eviction or were denied housing based on their sexuality (Swank, Fahs, & Frost, 2013). Yet many more experienced other issues of prejudice or discrimination, such as threats and homophobic statements.

Thus far, academic research and literature has been slow to respond on the issue of housing discrimination and sexuality. To date there are no scholarly publications in the social science literature regarding paired-testing in rental housing markets for sexual orientation or gender identity in the United States, and the only publications of e-mail audit studies are from other countries. Other publications in the U.S. are limited. In 2006, Michigan Fair Housing Groups completed an audit study of housing discrimination (both rental and buying options) with 120 paired tests in four markets (FHC, 2007). In 2011, researchers with the Department of Housing and Urban Development conducted a large-scale e-mail audit (Friedman et. Al, 2013). The results of both these studies were published online.

## History of Fair Housing Methods

Early housing discrimination studies (Helper 1969; National Committee Against Discrimination in Housing 1970) revealed that housing agents used steering, discouragement, evasion, misrepresentation, withholding information, delay, and differential screening and pricing, or

downright refusal to do business with non-whites. These studies did not reveal the frequency with which such practices occurred (Fix and Turner 1998; Yinger 1999).

### Face-to-Face Fair Housing Audit Studies

The audit study is the most common tool used in housing discrimination studies; this can include both in person visits and correspondence tests (typically conducted via email) (Romei & Ruggieri, 2014; Carlsson & Eriksson, 2014). After the passage of the Fair Housing Act in 1968, local fair housing advocacy organizations developed the current methodological centerpiece of housing discrimination investigation: the fair housing audit (Fix and Turner 1998; Yinger 1998; Fischer and Massey 2004). This process systematizes the study of discrimination with a quasi-experimental design that measures the incidence of discrimination in a housing market and provides researchers with greater control and more internal validity than other designs common in the social sciences (Fischer and Massey 2004). The process pairs trained auditors by matching them on intrinsic characteristics such as age and sex, and providing them with similar fictitious background identities with matching characteristics such as income, education, employment, and household composition, and sends them to rental or sales agents to pose as home seekers. They then complete detailed standardized reporting forms about the treatment they experienced (Yinger 1986; Galster 1990; Yinger 1999; Galster and Godfrey, 2005; Choi et al. 2005; Ross and Turner 2005).

Audit studies are especially important as they unearth the factors that influence the degree of discrimination (Yinger 1986; Fix and Struyk 1993; Foster, Williams, Mitchell, and Fienberg 2002; Fischer and Massey 2004). For example, in telephone audits where speakers of white middle-class English, black-accented English, and Black English Vernacular called to inquire about listings, whites were more likely to be favored over African American auditors (Massey and Lundy 2001; Fischer and Massey 2004). In a meta-analysis of more than seventy local fair housing audits conducted in the 1980s, Galster (1990) found that minority auditors had a one in two chance of being discriminated against. The audit methodology in past research has measured the prevalence of discrimination across the housing market as a whole (Galster 1990; Turner, et al. 2002). The 1977 Housing Market Practices Study (HMPS), the 1989 Housing Discrimination Study (HDS), and the most recent series of studies entitled the Housing Discrimination Study

2000: Phases I-IV (HDS2000) all found significant levels of discrimination in both rental and sales markets of urban areas.

The Housing Market Practices Survey (HMPS) was the first national paired-tester audit study. Conducted in 1977, with a million-dollar budget from the Department of Housing and Urban Development (HUD), the study used more than 600 African American and white auditors to conduct 3,264 tests in 40 cities across the country (Goering 2007; Wienk et al. 1979). The HMPS uncovered many discriminatory practices in the rental market. For example, whites were significantly more likely than African Americans to be told that an apartment was available, to be told about more apartments than their pair-mate, or to be placed on an apartment waiting list. Whites were also significantly less likely to be told that an application fee was required (Wienk et al. 1979). A follow-up study in Dallas paired Hispanic and white testers to discover high levels of discrimination against Mexican Americans, especially those with darker skin (Hakken 1979). Galster (1990) reviews 70 additional local-level audit studies that followed the HMPS, virtually all of which provided evidence of discrimination. These audit studies from the 1970s and 1980s played a role in the eventual adoption of the much-needed Fair Housing Amendments in 1988 (Fix and Turner 1998). In 1989 and 2000, HUD conducted comparable large-scale Housing Discrimination Studies (HDS) using paired-testing housing audits, and found that disparate-treatment housing discrimination persists in both rental and sales housing markets, but has declined in magnitude, with the notable exceptions of Hispanic access to rental housing and racial steering of African Americans (Turner et al. 2002; Fisher and Massey 2004; Ross and Turner 2005; Galster and Godfrey 2005; Turner et al. 2007; Ross and Galster 2007).

The paired-tester audit can result in one of three outcomes: (1) the white tester is favored over the minority, (2) the minority tester is favored over the white, or (3) both testers receive the same treatment (Ross and Turner 2005; Turner et al. 2007). Measuring incidence works in two different ways: gross or net incidence. The most straightforward of these measures, gross incidence, measures how the treatment of white testers is more favorable when compared to their pair-mates. Sometimes, the outcome occurs in which the minority tester is favored over the white. Therefore, when using the gross measure, it is necessary to report the gross incidence for both outcomes. However, adverse or differential treatment may occur due to random factors that are unrelated to race, such as different agents being present or unobserved factors influencing the

same agent, such as illness or distractions. Gross measures, therefore, include some random factors, overstating incidence, providing an upper bound of systematic discrimination (Ross and Turner 2005; Turner et al. 2007).

Bendick (1998) argues that the paired-testing audit design “uniquely bridges the intuitive and research components of the information portfolio. *In a world in which stories are more powerful than studies, testing generates studies that are also stories*” (p.48, emphasis in original). Yinger (1998) calls this the method’s “great narrative power” (p.30), and he maintains that its widespread use has transformed the way that housing discrimination is looked at: from the abstract level of dry statistics to the concrete and more compelling level of stories about the unequal treatment of two equal individuals. The paired-tester design reveals not only incidence and severity of discrimination but also on the differing circumstances under which discrimination occurs (Yinger 1998). These studies observe a wide range of circumstances and agent behavior that would be hard to capture using other methods (Yinger 1998). This is important because policy-makers need to know not only the incidence, but also the circumstances and potential causal factors, in order to create effective interventions (Fix and Turner 1998). Yinger (1998) notes that paired testing minimizes unobserved differences (the “omitted variable bias”) that threatens the validity of multiple regression analyses.

### Strengths and Limitations of Face-to-Face Audits

Paired-tester audits do not provide evidence of discrimination in general – these studies cannot reveal the discrimination experienced by the typical African American or Hispanic home seeker – but rather uncovers what occurs in the specific realm circumscribed by the sampling frame (Yinger 1998; Ross and Turner 2005). This leaves some forms of discrimination concealed if they occur outside of the range of properties and behaviors being sampled (Yinger 1998).

Sampling frames may leave out important components of the market, where incidence and type of discrimination may differ (Fix and Turner 1998; Ross and Turner 2005). In particular, in the course of the Housing Discrimination Survey of 1989 (HDS1989), researchers discovered that minority neighborhoods were underrepresented in a random sample of newspaper advertisements (Yinger 1999).

Another potential weakness of the paired-tester design is that each tester may interpret the protocol differently, which could have a non-random effect if there is a systematic difference in

the way that white and minority testers implement the protocols (Heckman and Seigelman 1993). For instance, white testers may feel more comfortable following the requirement to inquire persistently about a property, and may implement that part of the protocol more aggressively than minority testers (Ross and Turner 2005). Critics state that this method relies on ambiguous definitions of “unequal treatment” and confounds random and systematic effects (Fischer and Massey 2004). To address these weaknesses, researchers should provide both gross and net measures, upper and lower bounds, and strive for precision in language and clarity of conceptualization in order to lessen ambiguity and conceptual conflation that may occur.

Finally, there are ethical and legal issues that must be addressed when implementing the paired-tester audit design. The research subjects in these studies must be unwitting participants; obtaining their consent would destroy the central functional mechanism of the method and defeat the purpose of the study. There is concern that the use of deception is inappropriate or unfair (Bok 1999), but it should be noted that strong opposition to the use of discrimination testers is correlated with strong doubts about the existence of discrimination (Edley 1993). Some critics claim that using the agent in an experiment without knowledge or consent breaches a legitimate expectation of privacy (Fix et al. 1993). However, we agree with Fix et al. (1993) and Edley (1993) that public advertisements of properties constitute an invitation to the public, and that all subsequent behaviors monitored in the audit are commercial transactions subject to public regulation, creating an implied consent to the kind of policing that makes regulation possible. Furthermore, the Fair Housing Amendments of 1988 authorized funding for this type of test (Galster 1993), making it publicly available knowledge that the possibility of this type of testing may occur. Additionally, ample legal precedent from federal courts states that tester evidence is admissible in fair housing cases (Galster 1993; Fix and Turner 1998; Yinger 1998).

One of the strengths of a paired test audit study is the qualitative results reported by testers. For example, the report notes that “Two women, posing as a lesbian couple were told by a male agent in a small town in Washtenaw County: ‘Two women don’t bother me; it’s two men I don’t understand, I think it’s gross. I have no problem with you girls. I kind of like it. I can totally get into that.’ He proceeded to inform the testers that if they moved in they could call him anytime to fix anything they needed” (p. 13). This kind of information is not easily secured in a large-scale e-mail audit. Though there is evidence of differential treatment through e-mail studies (Hogan and Berry, 2011), out and out statements of discrimination like this are often rare over e-mail.

Discriminatory intent is typically impossible to determine via email (Jepsen and Jepsen, 2009). Most often, discrimination is determined in email audit studies by looking at response rates, which does not tell us about intent; nor does it tell us if, for example, a landlord misunderstands the term ‘partner’. While the Supreme Court has ruled disparate outcomes actionable, we are also concerned with intent when it comes to enforcement of the law and the protection of renters. In person visits allow us to get beyond the first wave of information found in an initial email and secure qualitative results and the things that landlords do not want to say in writing. Sometimes, when confronted with a real person, results change. Thus, both email audit studies and in person visits have advantages and disadvantages; the ideal housing study would include both methods of gathering data.

## Housing Audit Studies for Sexuality

According to the 2016 National Fair Housing Alliance Trends Report, there were 164 complaints nationally based on sexual orientation filed with private fair housing organizations in 2014 (the most recent year for data available), down from 268 the year before. Few complaints result in charges, as there is no federal protection on for this category, and only 21 states have adopted some form of legislative protection against housing discrimination on the basis of sexual orientation. One case in 2013 did result in a suit brought by the Iowa Civil Rights Commission on behalf of a same-sex couple “subjected to repeated harassment based on their sexual orientation by their former apartment complex’s management company.” The couple was awarded \$72,000 in a jury trial.

In 2006, the Michigan Fair Housing Centers completed the first (and as far as we know, the only) in person audit study of discrimination issues of sexuality and housing in the United States. 120 tests were performed; testers posing as either male-female married couples or same-sex life partners (as same-sex marriage was not yet legal in Michigan)<sup>1</sup> “were sent to inquire about rental

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<sup>1</sup> Studies on GLBTQQAAPP2 issues fumble with language. Usually, same-sex couples are referred to as ‘gay’ or ‘lesbian’ couples, and non-same-sex couples may be referred to as ‘heterosexual’, ‘straight’, or the increasingly problematic ‘opposite sex’. This nomenclature ignores the fact that not everyone in a same-sex pairing is gay, and that not everyone in an apparently heterosexual pairing identifies as straight. Using terms such as male-male is also problematic (not everyone in an apparently male-male couple may identify as ‘male’, for example, or they may be intersex); however, it does get to the base issue that the law cares less about gender identity and much more about the assignment of biological sex, and avoids assumptions about people’s sexuality. Thus, this paper will refer to same-sex, ‘male-male’, ‘male-female’, and ‘female-female’ couples, unless quoting from the literature.



housing, homes for sale, and home financing options” (FHC, 2007, p. 3). As the report notes “In the 32 (27%) tests that did show disparity in treatment based on sexual orientation, we found differences in rental rates, level of encouragement and application fees that favored the male/female test teams. We also saw behavior bordering on sexual harassment directed toward testers posing as same-sex couples” (p. 6).

The Michigan study is an excellent step in the right direction when it comes to in person audit studies for sexuality and housing discrimination; however, the authors acknowledge limitations: they are concerned that race and gender conflated the results, since a majority of testers were white and female. Also, they were concerned that the mortgage and home buying results underreported discrimination, since testers did not go through the entire mortgage process (FHC, 2007, p. 10). While 120 tests is not generalizable to the entire United States, the work of the Michigan Fair Housing Centers is an encouraging start.

Studies of discrimination on the basis of gender identity are also very rare. In 2009, the National Gay and Lesbian Task Force and the National Center for Transgender Equality conducted a large (n=6,450) survey of discrimination against transgender people. The report, entitled, “Injustice at Every Turn: A Report of the National Transgender Discrimination Survey,” looked at discrimination in many domains of every-day life: work, education, public accommodations, health and mental health care, social and interpersonal relationships, etc. In terms of housing, Grant *et. al.* (2011) report that one in five transgendered persons have been refused a home or apartment.

While the rate of discrimination on the basis of sexual orientation and gender identity have been established somewhat by these studies, there is yet a gap in reporting and enforcement for a problem that affects up to a third of same-sex home seekers.

## Fair Housing Studies Using Email Audits

Given the advantages of email studies, the first large scale audit study of rental housing discrimination against same-sex couples in the United States was conducted via email audit. From June to October 2011, researchers working on behalf of the Department of Housing and Urban Development collected data via email correspondence with landlords posting online housing ads in 50 metropolitan markets in the U.S. This large scale study (n=6,833 email tests)

looked at discrimination in the online rental housing market by sending email inquiries from same-sex and heterosexual couples to advertised properties. The study, entitled “An Estimate of Housing Discrimination Against Same-Sex Couples,” found disparate treatment. “Comparing our gross measures of discrimination, heterosexual couples were favored over gay male couples in 15.9 percent of tests and over lesbian couples in 15.6 percent of tests.” However, when net differences were computed (thus accounting for rates of same-sex couples being favored), the only statistically significant difference was found in response rates to male-male couples versus male-female couples.

The base structure of email audit studies is generally the same as the face-to-face study; what varies is how many tests are run, the groups involved, any other variables being tested, and how differentiated the analysis is. In this case, two emails were sent to each potential landlord, one from a fictional same-sex couple and one from a male-female couple. Response rates, a report of unit availability, contact requests, and invitations to view properties were measured (p. vi). In this, the HUD test provided more nuanced outcomes than studies which have looked solely at response rate, and lines up with the literature on audit studies in general (Carlsson and Eriksson, 2015).

Adverse treatment was found at all test sites, and interestingly, slightly more adverse treatment was found in areas with legislative protections; the report speculated “several factors could account for this unexpected finding, including potentially low levels of enforcement, housing provider unfamiliarity with state-level protections, or the possibility that protections exist in states with the greatest need for them” (p. viii). Due to the limits of using email for audit testing versus actual in person visits, the report suggests that discrimination is likely underestimated.

Other email audit studies have occurred in Canada and Sweden (Ahmed and Hammarstedt, 2009; Ahmed, Andersson, & Hammarstedt, 2008; Easterbrook and Lauster, 2011). Ahmed and Hammarstedt (2009) purport to have conducted the first “field experiment studying discrimination against homosexuals on the housing market” (p. 588). Between March 27 and April 10, 2007, the researchers collected data in Sweden; fictional male-male and male-female couples sent responses and the researchers compared the response rates between the two groups. In the end, the MF couple received email responses 56% of the time, while the MM couple received responses 44% of the time; this difference is statistically significant. In addition, the MF

couple received a positive response (defined as invitation for further contact or a showing) 53% of the time, versus 41% for the MM couple; this difference was also found to be statistically significant, as was the difference in direct invitations for a showing (29% for MF for 21% for MM).

Ahmed, Andersson, and Hammarstedt (2008) collected data between August 23 and September 6, 2007. Two fictional couples were generated, and in this case, a woman served as the correspondent for both the MF couple and the FF couple. About 45% of couples, regardless of sexuality, had a response; 45% had a positive response, and virtually the same percentage (27 vs 25%) of couples had a direct invitation for a showing. None of the differences were statistically significant. No differences were found when considering the percentage of landlords that responded to both couples, neither, the MF but not the FF couple, or the FF but not the MF couple. In other words, in two separate studies, Ahmed and Anderson found that male-male couples were discriminated against, but not female-female.

Easterbrook and Lauster (2011) also asked whether there is discrimination against same-sex couple households (and single parent households) in rental markets. Data collection occurred in Vancouver, B.C. from March 5 to 18, 2009. Their analysis suggested that same-sex male couples had the most negative outcomes. They were the least likely to receive a positive response and “were the only group to drop below a 50 percent overall positive response rate” (p. 398). Also, same-sex male couples were the most likely not to receive any response at all. On the other hand, “Heterosexual couples and same-sex female couples were practically tied for the most positive responses” (p. 398). Once again, there was evidence of prejudice against male-male couples.

This increased discrimination against men is not surprisingly when we look at the literature concerning audit tests based on race and ethnicity; Hogan and Berry (2011) found in their study of the Toronto, Ontario Housing market that Muslim/Arabic male names had the lowest response rate. Bosch, Carnero, & Farré (2015) found in their study of discrimination against Moroccan immigrants in Spain, that the response rate for non-native males was 25 percent lower than natives, but only 10 percent lower for women (p. 139). Discrimination against minority men (be the minority status race, ethnicity, or sexuality) is a common finding.

## Benefits and Limitations of Fair Housing Email Audits

One specific advantage of doing fair housing testing through e-mail audits is greater control over variables: Lauster and Easterbrook (2011) noted that using email allows descriptions of fictional tenants, names, and other identifying information to provide for less variance and more control between audits (instead of having to rely on human testers to follow the script). When conducting tests on qualities that may not be immediately visible, such as sexuality or ethnicity, email allows for easier signaling of the minority status in question (Hanson and Santas, 2014). In addition, potential landlord responses are in writing, and textual analysis can be easily conducted. Testers do not have to be hired and trained, nor their memories relied on when it comes to what happened in an audit visit (let alone their interpretation of events). Tester safety is not a concern, since real people are not being sent out into potentially hazardous situations. Finally, it is possible to test a large rental market fairly quickly, and better saturation of that market can be achieved (this can be seen in looking at the Michigan study, with 120 tests, versus the HUD study, with over 6800 tests (FHC, 2007; Easterbrook and Lauster, 2011; Friedman, 2013).

## *Housing Discrimination in Greensboro*

While the current study represents the first of housing discrimination based on sexual orientation in the City of Greensboro, a 2012 paired testing audit of rental units revealed continuing patterns of discrimination against minorities and immigrants, and steering of whites away from more diverse, but lower income neighborhoods (Sills 2012). The 2012 Greensboro Audit Study documented disparate treatment of potential renters in the City of Greensboro. The study, conducted in two phases, used over 1100 phone calls made by accented callers, as well as 50 in-person paired tests to collect data. The analysis of pre-visit call and in-person visit data demonstrated disparate treatment of potential renters in regards to their access to agents or property for inspection, quoted costs, and encouragement to rent on the basis of sex, race, and national origin.

Among other findings, data collected via telephone testing with accented callers indicated that 25% of calls from Latinos were not returned, Asian and African American testers were most likely to be advised a property was not available, and Whites indicated the greatest feelings of

encouragement to visit a property (61%) while only 40% of Latinos felt encouraged to visit (Sills 2012). Findings from the paired testing phase of the study included higher rent quotes for 27% of tests by African Americans (Sills 2012).

Table 1 - Greensboro 2012 Telephone Testing with Accented Callers

ACCESS	<ul style="list-style-type: none"> <li>• 14.5% of calls made by African Americans were not returned</li> <li>• 24.7% of calls from Latinos were not returned</li> <li>• Asian testers (7.8%) and African American testers (7.0%) were more likely than other groups to be told that a property was un-available</li> </ul>
COST	<ul style="list-style-type: none"> <li>• 32.1% of tests conducted by African Americans resulted in higher rents quoted than to the testing coordinator during the control call</li> </ul>
ENCOURAGEMENT	<ul style="list-style-type: none"> <li>• Nearly a third (31.8%) of women indicated that they did not feel encouraged to visit the property compared to 23.8% of males.</li> <li>• Whites felt the most encouraged (60.7%), while Asians and Latinos were the least encouraged (35.9% and 39.7% respectively).</li> </ul>

Table 2 – Greensboro 2012 Paired Testing Results

ACCESS	<ul style="list-style-type: none"> <li>• 95.4% of pre-visit calls conducted by white testers were completed while Asians had 70.0% and Latino and Black testers had 84.9% and 74.2% respectively.</li> <li>• Nearly one-fifth (18.6%) of calls by African Americans were not returned, and 10.8% of calls from Latinos were not returned.</li> <li>• Latino testers (11.8%) were more likely than other groups to be told that a property was unavailable.</li> <li>• Females were more likely (95.7%) to meet with the agent compared with 86.5% of males.</li> <li>• African American testers (81.8%) were least likely to meet with the agent.</li> </ul>
COST	<ul style="list-style-type: none"> <li>• African Americans were quoted higher rents in 27.3% of cases, 22.4% of Latino tests, and 25.0% of</li> </ul>

	Asian tests.
ENCOURAGEMENT	<ul style="list-style-type: none"> <li>Whites felt the least encouraged to visit (53.5%), followed by African Americans (27.8%)</li> <li>African American testers were the group most likely to be invited to apply for an apartment (30.7%) and whites were the least likely to be invited to apply (16.8%) but the most likely to be invited to take an application (74.7%).</li> </ul>

## Phase I: Correspondence Testing

In sum, rental inquiries were made by email or online contact forms to all 266 housing providers in Greensboro for whom a means of online contact was available. Rental inquiries were made by four fictitious couples (two male/female, one male/male, and one female/female), and all responses were recorded. An analysis of housing provider responses from Phase I, which measured access, cost, information, and encouragement, were used to identify properties to test in the second phase.

### Sample

A database of all known providers of rental housing in the city of Greensboro was created in preparation for this project. This database began with an existing list of already known housing providers in the city, which included individual landlords, apartment complexes, and property management companies. Further searches were conducted utilizing the Yellow Pages, and internet search engines, including Craigslist and Hotpads, to locate housing providers. All available company contact information was collected for each entry. Where available, additional information regarding property management companies for apartment complexes was also collected. All Craigslist and Hotpads rental properties having either two-bedrooms or an unspecified number of bedrooms between Saturday (June 4) and Tuesday (June 7) were included in the sampling frame for Phase I. After the elimination duplicate and those without identifiable online contact information, 266 housing providers were included in the sample. A preliminary pretest was conducted with 28 housing providers to test the instruments. This was followed by emails sent to 143 properties and online contact forms completed for 95.

## Email Inquiries

All housing providers received inquiries from the same email accounts representing the same fictitious couples in the same order. The four templates used for inquiries were assigned randomly to each of the four email accounts for each housing provider, such that each provider received each template only once. For those housing providers with online contact options but no available email address, and others for whom email was determined not to be a suitable option, inquiries were made via online contact forms using the same process. Housing providers contacted via online contact forms included both individual complex/company websites, as well as those hosted through third-party sites such as Apartments.com.

Inquiries by couples were sent in the same order to each housing provider, with the first and last inquiry to each provider indicating interest by an opposite-sex (heterosexual) married couple. Email inquiries from each fictitious couple were sent every other day between June 8 and June 14. Emails were sent at varying times during the day, and were scheduled through the Boomerang for Gmail application. Housing providers contacted via online contact forms were sent on the same days, and also at variable times throughout the day. Inquiry schedule was as follows:

- 6/8: Heather (Jason) Anderson (F/M)
- 6/10: David (Christopher) Harris (M/M)
- 6/12: Megan (Amy) Lewis (F/F)
- 6/14: Amanda (Matthew) Taylor (F/M)

All email responses received (excluding delivery failures) for four business days after each couple's emails were sent were included in analysis. This timeframe was determined based upon pre-test results indicating that most all housing providers who did respond did so within the first three days after inquiry, or not at all. At the end of this four business day cycle data collection was closed and no additional responses were considered. Phone numbers created for couples as required for some contact forms were also deactivated at this time.

Qualtrics was used for data entry and coding of all responses received. Using this instrument, we were able to code for a variety of data related to access, information provided, costs quoted, and levels of encouragement. In sum, 661 responses were received and recorded. This data was then moved to the IBM Statistical Package for the Social Sciences v23 (SPSS) for analysis.

## Pairings

Four fictitious couples were created to complete correspondence testing, following a generic profile of a white, middle-class, college educated, married couple with no children between the ages of 25-35 years old. Name selections for both males and females were randomly made from the top 20 list for 1980-1989 provided by the Social Security Administration. Surnames, which were unavailable from the same source, were randomly selected from the top 20 list from the 2000 U.S. Census. For both first names and surnames, all those determined to imply any specific racial or ethnic origin, or which seemed ambiguous regarding gender, were excluded prior to selection. Selected names were then randomly paired to create four couples: 2 female/male, 1 male/male, and 1 female/female.

Email accounts were then generated for each couple through Gmail to send inquiries for each of the four couples. Effort was made to create accounts that were generic, but as professional as possible based on those profile names available at the time the accounts were created. Each included a variation of the sender name, and utilized numbers to create profile names that were not already in use. Temporary phone numbers, which were required on some online contact forms, were also created for each couple. Due to limited funding for correspondence testing, phone numbers for each couple were set up via phone applications which provided free VOIP services (Burner, Sideline, Flyp, and TalkU).

## Email Templates

Email templates for correspondence testing were developed based upon those used for correspondence testing completed for the 2013 HUD Study, *An Estimate of Housing Discrimination Against Same-Sex Couples*. Slight modifications were made as necessary for the Greensboro study. Email templates were intentionally kept short and generic, and care was taken to ensure that the language used and overall appeal across the four templates were consistent, and appropriate based on the generic inquiry profile (white, middle-class, college educated, 25-35 year-old, married couples with no children). To promote clarity on the part of housing providers as to the composition of each couple, each email included the sender's name, the spouse's name and relationship identifier (reference to "my husband" or "my wife") and a request to view available units. This template model allowed for couple names and relationship identifiers to be



easily substituted as necessary, thus easily allowing for randomization of the email templates amongst couples, i.e. any template could be quickly modified to be sent by any couple.

## Limitations

There are some limitations to both analysis and interpretation of results, as are found with any study. For Phase I correspondence testing, these included ambiguity surrounding the lack of response to some inquiries, as well as the subjective nature of some email responses from housing providers. Our analysis found there were multiple housing providers who responded to some, but not all couple inquiries. This may be the result of several factors. For some housing providers, this could have been related to the days in which emails were sent. Though the window for data collection was set to four business days after inquiry, this window may have been misaligned with scheduling for some, particularly smaller, housing providers. Unit availability may have also contributed to some discrepancies in couple responses, as a signed rental contract or impending rental may have led some housing providers to not respond to some inquiries. Other considerations, such as poor business practices related to poor time management, lack of organization, or confusion amongst multiple employees with access to emails is possible. Any of these factors could have contributed to findings of differential outcomes.

Ambiguity on the part of housing providers when responding to email inquiries may also be related to some findings of differential outcomes, and may or may not have been purposeful on the part of the housing provider. Some responses seemed intentionally vague, and provided only limited information regarding making further contact. – in these cases it is possible that housing providers could perform differently on any combination of access, cost, information, and encouragement if further contact had been made. The vagueness of some responses also made it unclear whether there was actually a vacancy, and many failed to confirm this even as they invited couples to set appointments or get additional information.

## Analysis and Findings

Overall, 38.0% of properties *did not respond* to any correspondences. Yet, the 165 properties to respond to at least one of the solicitations (email or online form), generated a total of 661 email responses. Some responded to only one or a few of the solicitations; while other sent automated replies followed by a few customized replies to some or all of the solicitations. Responses to inquiry emails were analyzed using SPSS to determine access, information provided, costs quoted, and encouragement provided for each couple, and for each inquiry.

### Access

<i>Access</i>	<i>N</i>	<i>Percent of responding properties (n= 165)</i>	<i>Percent of all properties (n=266)</i>
<i>Responded to all queries</i>	92	55.8%	34.6%
<i>No response to any male-female queries</i>	9	5.5%	3.4%
<i>No response to male-male queries</i>	33	20.0%	12.4%
<i>No response to female-female queries</i>	34	20.6%	12.8%
<i>No response to any same-sex couples</i>	3	1.8%	1.1%
<i>Favored male-male couples</i>	4	2.4%	1.5%
<i>Favored female-female couples</i>	5	3.0%	1.9%
<i>Inconclusive</i>	26	15.8%	9.8%
<i>No response to any queries</i>	102		38.3%

For this analysis, access was gauged by housing provider response to property inquiries. Thus, couples receiving one or more responses to property inquiries were indicated as having access. In all, 92 properties (55.8% of responding properties) showed equal access for all couples. A third of responding properties (52 total) did not respond to all queries. Of these, 9 did not respond to male-female inquiries: 4 of those favored male-male couples by responding only to them, and 5 favored female-female couples only. Thirty-three properties (20%) did not respond to male-male inquiries, and thirty-four properties (20.6%) did not respond to female-female inquiries. About 15.8% (26) of responses were inconclusive.

Housing Provider	Response				
	F/M	M/M	F/F	F/M	
Crosby's Prop Mgmt	Yes	No	No	Yes	No Same-Sex
Grand Summit	Yes	No	No	Yes	No Same-Sex
Janelle Jordan	Yes	No	No	Yes	No Same-Sex
Allerton Place Apartments	Yes	No	Yes	Yes	No MM
Ashley Oaks	Yes	No	Yes	Yes	No MM
Crowne Gardens	Yes	No	Yes	Yes	No MM
David Hagaman	Yes	No	Yes	Yes	No MM
Gilbert & Pat Casterlow	Yes	No	Yes	Yes	No MM
Triad Lifestyle Realty	Yes	No	Yes	Yes	No MM
Wendover at River Oaks	Yes	No	Yes	Yes	No MM
Woodland Park Apartments	Yes	No	Yes	Yes	No MM
Cato Realty	Yes	Yes	No	Yes	No FF
Garrett Saake	Yes	Yes	No	Yes	No FF
Gate City Property Management	Yes	Yes	No	Yes	No FF
John Ballantyne	Yes	Yes	No	Yes	No FF
Realty Consultants Property Management	Yes	Yes	No	Yes	No FF
Rockwood Manor Apartments	Yes	Yes	No	Yes	No FF
Beacon Management Company	Yes	No	No	No	Inconclusive
Brian Wang	Yes	Yes	No	No	Inconclusive
Bruins Properties	No inq.	No	No	Yes	Inconclusive
Central Carolina Realty	Yes	Yes	No	No	Inconclusive
Craigslist (828 N. Elm St.)	Yes	Yes	No	No	Inconclusive
Craigslist (Walker Ave)	No	Yes	No	Yes	Inconclusive
DJ McGarrigan	Yes	No	Yes	No	Inconclusive
Empire Crossings	No	Yes	No	Yes	Inconclusive
Four Corners Property Management, LLC	Yes	Yes	No	No	Inconclusive
Howard Investments	Yes	Yes	No	No	Inconclusive
J.T. Hairston Memorial Apartments	No	No	Yes	Yes	Inconclusive
KP Rentals	Yes	No	No	No	Inconclusive
Legacy at Friendly Manor	No	No	Yes	Yes	Inconclusive
Lodge at Lakeshore Apartments	No	No	No	Yes	Inconclusive
Marathon Property Solutions	Yes	Yes	No	No	Inconclusive
Marilyn Edwards	Yes	No	No	No	Inconclusive
Michael Loflin	Yes	No	No	No	Inconclusive
Northwood Property Group	Yes	No	No	No	Inconclusive
Own in the Triad	Yes	No	No	No	Inconclusive
Plantation at Pleasant Ridge	No	No	No	Yes	Inconclusive
Premier Property Rental Mgmt	Yes	No	No	No	Inconclusive
RDC Real Estate Solutions, Inc.	Yes	No	No	No	Inconclusive
Signature Property Group, Inc. (Pleasant Garden Apartments, LLC.)	No	No	No	Yes	Inconclusive
South Pointe Apartment Homes	No	No	Yes	Yes	Inconclusive

Warren Group Holdings Ltd	No	Yes	No	Yes	Inconclusive
Willow Woods	Yes	No	Yes	No	Inconclusive
Forest Properties	No	Yes	No	No	Favor MM
Palmetto Equity Group	No	Yes	No	No	Favor MM
Richardson Village	No	Yes	No	No	Favor MM
Wynnefield Properties	No	Yes	No	No	Favor MM
And That's Realty	No	No	Yes	No	Favor FF
Arbor Park Apartments	No	No	Yes	No	Favor FF
Craigslist (5962r-5622760648@hous.craigslist.org)	No	No	Yes	No	Favor FF
Natalie Upchurch	No	No	Yes	No	Favor FF
Piedmont Rental Homes LLC	No	No	Yes	No	Favor FF

### No Access Heterosexual Couples

#### The Hamptons at Country Park

Responses were made to the same-sex couples only at The Hamptons, though the female-female couple was told there was "no availability until mid-August."

#### NAI Piedmont Triad

Responses were made to the same-sex male and female couples only at NAI. The same-sex female was advised the property was available 8/1 and told "If those date work for you, please email me your mobile number and I will call you to set up a time to see the unit." The gay couple was asked "can you tell me a little about you and your rental history? Any feedback would be greatly appreciated."

#### The Terrace at Rocky Knoll

Responses were made to both same-sex couples, with no response to either opposite-sex couple. Both same-sex couples were provided information regarding visiting the office the next day to obtain an application and see an available unit.

### No Access Male-Male

#### Allerton Place Apartments

Both opposite-sex couples and the female-female inquiry received responses indicating the requested unit type was available. The first opposite-sex couple was advised "Our community leases up extremely fast and we currently only have 9 apartments available out of 228," while the other couples received more specific information regarding location of available unit(s). All

couples were asked or encouraged to stop by, with the exception of the same-sex male couple, which received no response.

#### Ashley Oaks

All couples except the male-male couple received a response to their inquiry, with responses including office hours and information for the housing provider. To the first opposite-sex couple and the female-female couple, the agent stated “I would love to discuss our options in detail, we look forward to hearing from you! If you have any questions please let us know! Have a great day!”. To the last female-male couple she apologized for the delayed response due to office renovations and stated she looked “forward to meeting you for a tour”.

#### Crowne Gardens

Responses were received from Crowne Gardens to all couple inquiries except the same-sex male couple. The first male-female couple was provided a variety of avenues of contact, and the agent told them they “would love to further speak with you to personalize your apartment search,” while the same-sex female couple was encouraged to stop by at a convenient time. To the last female-male couple, the same agent responded simply “When were you looking to move?”.

#### David Hagaman

Housing provider replied to all inquiries except that from the same-sex male couple. To the first opposite-sex couple he responded with available unit information and advised to “Let me know if you want to see the condo.” He noted he had tried to contact the second opposite-sex couple by telephone and replied with “Give me a call and we can talk about your needs”. In response to the same-sex female inquiry he asked if they were “looking at a specific property? Give me a call and we can discuss.”

#### Gilbert & Pat Casterlow

The same-sex male inquiry was not answered by housing provider, though all other couples received a response. Both opposite-sex couples were asked if they had children, while the female-female couple was asked “Do you two have anyone else who will live with you?”. Responses seemed to indicate an upcoming, rather than current availability, and the second female-male couple was told “We have one availability. It’s not quite ready to show though.”

#### Triad Lifestyle Realty

Each inquiry received a reply except for the male-male couple. The first female-male response asked the couple to “contact or visit our office” for more information, with a similar response to the same-sex female couple. In response to the final female-male couple the agent replied “I suggest you take a look at our web site at [www.triadlifestylealty.com](http://www.triadlifestylealty.com) and take a look at what we currently have available. We do have a few additional properties that are not listed because we are updating them.”

#### Wendover at River Oaks

Housing provider did not respond to inquiry from same-sex male couple. The remainder of couples received the same response, which provided floor plan pricing, pictures, and office information. The female-female couple received an additional response which advised of an available unit with an offer to view same day or “when it is convenient for you. We are here till 5:30.”

#### Woodland Park Apartments

All couples except the male-male inquiry received the same response. Each response confirmed availability, and provided a list of apartment features as well as office hours and an invitation to schedule a visit. The same-sex male couple did not receive an inquiry response.

#### No Access Female-Female

##### Cato Realty

Email inquiry from same-sex female couple went unanswered, though responses were received by the remainder of couples. Both opposite-sex couples were advised to contact housing provider for showings. Response to male-male couple regarding availability simply stated “Yes, call or send me your contact #.”

##### Garrett Saake

Responses to this Craigslist posting were made for all inquiries with the exception of the same-sex female couple. To the first two inquiries (opposite-sex and male-male couples) availability of unit was confirmed. To the last inquiry (female-male couple) housing provider stated “It depends when you are looking to move in. I have somebody very interested but they wouldn’t be able to move in until the end of July.”

#### Gate City Property Management

Housing provider responded to all couples except the same-sex female inquiry. The first opposite-sex couple was offered to schedule a tour the same evening. An email including a link with property information was sent to the same-sex male couple. Finally, the second opposite-sex couple received confirmation of availability of the same unit, as well as an upcoming availability.

#### John Ballantyne

All couples were advised that nothing was currently for rent, with the exception of the same-sex female couple who did not receive a response. To the final opposite-sex inquiry, the housing provider responded “Unfortunately, you must be viewing an old listing that should have been removed months ago.”

#### Realty Consultants Property Management

Responses to each couple stated “I encourage you to take a look at our website” for more information on available listings, and included an offer to make an appointment for viewing any units of interest. All inquiries received similar responses, except the female-female couple, who received no response.

#### Rockwood Manor Apartments

Each inquiry was advised that an application would be needed to place the couple on the extensive wait list, with additional information about waiting list preference and an attached application. The female-female couple, however, did not receive any response.

#### No Access Any Same Sex

#### Crosby's Prop Management

In response to the inquiry from the first opposite-sex couple the housing provider indicated “I don't have anythin [sic] at this time.” Neither of the inquiries from same-sex couples received any response. To the last opposite-sex couple the housing provider responded “I only have a 3 bedroom. 1 bath ,large [sic] den. 750.00.”

Grand Summit

Responses were not received to either the male-male or female-female inquiries for this property. Replies to both female-male couples provided office hours with the option of dropping in or calling the office to schedule a tour.

Janelle Jordan

To the first opposite-sex inquiry, the housing provider responded “We have no other properties for rent.” No replies were made to inquiries from either same-sex couples. In response to the second opposite-sex couple, the housing provider replied “No I am not responsible for rental properties.”



Cost

A variety of measurements of cost were recorded via the Qualtrics instrument, including fees related to lease initiation (application fees, administrative fees, other fees) and monthly fees (rent, any included utilities, etc.), as well as any specials offered to the fictitious couples. In determining equality of costs quoted, all measurements of costs were considered. Thus, housing providers who indicated different rental ranges for different couples, or advised of a special to waive administrative fees for some but not all couples, were indicated as providing unequal costs to couples. Note that many housing providers chose not to indicate costs via email, or provided large ranges, which indicates differences may exist for potential renters who proceed to the application process. In all, 7.9% (13) apartments quotes the same or equal information to all inquiries. Most properties, 82.4% (136), were indeterminate with costs not provided to everyone. Finally, 9.7% (16) properties clearly provided unequal costs to inquiries.

	Equal	Unknown, no costs specified or not given for all couples	Not Equal
Amber Ridge Apartments	X		
Addison Point Apartments	X		
Arbor Park Apartments	X		
Carolina Woods Apartments	X		
Colonial Apartments	X		
Greenway at Stadium Park	X		
Hampton Downs	X		
Hawthorne at Horse Pen Creek Apartments	X		
Lodge at Lakeshore Apartments	X		
Plantation at Pleasant Ridge	X		
Property Source Inc, The	X		
Rehobeth Pointe Apts	X		
Richardson Village	X		
Terrace at Rocky Knoll, The	X		
1 Key Realty		X	
2918 North Apartments		X	
336 Realty		X	
360 Realty		X	
Abernathy Park		X	
AJ's Rental Properties		X	
Alan Buster		X	
Aldersgate Apartments		X	
And That's Realty		X	
Andover Park Apartments		X	
Arbor Crest Apartments		X	
Ashbrook Pointe Apartments		X	
Ashland Apartments, The		X	
Autumn Trace Apartments		X	

Beacon Management Company		X	
Beechwood Apartments		X	
Belvedere Properties		X	
Benjamin James Properties		X	
Bennett Boyles		X	
Birch Management, Inc.		X	
Blackthorn Apartments		X	
Brannon Park Apartments		X	
Brian Wang		X	
Bruins Properties		X	
BSC Holdings (The Southeastern Building Apartments)		X	
Burkley Communities		X	
Cardinal Apartments		X	
Cato Realty		X	
Central Carolina Realty		X	
Century Oak Apartments		X	
Chaney Properties		X	
Chapel Walk Apartments		X	
Colonial Grand at Autumn Park		X	
Concord Management		X	
Craigslist (48 Mendenhall)		X	
Craigslist (5962r-562276648@hous.craigslist.org)		X	
Craigslist (828 N. Elm St.)		X	
Craigslist (Mimi McGinn)		X	
Craigslist (Morehead-jnvj2)		X	
Craigslist (Morehead-wvw43)		X	
Craigslist (Shelby Dr)		X	
Craigslist (Spring Garden)		X	
Craigslist (Walker Ave)		X	
Crosby's Prop Mgmt		X	
Dartmouth Court Apartments		X	
David Hagaman		X	
Deerwood Meadows		X	
DJ McGarrigan		X	
Edelweiss Properties, LLC (craigslist)		X	
Empire Crossings		X	
Enclave at Deep River Plantation Apartments		X	
Forest Properties		X	
Four Corners Property Management, LLC		X	
Fowler and Fowler Properties		X	
Gardens at Anthony House, The		X	
Garrett Saake		X	
Gate City Property Management		X	
Gilbert & Pat Casterlow		X	
Grand Summit		X	
Granite Ridge Apartments		X	
Hamptons at Country Park, The		X	
Hanover Terrace Apartments		X	
Havens at Willow Oaks		X	
Hawthorne Residential Partners		X	
Hayleigh Village		X	
Hedges, The		X	
Hendren Homes		X	
Hidden Lakes		X	
Hodgins Retreat		X	
Howard Investments		X	

Innisbrook Village Apartments		X	
Invitation Homes		X	
J.T. Hairston Memorial Apartments		X	
Janelle Jordan		X	
John Ballantyne		X	
Juliet Place Apartments		X	
KAC Realty		X	
KP Rentals		X	
Lakes Edge Apartments		X	
Landmark at Battleground Park Apartment Homes		X	
Legacy at Friendly Manor		X	
Legacy at Twin Oaks		X	
Linnane Rental Properties		X	
Madison Woods Apartments		X	
Mallard Lake		X	
Marathon Property Solutions		X	
Marilyn Edwards		X	
Michael Loflin		X	
NAI Piedmont Triad		X	
Natalie Upchurch		X	
Northland Apartments		X	
Northwinds Apartments		X	
Northwood Property Group		X	
Own in the Triad		X	
Palmer House		X	
Palmetto Equity Group		X	
Park at Midtown Apartments		X	
Park at Oak Ridge Apts, The		X	
Park Avenue Properties		X	
Park Forest Apartments		X	
Park Place		X	
Pete Wall Plumbing		X	
Piedmont Rental Homes LLC		X	
Pinecroft Place		X	
Premier Property Rental Mgmt		X	
Prestige Management Group		X	
Princeton Terrace Apartments		X	
Property Administrators Inc		X	
RDC Real Estate Solutions, Inc.		X	
Realty Consultants Property Management		X	
Rockwood Manor Apartments		X	
Sedgefield Downs Apartments		X	
Sedgefield Gardens		X	
Signature Property Group, Inc. (Pleasant Garden Apartments, LLC.)		X	
South Pointe Apartment Homes		X	
Stoneybrook Apartments		X	
Summertree Apartments		X	
Timber Creek		X	
Townhomes at Willow Oaks		X	
Triad Investors Realty, Inc		X	
Triad Lifestyle Realty		X	
Tyson Pugh (Hotpads)		X	
Village Lofts		X	
Village Park		X	
Warren Group Holdings Ltd		X	

Waterford Place Apartments		X	
We Rent Houses II		X	
Wendover at River Oaks		X	
Westborough Apartments		X	
Westview Valley Apartments		X	
Willow Woods		X	
Wood Properties		X	
Woodland Heights of Greensboro		X	
Woodland Park Apartments		X	
Wynnefield Properties		X	
Your Home Triad (Elder Properties of Greensboro)		X	
Abbingtion Place			X
ABM LLC			X
Allerton Place Apartments			X
Ashley Oaks			X
Bell Bridford			X
Crowne Gardens			X
Greensboro Historic Rental Homes			X
Lincoln Green Apartments			X
Meadow Park Apartments			X
Morehead, The			X
Pepperstone Apartments			X
Piedmont Place Apartments			X
Pointe at Irving Park Apartments, The			X
Steeplechase at Adams Farm			X
Treybrooke Village Apartments			X

## Inequitable Costs

### Abbingtion Place

Each couple received what appeared to be a generic response to their inquiry, which quoted a two-bedroom/two-bath apartment between \$760 and \$911. However, both the same-sex male couple, and the second opposite-sex inquiry also received flyers with specials which stated “Lease Today and Save \$199,” and “2 Bedrooms starting at \$739” respectively. The same-sex female couple was the only one to receive a written quote from housing provider, and in addition to administrative and application fees not provided to other couples, were quoted a total rent price of \$772.

### ABM LLC

Housing provider indicated no two bedrooms were available to all but the second opposite-sex couple. The first female-male couple was told there was a three-bedroom home available for \$880 per month; the male-male couple was advised of this vacancy as well as another at \$1,200 a month. To the female-female couple, the housing provider responded “NO 2 bedroom.”

However, in a follow-up email to the last female-male couple housing provider indicated there may be a two bedroom home available August 1<sup>st</sup> for \$800.

#### Allerton Place Apartments

The only responses to the first opposite-sex inquiry and the same-sex female couple advised that two-bedroom apartments “start out at \$844 and go up from there.” One of two responses received to the second female-male inquiry stated “We do have a 2 bedroom 2 bath currently available... It’s currently leasing for \$1023/monthly.” No response was made to the inquiry by the male-male couple.

#### Ashley Oaks

Responses to both the same-sex female couple and the first opposite-sex inquiry indicated pricing of a two-bedroom/two-bath unit at “\$830 which includes TWC Basic Cable with HBO and Trash.” However, the first opposite-sex inquiry also received a quote information sheet with additional fee and apartment specials information, for example: “Save \$100 on a 1BR/1BA and \$200 on a 2BR/2BA Apartment with our Look & Lease Special” and “For a Limited Time Only: Reduced Administration Fee of \$99 (Regular \$149) OR pay an Administration Fee of Only \$49 if you apply within 72 Hours of Viewing!”

To the second female-male couple, availability was confirmed but no actual pricing information was provided. Further, no response was made to the inquiry by the same-sex male couple.

#### Bell Bridford

All couple inquiries received response with generic complex information, and a basic price range of \$881 - \$1197 was provided to each for two bedroom units, with the exception of the second opposite sex inquiry, which received a response indicating a range of \$881 - \$1158. Moreover, both opposite-sex inquiries received personalized quote sheets including information on application and administrative fees as well as monthly rent. The first opposite-sex couple received quotes of \$955 and then of \$930, while the second female-male couple received a quote of \$865. Neither same-sex couple received a personalized quote or additional information regarding other apartment and application fees.

### Crowne Gardens

In response to the first female-male couple, as well as the same-sex female couple the housing provider replied “Our Security Deposit is \$99, Application fee is \$35, and the Admin. fee is \$50.” Additional information was also provided regarding free first month’s rent on 13-month lease for non-renovated units. However, the housing provider did not respond to the same-sex male inquiry, and provided no pricing information to the second opposite-sex couple inquiry.

### Greensboro Historic Rental Homes (John Mandrano)

Pricing information was only provided to some couple inquiries by housing provider. To the first female-male couple, a link was provided to a two-bedroom upcoming vacancy. In response to the male-male couple, the housing provider advised that the only two-bedroom he had was getting ready to be occupied by a current tenant, leaving only his one-bedroom open. The female-female couple was advised of a one-bedroom unit at \$775, and a possible three-bedroom availability at \$1600. Lastly, the second female-male couple was advised of a possible three-bedroom vacancy in August for \$1250 a month.

### Lincoln Green Apartments

All couples received generic responses with cost and apartment information, however ranges for each couple varied. The first opposite-sex couple was advised “2 x 1 is \$720 - \$760. The current rate for our 2 x 2 is \$775 - \$795,” while the same-sex male couple was advised \$700, and \$760 - \$780.” Response to the female-female couple gave pricing information of \$700, and \$760 for a 2 bath, though the last opposite-sex couple was advised of rent ranges from \$700-\$740, and \$760-\$780. Further, all couples later received personalized quotes, with the exception of the same-sex female couple who received no quote. Quoted rents ranged from \$706 (first female-male inquiry) to \$700 (for the same-sex male couple, and the second female-male inquiry).

### Meadow Park Apartments

Each couple received a response to their inquiry quoting monthly rent of \$615, and a reduced security deposit of \$99 (originally \$400), with the exception of the last inquiry. The second opposite-sex couple received a quote of \$625 monthly, and a security deposit of \$400, however the agent advised that “currently there are no apartments available I can put you on a waitlist and call when something comes available.”

#### Morehead, The

All couple inquiries received replies with pricing information and an offer to tour, with the exception of the same-sex male couple which did not receive information regarding rent or other fees. The first and second opposite-sex couples were provided different quotes, \$695 to \$745, and \$725 to \$775 respectively. In response to the same-sex female couple, the housing provider asked “How soon were you looking to move so that I can narrow things down for you? Pricing right now starts off as low as 725/month.”

#### Pepperstone Apartments

Each couple received a response to their inquiry, quoting a monthly rent between \$642 and \$852 for a two-bedroom/two-bath apartment. However, only the female-female couple received additional fee information and a personalized quote sheet, which indicated a monthly rent of \$791.

#### Piedmont Place Apartments

Responses to both opposite-sex couples included a price sheet document including monthly rent and information on administrative fees and security deposit. For both same-sex couples, however, limited rent information was provided. Both the male-male couple and the second female-male couple were told that there were currently larger units available at \$1500. The same information was provided to the female-female couple who was also advised of “a notice on our downstairs 2 bedroom that will be available after July 1 for \$1425” and another upcoming availability at \$1375.

#### Pointe at Irving Park Apartments, The

Each couple received a reply to their inquiry, but not all received the same price information. The follow-up reply to the first opposite-sex couple advised the property was currently “offering \$250 off July rent and \$100 of August rent!.” None of the other couples received an email advising of price reductions, though the same-sex male couple did receive a second email which stated “It’s the perfect time to make a move especially with the incredible specials we have now.” The last two inquiries (same-sex female, and the second female-male couple) did not receive follow-up emails or information on specials.

#### Steeplechase at Adams Farm

Regarding this property each couple received a response to their inquiry which advised that rent ranged from \$837 to \$919 for a two-bedroom/two-bath apartment. However, the male-male couple also received a follow-up reply which advised “We are currently crediting the administrative fee needed to apply to your 1<sup>st</sup> month of rent!” which was not received by any other couples in this test.

#### Treybrooke Village Apartments

All couples received a generic response; both same-sex couples and the first female-male couple also received another response with additional information. The female-male couple was advised “We currently have 1, 2, & 3-bedroom apartment homes available for immediate move-in and our prices start out at \$571.00 per month,” while male-male and female-female couples were quoted a starting price of \$585. The second female-male couple did not receive a second email with pricing information.



## Information

Information provided was gauged based on housing provider response regarding availability, rental qualifications, and unit information (number of bedrooms/bathrooms, etc.) A variety of measures were considered in determining the qualifications noted, including mentions of credit checks, background checks, fees, income, and references. Providers who gave different information to any of the couples on any of these measures were coded as providing differential outcomes.

Property	Yes	No
2918 North Apartments	X	
360 Realty	X	
AJ's Rental Properties	X	
Alan Buster	X	
Aldersgate Apartments	X	
Amber Ridge Apartments	X	
And That's Realty	X	
Arbor Park Apartments	X	
Ashley Oaks	X	
Autumn Trace Apartments	X	
Beacon Management Company	X	
Beechwood Apartments	X	
Belvedere Properties	X	
Benjamin James Properties	X	
Birch Management, Inc.	X	
Blackthorn Apartments	X	
Brannon Park Apartments	X	
Brian Wang	X	
Bruins Properties	X	
BSC Holdings (The Southeastern Building Apartments)	X	
Cardinal Apartments	X	
Carolina Woods Apartments	X	
Cato Realty	X	
Central Carolina Realty	X	
Century Oak Apartments	X	
Colonial Grand at Autumn Park	X	
Craigslist (5962r-5622760648@hous.craigslist.org)	X	
Craigslist (828 N. Elm St.)	X	
Craigslist (Mimi McGinn)	X	
Craigslist (Morehead-jnvj2)	X	

Craigslist (Morehead-wvw43)	X	
Craigslist (Shelby Dr)	X	
Craigslist (Spring Garden)	X	
DJ McGarrigan	X	
Empire Crossings	X	
Enclave at Deep River Plantation Apartments	X	
Forest Properties	X	
Four Corners Property Management, LLC	X	
Fowler and Fowler Properties	X	
Gardens at Anthony House, The	X	
Garrett Saake	X	
Grand Summit	X	
Granite Ridge Apartments	X	
Greenway at Stadium Park	X	
Havens at Willow Oaks	X	
Hawthorne at Horse Pen Creek Apartments	X	
Hawthorne Residential Partners	X	
Hendren Homes	X	
Hidden Lakes	X	
Hodgins Retreat	X	
Invitation Homes	X	
J.T. Hairston Memorial Apartments	X	
Janelle Jordan	X	
John Ballantyne	X	
KAC Realty	X	
KP Rentals	X	
Landmark at Battleground Park Apartment Homes	X	
Legacy at Friendly Manor	X	
Linnane Rental Properties	X	
Madison Woods Apartments	X	
Mallard Lake	X	
Marathon Property Solutions	X	
Marilyn Edwards	X	
Michael Loflin	X	
NAI Piedmont Triad	X	
Natalie Upchurch	X	
Northwinds Apartments	X	
Northwood Property Group	X	
Own in the Triad	X	
Palmer House	X	
Palmetto Equity Group	X	
Park Forest Apartments	X	
Park Place	X	
Pepperstone Apartments	X	
Piedmont Rental Homes LLC	X	

Pointe at Irving Park Apartments, The	X	
Premier Property Rental Mgmt	X	
Prestige Management Group	X	
RDC Real Estate Solutions, Inc.	X	
Realty Consultants Property Management	X	
Richardson Village	X	
Sedgefield Downs Apartments	X	
Sedgefield Gardens	X	
Signature Property Group, Inc. (Pleasant Garden Apartments, LLC.)	X	
Steeplechase at Adams Farm	X	
Summertree Apartments	X	
Timber Creek	X	
Triad Investors Realty, Inc	X	
Triad Lifestyle Realty	X	
Tyson Pugh (Hotpads)	X	
Village Lofts	X	
Village Park	X	
Warren Group Holdings Ltd	X	
Waterford Place Apartments	X	
We Rent Houses II	X	
Westborough Apartments	X	
Westview Valley Apartments	X	
Woodland Heights of Greensboro	X	
Woodland Park Apartments	X	
Wynnefield Properties	X	
Your Home Triad (Elder Properties of Greensboro)	X	
1 Key Realty		X
336 Realty		X
Abbingtion Place		X
Abernathy Park		X
ABM LLC		X
Addison Point Apartments		X
Allerton Place Apartments		X
Andover Park Apartments		X
Arbor Crest Apartments		X
Ashbrook Pointe Apartments		X
Ashland Apartments, The		X
Bell Bridford		X
Bennett Boyles		X
Burkley Communities		X
Chaney Properties		X
Chapel Walk Apartments		X
Colonial Apartments		X
Concord Management		X
Craigslist (408 Mendenhall)		X

Craigslist (Walker Ave)		X
Crosby's Prop Mgmt		X
Crowne Gardens		X
Dartmouth Court Apartments		X
David Hagaman		X
Deerwood Meadows		X
Edelweiss Properties, LLC (craigslist)		X
Gate City Property Management		X
Gilbert & Pat Casterlow		X
Greensboro Historic Rental Homes		X
Hampton Downs		X
Hamptons at Country Park, The		X
Hanover Terrace Apartments		X
Hayleigh Village		X
Hedges, The		X
Howard Investments		X
Innisbrook Village Apartments		X
Juliet Place Apartments		X
Lakes Edge Apartments		X
Legacy at Twin Oaks		X
Lincoln Green Apartments		X
Lodge at Lakeshore Apartments		X
Meadow Park Apartments		X
Morehead, The		X
Northland Apartments		X
Park at Midtown Apartments		X
Park at Oak Ridge Apts, The		X
Park Avenue Properties		X
Pete Wall Plumbing		X
Piedmont Place Apartments		X
Pinecroft Place		X
Plantation at Pleasant Ridge		X
Princeton Terrace Apartments		X
Property Administrators Inc		X
Property Source Inc, The		X
Rehobeth Pointe Apts		X
Rockwood Manor Apartments		X
South Pointe Apartment Homes		X
Stoneybrook Apartments		X
Terrace at Rocky Knoll, The		X
Townhomes at Willow Oaks		X
Treybrooke Village Apartments		X
Wendover at River Oaks		X
Willow Woods		X
Wood Properties		X

### Variations in Information Regarding Availability

Most variation in information provided to couples was related to unit availability, either as a discrepancy as to whether units would be available at the requested time, or in confirming specific unit availability information via email. Examples include:

Housing provider Addison Point Apartments responded to all couple inquiries with general information and questions, but only confirmed availability for the first female-male couple. Within this reply, the agent stated: “I’m not sure when you are looking to move in but right now the earliest that we will have a two bedroom apartment available is June 25<sup>th</sup>. We do have a model of the one priced at \$810 to view though, if you are interested in setting up a time to come in and take a tour!”

Responses were sent to each couple inquiry by Wood Properties, however varying availability information was provided. Replies to the female-female and second female-male couple both advised of possible upcoming availabilities. In response to the male-male couple, the agent indicated she would be able to confirm availability the following day and would advise if the unit was not taken. The reply to the first female-male couple was simply “Hi! What is your time frame?”

Each couple receiving a response from Wendover at River Oaks was provided pricing and floorplan information as well as pictures in the email. However, specific availability was only confirmed to the female-female couple; the housing provider followed up the initial email with by advising “We currently have a two bedroom available that you can view today or when it is convenient for you.”

Crosby’s Property Management only confirmed availability to the last opposite sex couple, and further indicated the only available unit was a three-bedroom. No response was received to inquiries by either same-sex couple.

Housing provider ABM LLC, responded to all inquiries but gave varying information regarding availability. In reply to the first female-male couple, and the male-male couple, housing provider indicated the only available unit was a three-bedroom home. No availability was advised to female-female couple. However, the second female-male couple was advised of a possible upcoming availability of a two-bedroom unit.

In response to inquiries, housing provider 336 Realty only confirmed availability in reply to the second female-male couple, stating “I have a 2 bedroom available now in Tarrant Trace for \$1100/month. And I may have a 2 bed available soon in Coble Farms off Friendly Ave also \$1,100/month.” Information on available units was not provided in response to any other couple inquiries.

While responses from Abbington Place were made to each couple inquiry and included generic information and invitations to contact housing provider for additional information, availability was only confirmed to the second female-male couple, which received a follow-up response stating “We do have a 1213 sq ft 2 bedroom apartment on the third floor currently available !!!!” Additional qualifications in the form of necessary fees were provided in response to the female-female couple (as part of a quote received) but not provided in any other contacts by the housing provider.

Only one couple, the first female-male couple, received confirmation of availability from David Hagaman: “I have a 2BR/2BA condo off of North Battleground at \$800 per month.” The remainder of responses requested contact with the housing provider to further discuss.

Replies were sent to each couple inquiry by Ashbrook Pointe Apartments and included general apartment information and questions about couple needs. The second female-male couple was the only couple to receive an additional response specifically confirming availability of a unit: “We do have a two bedroom coming open on July 9<sup>th</sup>, are you able to wait until then?”. Additionally, the couple received a separate email with a personalized link to complete an application.

Housing provider Abernathy Park only confirmed specific availability for some inquiries. To both female-male couples the agent only advised availability was limited. In response to the female-female and male-male couples date specific information was provided; reply to the male-male couple provided further information regarding floorplans for upcoming availabilities.

Responses to all couples from Townhomes at Willow Oaks advised that the property was currently working from a wait list. However, in response to the inquiry from the second female-male couple, the agent provided waitlist notification as well as additional availability

information: “The only thing we have is a 2 bedroom in the Villas and everyone would have to be 55 and older. This is our senior community.”

All couples received an email from Treybrooke Village with floorplans, pictures, and amenities information. For the first three couples (first female-male, male-male, and female-female) the housing provider followed up with an additional email including information on apartment units and amenities, as well as confirming current availability. No such information was provided in response to the second female-male couple.

Housing provider Willow Woods responded to each inquiry, though some appeared to be auto-responses which included general apartment information. Availability was confirmed for the first female-male couple in an agent reply stating “The closest available 2 bedroom I will have for move in will be July 5<sup>th</sup>!”. In response to the female-female couple inquiry, the housing provider stated “We do have a 2 bedroom available now.” Neither specific availability information or personalized agent follow-up were provided to the other couple inquiries.

#### Variations in Unit Location, Size, or Other Information

Other discrepancies were also sometimes due to variations in information provided such as unit location or unit size, such as:

Each response by Allerton Place Apartments indicated availability of requested unit type, with the exception of the same-sex male couple, which received no response. However, specific unit information was only provided to the female-female couple and the second female-male couple. In these responses, housing provider advised the same-sex female couple that a “2 bedroom with a deck on the 1<sup>st</sup> floor” with a monthly rent of \$844 was available, while advising of an available third floor unit with a monthly rent of \$1023 for the second female-male couple.

All couples received a reply, but varying availability and unit information was provided by Greensboro Historic Rental Homes. The first female-male couple received a link to a Zillow listing for an upcoming vacancy. The remainder of the couples were advised no two-bedroom units were available. However, alternate properties were offered to each couple; the male-male couple and female-female couple were both advised of an upcoming one-bedroom. The female-female couple was also told of a possible upcoming three-bedroom unit (\$1600). The second female-male couple also received information on potential three-bedroom availability (\$1250).

### Variations in Rental Qualifications

A few additional differences were related to qualifications required for rentals, including:

- Received responses from the Craigslist posting managed by 1 Key Realty were generally short, and only offered tours during a specified time. However, the response to the first female-male couple was an exception, as the only response to mention the need for an application for the unit. The second female-male couple did not receive a response.
- Additional qualification information was provided to the female-female couple by housing provider Abbington Place, in the form of necessary fees. This information was provided as part of a quote received, but not provided in any other email responses by the housing provider.

### Encouragement

Multiple variables were considered in measuring encouragement provided to each couple, these included follow-up, and offers of inspection and contact. Regarding follow-up, the number of emails/follow-ups sent from housing providers to each couple were reviewed; housing providers who made further attempts at contact with some couples but not all, as gauged by the number of emails sent, were found to have provided differential encouragement. Couples receiving no response were excluded. Offers by housing providers to inspect the (tour) the property, or to make contact by calling the provider or coming to the office were also compared across couples for each housing provider. Those who offered or suggested inspection of the property, or suggested or requested couples to contact the housing provider, for some but not all couples were also found to have provided differential encouragement. In all, 55.8% of tests showed equal encouragement. Two-in-five tests (40.0%) were inconclusive in terms of encouragement. A small fraction (1.8%) of cases showed less encouragement for male-female couples, while 1.2% showed less encouragement for all same-sex couples. There was a single case (>1.0%) that showed less encouragement for male-male couples and likewise one case (>1.0%) showed less encouragement for female-female couples.

	equal encouragement	inconclusive	less encourage male female	less encourage male male	less encourage female female	less encourage all same-sex
<b>2918 North Apartments</b>	X					
<b>36 Realty</b>	X					



Abernathy Park	X					
Alan Buster	X					
Aldersgate Apartments	X					
Amber Ridge Apartments	X					
And That's Realty	X					
Andover Park Apartments	X					
Arbor Park Apartments	X					
Beacon Management Company	X					
Beechwood Apartments	X					
Belvedere Properties	X					
Bennett Boyles	X					
Birch Management, Inc.	X					
Brannon Park Apartments	X					
Brian Wang	X					
Bruins Properties	X					
BSC Holdings (The Southeastern Building Apartments)	X					
Cardinal Apartments	X					
Carolina Woods Apartments	X					
Chapel Walk Apartments	X					
Colonial Apartments	X					
Craigslist (5962r-562276648@hous.craigslist.org)	X					
Craigslist (828 N. Elm St.)	X					
Craigslist (Morehead-jnvj2)	X					
Craigslist (Morehead-www43)	X					
Craigslist (Shelby Dr)	X					
Craigslist (Spring Garden)	X					
Craigslist (Walker Ave)	X					
Crosby's Prop Mgmt	X					
DJ McGarrigan	X					
Forest Properties	X					
Four Corners Property Management, LLC	X					
Gilbert & Pat Casterlow	X					
Grand Summit	X					
Granite Ridge Apartments	X					
Hamptons at Country Park, The	X					
Havens at Willow Oaks	X					
Hawthorne Residential Partners	X					
Hayleigh Village	X					
Hodgins Retreat	X					
Howard Investments	X					
Invitation Homes	X					
J.T. Hairston Memorial Apartments	X					
Janelle Jordan	X					
John Ballantyne	X					
KAC Realty	X					
KP Rentals	X					
Lakes Edge Apartments	X					
Legacy at Friendly Manor	X					
Lodge at Lakeshore Apartments	X					
Mallard Lake	X					
Marathon Property Solutions	X					
Marilyn Edwards	X					
Meadow Park Apartments	X					

Michael Loflin	X					
Morehead, The	X					
NAI Piedmont Triad	X					
Natalie Upchurch	X					
Northland Apartments	X					
Northwinds Apartments	X					
Northwood Property Group	X					
Palmer House	X					
Palmetto Equity Group	X					
Park Forest Apartments	X					
Park Place	X					
Pete Wall Plumbing	X					
Piedmont Rental Homes LLC	X					
Premier Property Rental Mgmt	X					
Prestige Management Group	X					
RDC Real Estate Solutions, Inc.	X					
Realty Consultants Property Management	X					
Richardson Village	X					
Rockwood Manor Apartments	X					
Sedgefield Downs Apartments	X					
Sedgefield Gardens	X					
Signature Property Group, Inc. (Pleasant Garden Apartments, LLC.)	X					
Summertree Apartments	X					
Terrace at Rocky Knoll, The	X					
Triad Investors Realty, Inc	X					
Tyson Pugh (Hotpads)	X					
Village Lofts	X					
Village Park	X					
Warren Group Holdings Ltd	X					
Waterford Place Apartments	X					
We Rent Houses II	X					
Westview Valley Apartments	X					
Willow Woods	X					
Wood Properties	X					
Woodland Park Apartments	X					
Wynnefield Properties	X					
Your Home Triad (Elder Properties of Greensboro)	X					
336 Realty		X				
Abbington Place		X				
ABM LLC		X				
Addison Point Apartments		X				
AJ's Rental Properties		X				
Allerton Place Apartments		X				
Ashbrook Pointe Apartments		X				
Ashland Apartments, The		X				
Ashley Oaks		X				
Autumn Trace Apartments		X				
Bell Bridford		X				
Benjamin James Properties		X				
Blackthorn Apartments		X				
Cato Realty		X				
Central Carolina Realty		X				
Century Oak Apartments		X				

Chaney Properties		X				
Colonial Grand at Autumn Park		X				
Concord Management		X				
Craigslist (48 Mendenhall)		X				
Craigslist (Mimi McGinn)		X				
Crowne Gardens		X				
Dartmouth Court Apartments		X				
David Hagaman		X				
Deerwood Meadows		X				
Edelweiss Properties, LLC (craigslist)		X				
Empire Crossings		X				
Enclave at Deep River Plantation Apartments		X				
Fowler and Fowler Properties		X				
Gardens at Anthony House, The		X				
Garrett Saake		X				
Gate City Property Management		X				
Greensboro Historic Rental Homes		X				
Greenway at Stadium Park		X				
Hampton Downs		X				
Hanover Terrace Apartments		X				
Hedges, The		X				
Hidden Lakes		X				
Innisbrook Village Apartments		X				
Juliet Place Apartments		X				
Landmark at Battleground Park Apartment Homes		X				
Legacy at Twin Oaks		X				
Lincoln Green Apartments		X				
Linnane Rental Properties		X				
Madison Woods Apartments		X				
Own in the Triad		X				
Park at Midtown Apartments		X				
Park at Oak Ridge Apts, The		X				
Park Avenue Properties		X				
Piedmont Place Apartments		X				
Pinecroft Place		X				
Plantation at Pleasant Ridge		X				
Pointe at Irving Park Apartments, The		X				
Princeton Terrace Apartments		X				
Property Source Inc, The		X				
Rehobeth Pointe Apts		X				
South Pointe Apartment Homes		X				
Steeplechase at Adams Farm		X				
Stoneybrook Apartments		X				
Timber Creek		X				
Townhomes at Willow Oaks		X				
Treybrooke Village Apartments		X				
Triad Lifestyle Realty		X				
Wendover at River Oaks		X				
Westborough Apartments		X				
Woodland Heights of Greensboro		X				
1 Key Realty				X		
Burkley Communities				X		
Hendren Homes				X		

Pepperstone Apartments				X		
Arbor Crest Apartments					X	
Hawthorne at Horse Pen Creek Apartments						X
Property Administrators Inc						X

### Less Encourage Male-Female

#### 1 Key Realty

Each couple receiving a response was offered an opportunity to view the property. The inquiry from the female-male couple was also asked “Would you like an application?”. Additionally, the male-male couple received two replies, while the first female-male couple and the same-sex female couple received only a single response. No response was received by the second female-male couple.

#### Burkely Communities

The first female-male couple received no response during the test, and the remainder of the couples received varying levels of encouragement. Both the first female-male couple, as well as the male-male couple were advised there was no availability at the complex but were offered alternate properties. However, the response to the male-male couple also included a Youtube link for the alternate unit. Regarding the second female-male couple, the housing provider only asked “Are you looking for a two bedroom in Greensboro?”.

#### Hendren Homes

Each couple received a generic response indicating their inquiry had been received, but both same-sex couples received additional follow-up. To the male-male couple, the housing provider stated “We currently do not have any vacancies, however that could change at any point. Can you tell me what you are looking for and I will keep my eyes open?”. In reply to the same-sex female couple, the housing provider only advised “We currently do not have any rentals available at this time. Thank you for your inquiry.”

### Less Encourage Male-Male

#### Pepperstone Apartments

Responses were received by all couples to their inquiries. However, an agent followed up with both female-male couples, provided additional information, and offered to schedule a tour. The male-male couple only received the initial email response, and a second response made to the

female-female couple included only a quote (which was not provided to any other couples during the test) but no personal message from an agent.

### Less Encourage Female-Female

#### Arbor Crest Apartments

Each couple received a generic acknowledgement of their inquiry as well as a follow-up response from an agent with the exception of the same-sex female couple, who received no follow-up. Follow-up responses to the remaining three couples included the same verbiage and same information via attached flyer, brochure, and rental application.

### Less Encourage Same-Sex

#### Hawthorne at Horse Pen Creek Apartments

Each couple inquiry received a response, though both female-male couples received a total of three responses during the test while both same-sex couples received only two. One response for each couple included a generic acknowledgement of their inquiry, and each received an initial follow-up with generic apartment community information. However, both female-male couples received an additional follow-up from an agent.

#### Property Administrators Inc.

Responses were received for each couple inquiry. Both responses for same-sex couples simply advised couples to “Please check out our website at [www.werenttoday.com](http://www.werenttoday.com).” Responses sent to both female-male couples also included the office address and advised couples to call or come by the office. Additionally, the reply to the second female-male couple advised of available two-bedroom units.

## Other Findings

### Mis-gendering

Of 661 responses received from 165 housing providers, three responses mis-gendered the sender of the original email inquiry. Mis-gendering occurred for inquiries by both same-sex couples (male-male and female-female) as well as an inquiry by one female-male couple.

### Triad Lifestyle Realty

In response to the first female-male couple, the housing provider mis-gendered Heather, the fictitious sender of the original inquiry, as male. The housing provider opened the email with the greeting “Hello Mr. Anderson”.

### Craigslist (Mimi McGinn)

In response to the inquiry by the male-male couple, the housing provider stated “We will be glad to show you and your wife our available 2 bedroom unit...”. However, the housing provider responded to correct the error later the same day: “Please accept my apologies for my earlier response. I was multi-tasking poorly and copied another email response I made this morning. We are glad to show our unit to you and your husband Christopher.”

### Pete Wall Plumbing

In responding to the inquiry made by the female-female couple, the housing provider mis-gendered the original sender (Megan) as male, and began the reply with “Hi Mr. Lewis”.

### Auto-reply Messages

What appeared to be automatic responses to inquiries were received for many of the housing providers contacted as a part of this correspondence study. Of responses received, 32.5% appeared to have been prompted automatically as a result of email or online contacts, instead of being sent personally by the housing provider in question. As a result, in some tests multiple responses were received which served only as acknowledgement that an agent would be in touch, or to simply provide basic information. In some instances, what appeared to be automatic responses were followed up by personalized messages to some or all couples during a test.

***Does this appear to be an auto or "robot" response? (generic response;  
sent right after inquiry c...***

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	446	54.7	67.5	67.5
	Yes	215	26.4	32.5	100.0
	Total	661	81.1	100.0	
Missing	System	154	18.9		

Total	815	100.0
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## Phase II: Face-To-Face Testing

Phase II of the study consisted of a pilot test or face-to-face testing for five housing providers in Greensboro. As in correspondence testing, four couples each comprised of two testers (two female/male; one male/male; one female/female) visited each selected property. Testers received a small stipend of \$50 for each completed test, as well as for required tester training.

### Recruitment

Tester recruitment took place via email and/or social media solicitations. A recruitment script and flyer were sent to approximately 40 local LGBTQ related or LGBTQ friendly organizations, groups, and individuals, as well as known affirming places of worship. Flyers with general study information and contact email address were also distributed around the UNCG campus and other local businesses. Information was also shared via local Facebook pages and groups with related targeted audiences. The recruitment poster and study information garnered additional ‘shares’ of the original postings on these social media platforms.

In order to control for possible variables, only those presenting as white, and between the ages of 25-35 years-old were used for this test. Screening was completed by an impartial ‘audience’ of five people to ensure that possible testers not only presented within the age and race/ethnicity parameters, but also presented in a way that was not in opposition to their disclosed sexual orientation. This was accomplished by having all potential testers provide 30 seconds of video in which they each read from the same designated script. Potential testers were screened for any conflicts of interest related to personal or family employment or affiliation with organizations involved in the buying, selling, or renting of properties.

### Training

Testers were required to complete a paid two-hour training session facilitated by Dr. Stephen Sills. During training, testers received basic background information about Fair Housing and paired testing research. The remainder of the training was committed to providing extensive direction surrounding proper testing protocols. Additional time was spent reviewing the tester questionnaires. Testers were provided ample opportunity to have all questions answered, and were further provided a Tester Manual which outlined protocol and contained Frequently Asked



Questions, as well as contact information for the Testing Coordinator and Assistant Testing Coordinator.

## Testing

Testers were placed in couples for testing based on their sexual orientation. With the exception of the same-sex female couples, none of the couples were real-life partners. Each tester was provided with a basic ‘profile,’ including fictitious place of employment, occupation, and income to control for variables pertaining to occupation status and employment. All testers were assigned positions with comparable status and income, with these weighted slightly in favor of the same-sex couples. Profile information was also based upon past tester history to ensure that, should it be necessary, they could speak generally about their presumed employment and positions.

As with correspondence testing, the two opposite-sex couples were the first and last couples to perform tests for each property. Tests were scheduled such that properties could be tested by all four couples within a one-week timeframe. [Phase II Schedule - include in appendix]

## Property Selection

Properties tested for the Phase II pilot study were randomly selected from those with differential rates of access in Phase I. Each test cycle began with an Advanced Call made by the Testing Coordinator to confirm availabilities and obtain basic information about any available units. Once availability was confirmed, the four tester couples were provided with the name and basic information for each property, a requested rent range (which remained the same for all couples) as well as the suitable time-window for testing.

## Face-to-Face Testing Protocol

Each tester couple completed a pre-visit call to the property in question one to two days in advance of the desired visit. During this call, the tester collected a variety of information typical of ‘apartment shopping’ such as rent, deposit, other affiliated fees, utilities covered, size of unit, and other information. This call also provided an opportunity to determine if appointments were

necessary for viewing, and to make one if needed. Prior to appointments couples were instructed to dress accordingly, and ensure that any items not matching their profile (ex: car seats) were removed from view.

At the appointed time (or as determined by couple for those properties not requiring appointments) couples visited the specified property together, touring any offered units and asking general rental related questions as a married couple seeking housing. Testers were instructed to leave the property premises after the visit, and drive to a suitable location to immediately complete tester forms. Forms requested a variety of information to gauge levels of access, encouragement, information provided, and costs quoted for each couple, such as that pertaining to availability dates, fees, rental requirements and qualifications, terms and conditions of the lease, and other comments, questions, and information provided by the agent. Testers were further instructed to complete testing forms individually, without discussing the visit with their partner or other individuals. At the end of each testing cycle all forms were returned, with data entry completed using the Qualtrics online survey platform.

## Limitations

As with Phase I testing, limitations to analysis and interpretation of results should be considered. Specific to Phase II, these may include variations related to uncontrollable variables related to both housing testers and rental agents, as well as subjectivity and interpretation of information collected during site visits. It should also be noted that it was not possible to test the same-sex female condition during the first test due to scheduling conflicts with housing auditors.

Regarding housing testers, the actual relationship status of audit couples could have potentially influenced audit outcomes. Some audit couples used were in fact in real-life partners, while most were not. It is possible that the dynamics of couples based on this relationship status could influence responses to couples by rental agents. Agent perceptions of compatibility between partners and couple likeability could also have potentially swayed outcomes during housing audits. Further, while every effort was made to ensure similarity of tester couples for all the conditions being tested, it is also possible that rental agent responses to couples may have been influenced by uncontrollable variables related to personal preference on behalf of the rental agent, such as perceived attractiveness, friendliness, or relatability of housing testers.

The subjectivity and interpretation of information collected during site visits should also be considered. Though testers were instructed their role was only to record visits as they occurred, the nature of the project and the conditions being tested make it possible that some testers may have anticipated degrees of discrimination. Anticipated discrimination could in turn influence interactions as they occurred between housing providers and testers, as well as influenced data collection and narratives presented. It is also possible that other personal, uncontrollable variables could have influenced the perceptions and memory of testers upon completion of forms and narratives after site visits.

## Analysis and Findings

### Access

Typical measures of access for fair housing studies center around the access or lack of access to housing providers by housing testers: whether partners were able to call agents, meet with agents, inspect the advertised housing unit and/or other units. For Phase II of this study these same measurements were used. None of the couples for our housing tests faced difficulties in obtaining access to housing providers; for all five properties, all measures of access were granted to all couples making inquiries.<sup>2</sup> No differential access outcomes were observed for any of the five tested properties regardless of condition tested.

### Cost

Measurement of cost was comprised of costs quoted to each couple, as well as any noted “specials,” promotions, or available fee reductions. Data collected regarding quoted costs included: application fees, credit check fees, security deposit, monthly rent, and any other fees noted (such as cleaning, administrative, or other fees). Information regarding how fees were assessed - per married couple or per individual - was also considered in comparing quoted costs.

Generally, all couples were provided the same costs during tester audits. However, there were several discrepancies. Regarding application fees, two properties provided information regarding promotions and fee reductions to some, but not all, couples. Housing provider basis for

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<sup>2</sup> However, an audit for the female/female condition did not occur for Test 1. This was related to a tester scheduling conflict, and not due to lack of property access.

determining security deposit amounts, and the upper range of possible security deposit, varied to some degree in one test. All couples received the same information regarding credit check fees, and review of questionnaires, narratives, and additional materials related to other fees also appears to indicate no differences in these quoted costs between couples. Additionally, review of data collected by testers during audits showed no distinct differences in information received by couple per property tested.

### *Application fees*

The first measure of cost was whether or not there was an **application fee**, and if so what cost was quoted. Overall, all couples were provided the same costs for the application fee, however in Tests 3 and 5 promotion information was provided during testing by one couple (opposite-sex couples in both tests) but not during any other audits.

For *Test 1: Empire Crossing Apartments*, all couple indicated there was an application fee<sup>3</sup>. All stated the fee was \$45, however all couples were also provided information regarding on-going promotion to waive this fee. In her narrative for Test 1, Holly (Couple 1: F/M) noted “[the agent] said that the application fee can also be waived by bringing in 15 cans of food per person for a food drive they are doing”. Similar information was provided to, and noted in narratives for the remainder of tester couples.

For *Test 2: Grand Summit* all couples specified that \$45 per person was the fee for the application.

In data for *Test 3: Wendover at River Oaks*, couples 1, 2, and 3 specified that the application fee was \$50 per person. However, in his narrative for Test 3, William (Couple 4: F/M) who with his partner performed the last audit on this property, indicated “App fee - normally \$50, current special \$25/person”. There was no indication of how long this promotion had been in effect, or would last.

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<sup>3</sup> Charles from Couple 3 (M/M) specified there was not an application fee on his questionnaire, though his partner did advise that an application fee applied.

For *Test 4: Woodland Park* complex, couples 1, 2, and 4 said that the application fee was \$50 per person or \$65 per couple<sup>4</sup>. Couple 3 only indicated an application fee of \$65, and did not specify if the fee was per person or married couple.

For *Test 5: Crowne Garden*, all couples answered that there was an application fee. However, Couple 1 specified that the \$35 is waived if you are on the preferred employer list; no other couples noted they received information about preferred employers.

### *Credit check fees*

The next measure used was whether or not there was a **credit check fee**, and if so, the amount of required fee. For this measure, all couples reported receiving the same information; none of the properties tested provided cost information related to a separate credit check fee.

### *Security Deposit*

The next measure used was whether **security deposit** was required, and if so, in what amount. Other than some differences noted for *Test 2: Grand Summit* apartment complex in the upper deposit range and how it was determined, all couples were provided the same information regarding security deposits for all properties.

For *Test 1: Empire Crossing* data recorded by all couples specified that there was a security deposit of \$225, though Jesse from Couple 4 did not specify the required amount of security deposit. Charles from couple 3 was the only one to put \$225 or 15 cans of food. As the apartment complex food drive was noted by other couples as a promotion which waived the application fee, and also was not noted by his partner (Peter), this may have been the result of a misunderstanding or error on Charles' part.

In *Test 2: Grand Summit* complex, all couples had a security deposit. While all couples indicated that security deposit was variable, and started at \$195, there were some differences noted between couples in questionnaires and narratives in now the upper range was determined, and what it was based upon. For Couple 1, Alex stated cost was up to one month's rent while partner Holly indicated costs up to \$785. Further, Alex indicated deposit was based on credit check, while Holly stated it was based on background check. Both Couple 2 testers stated deposit

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<sup>4</sup> Regarding Couple 1 responses: Alex noted fee was per household, while Holly noted per married couple. Both testers in Couple 4 noted \$65 fee was per married couple.

ranged from \$195 to one month's rent. Both Anthony and Charles from Couple 3 indicated that cost was up to one month's rent, Anthony further noted that it was based upon credit check. Information from Couple 4 also indicated cost from \$195 to one month's rent based on background check, though Julie did not specify the cost of the deposit in her information.

Information from *Test 3: Wendover at River Oaks* showed that all couples received the same information, and there was no security deposit.

For *Test 4: Woodland Park* Couples 1, 2, and 3 said the deposit was \$100. Jennifer from Couple 2 did not provide information regarding deposit, though partner Lauren did also advise the deposit was \$100. Couple 4 said there was no security deposit, however a deposit of \$100 was indicated on written quote provided by apartment complex.

When asked if there was a security deposit for *Test 5: Crowne Garden*, all couples stated deposit amount was \$99. Jennifer from couple 2 did not answer.

### *Other Fees*

We also considered **other fees** quoted, which could include costs affiliated with cleaning, administrative costs, and any number of other fees. Review of data collected during audits appears to indicate no differential information provided on this measure per couple.

In *Test 1: Empire Crossing*, Alex from Couple 1 selected "Yes" which indicated there were additional fees, noting: "but they were waived b/c of a special discount being offered." His partner, Holly, simply indicated there were no other fees. Couple 3 said there were no additional fees. Responses for Couple 4 did not additional fees; Jesse noted "renters insurance or \$12 fee required" while Melissa noted administrative fees, which could be waived as a part of the food drive promotion previously noted.

For *Test 2: Grand Summit* Couple 1's Alex said other fees were present (\$35 administrative fee), while Holly said no other fees were present. Jennifer from Couple 2 also advised there were no other fees, while Lauren noted "pet, cable, trash, pest" and that information was found on attached materials from apartment complex. Charles from Couple 3 also indicated "Yes" and noted pet fees on his questionnaire, while Anthony indicated there were no additional fees.

Couple 4 answered that other fees were involved. Review of materials provided to tester couples indicated that each was provided the same printout including information about possible

additional fees. Thus it appears that couple discrepancies regarding other fees was due to lack of clarity as to which fees should be considered, and not a difference in quoted costs for this measure. For *Test 3: Wendover at River Oaks* and *Test 4: Woodland Park* all couples were provided information on other related fees of the same amount. In *Test 5: Crowne Garden* all couples also noted there were other fees, again of the same amount.

## Information

Comparison of information provided to testers included that related to availability as well as qualifications. Regarding availability, testers recorded whether the agent indicated an apartment was available on the date, and the size and price requested. All couples across all tests were advised that an apartment was available. Data was also collected from verbal information provided to testers regarding requirements for rental, including: amount of income, credit qualifications, employment background, rental background, criminal history or background check.

### *Income Requirements*

At *Test 1: Empire Crossing*, none of the couples received verbal information regarding required income. There was information on income requirements within the written materials provided to each couple. For *Test 2: Grand Summit* all couples recorded that they did not receive information regarding income requirements.

In her narrative for *Test 3: Wendover at River Oaks*, Holly from Couple 1 noted “She said they would run a credit and background check, required rental references if we have them, and our last 2 paystubs with employer information. She said that our income needs to be 3 times as much as rent before taxes are taken out.” Couple 2 also indicated that the agent volunteered information regarding income requirements, though the remainder of couples recorded that they did not receive information on required income.

At *Test 4: Woodland Park* as well as *Test 5: Crowne Gardens*, none of the couples reported receiving verbal information related to required income.

### *Credit Qualifications*

At *Test 1: Empire Crossing* Couple 1 did not receive information on credit qualifications verbally during the test. For Couple 3, information on credit qualifications was requested by

testers. There was a discrepancy for Couple 4, where Jesse indicated that credit information was provided in written materials, though Melissa noted that it was confirmed by Jesse during the test. Couples 1, 2, and 4 said that information was not given at *Test 2: Grand Summit*. Charles of Couple 3 said the agent volunteered the information, but partner Anthony said the information was not given. At *Test 3: Wendover at River Oaks*, *Test 4: Woodland Park*, and *Test 5: Crowne Gardens* none of the couples received verbal information on credit requirements.

#### *Employment History*

In observations for *Test 1: Empire Crossing*, Couple 1 noted that information was provided regarding employment; however, Alex indicated this was within written materials received while Holly recorded that she requested information herself. Couples 3 and 4 said no information was given. At *Test 2: Grand Summit* all of the couples said no information was given. For *Test 3: Wendover at River Oaks*, Alex of Couple 1 said that information was not given, but partner, Holly, said the information was volunteered by the agent. Couples 2, 3, and 4 said no verbal information was provided by the agent. During *Test 4: Woodland Park* all couples said no information was given. At *Test 5: Crowne Gardens* there was a discrepancy with Couple 1 in which Holly said that the partner requested the information from the agent, but partner Alex said information was not given. The remainder of couples recorded that the rental agent did not provide verbal information during the test.

#### *Rental History*

At *Test 1: Empire Crossing* Alex from Couple 1 did not answer, while partner, Holly, said she requested the information herself. Questionnaires for Couple 3 also indicated a discrepancy; Charles recorded that agent volunteered the information; while partner Peter marked that he requested information regarding rental history requirements. Melissa from Couple 4 also indicated that the rental agent provided this information verbally. At *Test 2: Grand Summit* all couples said the information was not given. During *Test 3: Wendover at River Oaks* Alex of Couple 1 said information was not given, while partner, Holly, said it was volunteered by the agent. Couples 2 and 4 recorded that the agent provided this information, however Couple 3 indicated that no information was provided during their test.

No relevant information regarding rental history was provided to any of the couples during *Test 4: Woodland Park* or *Test 5: Crowne Gardens*.



### *Background Check*

At *Test 1: Empire Crossing* Holly from Couple 1 noted that she requested information regarding required background check; though partner Alex marked that no information was provided during visit. Couple 3 indicated that information was volunteered by the agent, while Couple 4 requested information about background check requirements during their visit.

Couple 1 said that no background check information was given at *Test 2: Grand Summit*. Couple 2 said that the information was volunteered by the agent. Couple 3 indicated information wasn't received. There was a discrepancy in responses from Couple 4 Julie marked that information had been volunteered by agent, while William indicated that information on background checks was not received. Couples 2, 3, and 4 recorded that information was volunteered by the agent at *Test 3: Wendover at River Oaks*. Holly of Couple 1 noted said that information given by agent, though partner Alex noted that background checks were not discussed. At *Test 4: Woodland Park* couples 2, 3, and 4 said the agent had volunteered the information. Holly from Couple 1 noted that information had been requested by her partner. At *Test 5: Crowne Garden* couples 2, 3, and 4 said the information was volunteered by the agent, while Couple 1 requested information from the agent.

### Encouragement

Measures of encouragement included variables related to the initial contact with agent, inspection of unit(s), and agent follow-up. These were measured via data on couple wait times, whether they were asked to complete an application during the audit, whether they were offered the opportunity to inspect applicable units, if agent stated they may be ineligible to rent, and whether they were asked about a follow-up from the agent.

### *Wait Time*

The first measure of encouragement was whether or not the tester couple had to wait after their appointment or walk-in time. In most communications with properties, viewing appointments were available but not required. Thus, many of the audits were completed as walk-ins.

None of the tester couples had scheduled appointments for *Test 1: Empire Crossing*. None of the couples experienced a wait time, with the exception of Couple 1 who indicated they had to wait for several minutes while the agent finished assisting another person. In *Test 2: Grand Summit*

Couple 3 had a scheduled appointment, and noted a wait of 3 to 5 minutes on their questionnaires. The remainder of tester couples audited the complex during ‘walk-ins’. None of these couples experienced a wait. For *Test 3: Wendover at River Oaks* and all tester couples arrived as walk-ins, and were able to see an agent without a wait time. Appointments were also not made for any of the tester couples for *Test 4: Woodland Park Apartments*. During this test, Couple 2 experienced a wait time of 10 minutes, while the remaining couples did not have note a wait time. In the *Test 5: Crowne Gardens* apartment complex, three of the couples did not have scheduled appointments, and most waited a few minutes to speak with the agent. However, Couple 1, who did have a scheduled appointment, had to wait for 20 minutes.

#### *Application Completion Requested*

Information was also collected regarding whether couples were solicited to complete an application during the property audit.

At *Test 1: Empire Crossing* Couple 1 answered that they were asked to complete an application; Alex noted they were “told we could return it at our convenience”. Couple 3 or 4 were not asked to complete an application during the test.

Couple 1 and 3 were asked to fill out an application during *Test 2: Grand Summit*. Lauren from Couple 2 specified that they were asked to fill out an application; partner Jennifer recorded that they were not, but noted in her narrative that they were given a rental application at the end of the visit. Both Julie and William from Couple 4 marked that they were not asked to fill out an application, though in her narrative Julie noted “back in the office she told us how to apply and gave us an application along with an info sheet and a floorplan”. William also noted the receipt of the application in in his narrative as well.

Neither Couple 2 nor Couple 4 were asked to complete an application during *Test 3: Wendover at River Oaks*. Couple 1 marked they were asked to complete an application during the tour. Regarding Couple 3, Charles recorded that they were not asked to complete an application, while partner Anthony recorded that they were. Narratives from Charles and Anthony were both reviewed with neither providing additional information regarding this question or the discrepancy.

At *Test 4: Woodland Park* couple 1's Alex recorded that they were asked to fill out an application, and noted "online" on his questionnaire. Partner Holly marked that they were not asked to do so, but noted in her narrative that the rental agent had advised "we could apply online anytime". The remaining couples were asked to fill out an application.

Couple 4 was not asked to complete an application during *Test 5: Crowne Garden*. Lauren from Couple 2 advised they were asked to complete an application, while partner Jennifer recorded that they were not. Both Couples 1 and 3 indicated they were asked to complete applications during the visit.

### *Ineligibility to Rent*

Testers were also asked whether the leasing agent ever stated that a couple may be ineligible to rent an apartment, as a measure of [lack of] encouragement. During completion of the five tests, none of the couples noted that they may be ineligible to rent an apartment, with the exception of the last test. For her questionnaire for *Test 5: Crowne Garden*, Lauren from Couple 2 recorded that the agent did state they might not be eligible, and further noted "if criteria wasn't met" on her form.

### *Offer to Inspect Unit*

Information was also collected from testers about whether testers were offered the opportunity to inspect units, and how many rental units were offered for inspection.

In the *Test 1: Empire Crossing*, a two bedroom/two bath unit was actually being used as the rental office. For all couples, the rental office was their only access to viewing a unit. Alex from Couple 1 noted that the office was "identical to the one available but we were not given a tour." Charles from Couple 3 stated that they "were invited to look around the office." Couple 4 advised that the agent offered to show them around the office model.

At *Test 2: Grand Summit*, all couples reported inspecting one unit. For each couple, rental agents offered inspection of the units without solicitation from testers during the audit. At *Test 3: Wendover at River Oaks* apartments, all couples again inspected one unit, as offered by rental agent.

During *Test 4: Woodland Park*, Holly from Couple 1 noted that they were shown the model, while Alex noted that the agent offered to show all available apartments. Couple 4 tester Julie

said they were shown the model while partner, William, said that the agent offered to show some apartments. Both testers for Couple 2 indicated the agent offered to show all available units, while Couple 3 recorded that they were shown the model. All couples inspected one unit, except for couple 2 who did not inspect any units as they chose not to walk to unit due to thunderstorm.

At Test 5: Crowne Garden Alex from Couple 1 Alex recorded they were shown apartments, but they had to ask to see the unit, while partner, Holly, noted that the agent offered to show the units. For Couples 2 and 3, both testers indicated that units were inspected based on offer by agent. In couple 4 tester Julie specified that they were just offered a key to view the model. All couples inspected one unit.

#### *Request for Follow-up*

The following measure of encouragement was whether the agent asked if they could follow up or contact the couple again.

At *Test 1: Empire Crossing* apartments, couples 1 and 3 were asked if the agent could follow up with them. However, regarding Couple 4 Jesse recorded that they were not asked about a follow-up, while Melissa indicated that the agent did mention following up with the couple.

During *Test 2: Grand Summit* none of the couples were asked to be contacted again.

For testers at *Test 3: Wendover at River Oaks*, Couples 1 and 2 were both asked by the agent if they could follow up. Couple 4 indicated they were not asked. Regarding Couple 3, Anthony recorded that the agent did not ask regarding follow-up, while partner Charles noted that the agent did ask to contact them again.

For *Test 4: Woodland Park* testers from Couples 2, 3, and 4 recorded that they were not asked to be contacted again. Alex from Couple 1 also noted that they were not asked about further contact, though partner, Holly, did not record an answer.

In *Test 5: Crowne Garden*, for Couple 1 tester Alex recorded that the agent asked if they could follow up, but partner, Holly, recorded that the agent did not ask. Couple 2 did not record a response. Couple 3's Anthony said the agent asked to follow up or contact, but partner, Charles, recorded that the agent did not ask. Julie from Couple 4 recorded that the agent asked if they could follow up, while partner, William, said they did not.



## Summary

Fair housing testing in Greensboro has never before been conducted for sexual orientation or sexual identity discrimination. This study examines housing discrimination against the gay and lesbian couples. The study took place in two phases to gauge the prevalence of sexual orientation discrimination by housing providers in Greensboro, and then to pilot a protocol for face-to-face paired testing. In phase one, a correspondence test with nearly 266 properties was conducted to establish the prevalence of sexual orientation discrimination by landlords and property managers noting discrepancies in access, cost, information, and encouragement when possible. The second phase included 5 face-to-face paired testing and serves as a pilot for eventual audit testing of rental housing on the basis of sexual orientation. Each tester received a stipend of \$50 for each completed test. To ensure consistency and accuracy, data from report forms were then compared line by line against tester narratives. Funding received from the Undergraduate Research, Scholarship and Creativity Office at The University of North Carolina at Greensboro was instrumental in the completion of the correspondence phase. Funding received from the Human Relations Department at the City of Greensboro was instrumental in the completion of this phase.

## Phase I

In sum, rental inquiries were made by email or online contact forms to all 266 housing providers in Greensboro for whom a means of online contact was available. A database of all known providers of rental housing in the city of Greensboro was created in preparation for this project. This database began with an existing list of already known housing providers in the city, which included individual landlords, apartment complexes, and property management companies. All housing providers received inquiries from the same email accounts representing the same fictitious couples in the same order.

## Access

Overall, 38.0% of properties did not respond to any correspondences. Yet, the 165 properties to respond to at least one of the solicitations (email or online form), generated a total of 661 email responses. In all, 92 properties (55.8% of responding properties) showed equal access for all couples. A third of responding properties (52 total) did not respond to all queries. Of these, 9 did

not respond to male-female inquiries: 4 of those favored male-male couples by responding only to them, and 5 favored female-female couples only. Thirty-three properties (20%) did not respond to male-male inquires, and thirty-four properties (20.6%) did not respond to female-female inquires. About 15.8% (26) of responses were inconclusive.

## Costs

A variety of measurements of cost were recorded including fees related to lease initiation (application fees, administrative fees, other fees) and monthly fees (rent, any included utilities, etc.), as well as any specials offered to the fictitious couples. In determining equality of costs quoted, all measurements of costs were considered. Thus, housing providers who indicated different rental ranges for different couples, or advised of a special to waive administrative fees for some but not all couples, were indicated as providing unequal costs to couples. In all, 7.9% (13) apartments quotes the same or equal information to all inquiries. Most properties, 82.4% (136), were indeterminate with costs not provided to everyone. Finally, 9.7% (16) properties clearly provided unequal costs to inquiries.

## Information

Information provided was gauged based on housing provider response regarding availability, rental qualifications, and unit information (number of bedrooms/bathrooms, etc.) A variety of measures were considered in determining the qualifications noted, including mentions of credit checks, background checks, fees, income, and references. Providers who gave different information to any of the couples on any of these measures were coded as providing differential outcomes.

## Encouragement

Multiple variables were considered in measuring encouragement provided to each couple, these included follow-up, and offers of inspection and contact. Regarding follow-up, the number of emails/follow-ups sent from housing providers to each couple were reviewed; housing providers who made further attempts at contact with some couples but not all, as gauged by the number of emails sent, were found to have provided differential encouragement. Offers by housing providers to inspect the (tour) the property, or to make contact by calling the provider or coming to the office were also compared across couples for each housing provider. In all, 55.8% of tests

showed equal encouragement. Two-in-five tests (40.0%) were inconclusive in terms of encouragement. A small fraction (1.8%) of cases showed less encouragement for male-female couples, while 1.2% showed less encouragement for all same-sex couples. There was a single case (>1.0%) that showed less encouragement for male-male couples and likewise one case (>1.0%) showed less encouragement for female-female couples.

## Phase II: Face-To-Face Testing

Phase II of the study consisted of a pilot test or face-to-face testing for five housing providers in Greensboro. As in correspondence testing, four couples each comprised of two testers (two female/male; one male/male; one female/female) visited each selected property. Testers received a small stipend of \$50 for each completed test, as well as for required tester training.

Properties tested for the Phase II pilot study were randomly selected from those with differential rates of access in Phase I. Each test cycle began with an Advanced Call made by the Testing Coordinator to confirm availabilities and obtain basic information about any available units. Once availability was confirmed, the four tester couples were provided with the name and basic information for each property, a requested rent range (which remained the same for all couples) as well as the suitable time-window for testing.

### Access

Typical measures of access for fair housing studies center around the access or lack of access to housing providers by housing testers: whether partners were able to call agents, meet with agents, inspect the advertised housing unit and/or other units. For Phase II of this study these same measurements were used. None of the couples for our housing tests faced difficulties in obtaining access to housing providers; for all five properties, all measures of access were granted to all couples making inquiries. No differential access outcomes were observed for any of the five tested properties regardless of condition tested.

### Cost

Data collected regarding quoted costs included: application fees, credit check fees, security deposit, monthly rent, and any other fees noted (such as cleaning, administrative, or other fees). Generally, all couples were provided the same costs during tester audits. However, there were



several discrepancies. Regarding application fees, two properties provided information regarding promotions and fee reductions to some, but not all, couples. Housing provider basis for determining security deposit amounts, and the upper range of possible security deposit, varied to some degree in one test. All couples received the same information regarding credit check fees, and review of questionnaires, narratives, and additional materials related to other fees also appears to indicate no differences in these quoted costs between couples.

## Information

Comparison of information provided to testers included that related to availability as well as qualifications. Regarding availability, testers recorded whether the agent indicated an apartment was available on the date, and the size and price requested. All couples across all tests were advised that an apartment was available. Data was also collected from verbal information provided to testers regarding requirements for rental, including: amount of income, credit qualifications, employment background, rental background, criminal history or background check.

## Encouragement

Measures of encouragement included variables related to the initial contact with agent, inspection of unit(s), and agent follow-up. These were measured via data on couple wait times, whether they were asked to complete an application during the audit, whether they were offered the opportunity to inspect applicable units, if agent stated they may be ineligible to rent, and whether they were asked about a follow-up from the agent. All couples across all tests were advised that an apartment was available, minor variation occurred with wait time, encouragement to complete an application, ineligibility, and request to follow-up.

## Recommendations

While only a few cases, some clear patterns were established in the correspondence tests in regards to inequitable access, cost, information and encouragement.

1. It is our recommendation that follow-up testing be conducted with: Crosby's Prop Mgmt, Grand Summit, and with Janelle Jordan. In each of these cases same sex couples were not contacted while male-female pre and post tests were contacted.
2. There were fourteen (14) cases of inequitable access for MM or MF couples only while all others were contacted. It is our recommendation that the following properties be sent a letter offering training on the basis of having had discrepancies in access in their testing: Allerton Place Apartments, Ashley Oaks, Crowne Gardens, David Hagaman, Gilbert & Pat Casterlow, Triad Lifestyle Realty, Wendover at River Oaks, Woodland Park Apartments, Cato Realty, Garrett Saake, Gate City Property Management, John Ballantyne, Realty Consultants Property Management, and Rockwood Manor Apartments.
3. Fifteen properties gave differing information on costs between same-sex and opposite-sex couples. Sometimes these inequitable cost favored same-sex couples and others favored opposite-sex couples. It is our recommendation that the following properties be sent a letter offering training on the basis of having had discrepancies in quoted costs in their testing: Abbingdon Place, ABM LLC, Allerton Place Apartments, Ashley Oaks, Bell Bridford, Crowne Gardens, Greensboro Historic Rental Homes, Lincoln Green Apartments, Meadow Park Apartments, Morehead, The, Pepperstone Apartments, Piedmont Place Apartments, Pointe at Irving Park Apartments, The, Steeplechase at Adams Farm, and Treybrooke Village Apartments.
4. Continued training of all property management companies and landlords is need so as to provide the same information to all potential tenants for each property. Though no clear cases of discrimination or misinformation were documented, it was evident from the number of properties providing differing information that there is an industry-wide issue with consistency in messaging and communications.

Face-to-face testing was less clear in discrepancies. Noted in our report are the incidences where access, cost, information, and encouragement were inconsistent, though not enough to rise to the level of being blatant.

1. Additional testing is needed. Five cases are too few to establish patterns and cause. Selection of future cases should be driven by complaints and results of correspondence-style tests.
5. Continued refinement of the face-to-face process and protocol is underway with a second pilot occurring in Winston-Salem in the next 60 days.

# Appendices

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# Email Templates



## Tester Selection – Video Reviewer Survey

**Thank you for helping us with our fair housing testing! Please fill out the form for each video. Just take your best guess, based on how the person presents in the video.**

Would you assume that this person is:

- Male
- Female
- Non-binary/gender non-conforming

Does this person present as:

- Masculine
- Feminine

Does this person appear to be:

- Under the age of 25
- 25 to 30
- 31 to 35
- 36 to 40
- 41 to 45
- 46 to 50
- 51 to 55
- 56 to 60
- 61 to 65
- Over the age of 65

Does this person appear to be... (check all that apply):

- White
- Black
- American Indian or Alaskan Native
- Middle Eastern or Arabic
- Hispanic or Latino
- Asian
- Other: \_\_\_\_\_

Does this person seem to be:

- Gay
- Lesbian
- Straight
- Bisexual

# Tester Manual



THE UNIVERSITY *of* NORTH CAROLINA  
**GREENSBORO**

Center *for* Housing  
*and* Community Studies

**Tester Manual**  
**Rental Housing Discrimination of LGBTQ**  
**Home Seekers**

**Project Contact Information**

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Project funded by:



The City of  
**GREENSBORO**

*Thank you! We appreciate your help as a Fair Housing tester, and the service provided to your community. This manual contains information on Fair Housing law, and details on your role.*

**HOUSING DISCRIMINATION AND FEDERAL FAIR HOUSING LAW**

The Federal Fair Housing Act was passed days after the assassination of Martin Luther King Jr. in 1968. Today, it protects renters and homebuyers from unequal treatment on the basis of race/color, religion, sex, national origin, familial status, and handicap. These federally protected categories apply to all transactions and dealings with housing providers, mortgage brokers, homeowner's insurance agents, and anyone else engaged in the sale or rental of housing.

With few exceptions, all rental units are covered under federal fair housing laws. There are some exemptions for owner-occupied units which contain only one rented unit, and for boarding house-style units where the kitchen and bathrooms are shared.

Discrimination based on federally protected classes is illegal in all housing-related activities, whether it occurs during the searching stages, when the tenant is currently in the unit, or when the tenant is leaving or has left the unit. It is illegal for anyone to discriminate in any public or private residential real estate transaction, including buying, selling, renting, financing, and advertising. If housing discrimination is found, the law provides for an award of monetary damages to the victim or an order stopping the discrimination. Examples of Fair Housing violations include:

- **Race / Color:**  
An African-American client arranged a rental by phone from another city. When she arrived at the unit on the move-in day the landlord took one look at her and said there was no way she could rent the place.
- **Religion:**  
A landlord receives a complaint from a tenant who claims a Muslim tenant is "having a group of about five or six other Muslim men over to his apartment every Monday night." The tenant claims "the men appear unfriendly" and thinks they may be "up to something." However, the tenant's visitors do not disturb the other residents in their peaceful enjoyment of the premises. A landlord could be accused of religious discrimination if s/he asks the tenant to refrain from having Muslim guests when there is no evidence of any violation of established property management rules.
- **National origin:**  
A Marin County Fair Housing study revealed that people with Hispanic accents are discriminated against over the phone in 55% of cases.
- **Sex/Gender:**  
Many advertisements on Craigslist will state "Females preferred." This is illegal.
- **Disability:**  
A woman with a bad knee was denied her request for an accessible parking space so that she didn't have to climb a set of 16 stairs every day. They refused the request continually for 3 years and the client ended up having to get a knee replacement. The case went to a jury trial and was settled for \$1 million.
- **Familial status:**

It is illegal for a landlord to steer a family with children away from second floor units out of fear for their children falling off the balcony. It is also illegal to set overly restrictive occupancy limits.

### **PURPOSE OF THIS STUDY**

In addition to the federally protected classes, municipalities are allowed to set and enforce their own ordinances. In January 2015, Greensboro city council members voted unanimously to add protections for sexuality and gender identity to the city's Fair Housing Ordinance. Thus, the City of Greensboro currently has a Fair Housing Ordinance that protects people from discrimination in housing based on race, color, national origin, gender, handicap (physical and mental disability), family status (families with children under 18 including single parents, adopted children, and pregnant women), and sexuality and gender identity.

Greensboro is the first city in North Carolina to legally protect gay and transgender citizens from discrimination in housing. This ordinance is as yet untested. This study will test for discrimination in the local rental market with paired testing, sending out male/male, female/female, and female/male "couples" to conduct paired audit testing of properties for discrimination against same-sex couples. We hope that this study will lead to actionable results.

### **OVERVIEW OF THE TESTING PROCESS**

1. **Pre-Test:** First, the testing coordinator will make a call to confirm property availability and other information. *You are not responsible for this portion of the process.* After the pre-visit call, you and your partner will be assigned a short window during which tests must be completed. It is imperative that tests be done on time and within the assigned timeframe, or our results may be invalidated.
2. **Pre-Visit Phone Call:** Second, one member of each pair will make a pre-visit phone call to confirm property availability and information, and make an appointment (if necessary for property). You will need to *coordinate with your assigned test partner* so you're prepared to set an appointment time during this phone call.
3. **Face-to-Face Property Visit:** At the designated date and time, you and your assigned "spouse" will conduct the site visit as if you were potential renters.
4. **Post-Visit Forms:** Finally, each of you will individually complete the narrative form about the visit WITHOUT consulting with your partner - **it is important that we get independent accounts from both of you.** Forms should be completed as soon as possible after completion of test, and returned to the testing coordinator as instructed.

### **PREPARING FOR THE FIELD TEST**

Before making pre-visit call, review the **Pre-visit Call form** and test instructions; don't add to or deviate from the instructions. Testers should thoroughly familiarize themselves with this information before any test is conducted.

One tester in each pair will complete the Pre-visit Call and Pre-visit Call form. If during this call you get an agent's voicemail, just leave your name and number where you can be reached.

- Be sure to have a neutral outgoing voicemail message and inform any family or roommates that you are expecting a call. If you must leave a message, it is usually best to leave your cell phone number.

After the call, contact Joyce or Melissa with time/date of scheduled appointment or visit (if appointment not required). Both partners should review the **Site Visit Form** to know what information must be collected during the test. If in doubt, check in with Joyce or Melissa.

**Remember:** testing is a controlled process and dress appropriately. Common sense should be used in determining suitable attire. Testers should not wear political buttons or badges that the housing provider might find objectionable; the idea is they shouldn't like you any more or less on account of your clothing. If uncertain about how to dress for a test, contact Joyce or Melissa.

### **COMPLETING THE TEST**

Testers should conduct tests in a timely manner. Please be on time for your appointment! If, for any reason, the tester is unable to arrive for the scheduled visit on time, the testing coordinator should be notified as soon as possible.

- Joyce at [jfclapp@uncg.edu](mailto:jfclapp@uncg.edu) or (919) 225-4394
- Melissa at [maroberts@uncg.edu](mailto:maroberts@uncg.edu) or (336) 561-3067

- UPON ARRIVAL: ask to speak with the person with whom you made the appointment or rental agent (if no appointment was needed). Express interest in any advertised/suggested units IN ADDITION TO asking about the availability of any other 2 bedroom units.
  - Ex: "Do you have any other 2 bedrooms that will be available at about the same time?"
  - Ask to view any rental housing which has the same number of bedrooms, provided that it is within the price range and availability provided to you on your profile form.
  - Make sure to get the name of the person you are speaking with before leaving.
- IF UNIT IS NO LONGER AVAILABLE AND NO OTHER 2 BEDROOMS ARE AVAILABLE: ask about availability, and express interest in, any other units available during the given timeframe and price range.
- OBTAIN INFORMATION FOR PROPOSED UNITS: number of bedrooms, rent, security deposit, other fees, lease length, any included utilities, dates of availability
  - ☛ Remember to get exact address (of standalone units) or location of unit in complex
- FIND OUT ABOUT THE APPLICATION PROCESS:

- Is any money required with application? If so, how much.
- Is a credit check conducted? How long does approval of an application generally take?
- **DO NOT ASK FOR A RENTAL APPLICATION.** If the agent offers you an application, you should agree to take it with you but do not fill it out.
- **ACCEPT ANY MATERIALS THAT ARE OFFERED TO YOU** but do not request them. *Any and all items should be turned in with completed testing forms at the end of the testing cycle.*
- **REGARDING WAITLISTS:** If there is a waitlist for housing, ask how many people are on the waitlist. If the agent invites you to add your name to the list, **you should politely decline.**

### **DURING THE TEST**

- **REFRAIN FROM VOLUNTEERING TOO MUCH PERSONAL INFORMATION**, but be responsive to questions from the agent. Testers should allow a housing provider to solicit information about housing needs and personal qualifications.
- **FOR THE PURPOSES OF THIS TEST YOU ARE A COUPLE;** this should be reflected in any answers or comments you provide. For example, be clear that you're a couple and will be sharing a bedroom, the second bedroom can be a guest room, office, etc.
  - Comments like "we can fit both desks in here" or "your treadmill will fit in just fine!" etc. will not go amiss. Sell yourself as a couple (but don't go overboard; be natural).
- **PLEASE MAKE A MENTAL NOTE AND LET US KNOW** if the agent tries to put a statement forward like "oh, it's a good thing you have two bedrooms, that's really nice for roommates" or similar treatment. This is especially imperative for our same sex couples.
- **TAKE SIMPLE PRECAUTIONS TO AVOID DETECTION.** For example, all couples have been profiled as CHILDLESS, so please remove your child car seat if you have children. Additionally, all couples are profiled as having no pets, so remember: you do not have pets. Ensure any and all test materials that may be in your vehicle are concealed.
- **DO NOT SHOW PREFERENCE** for certain types of housing, housing styles, or particular locations unless stated in the profile or unless instructed by the testing coordinator. This is very important. If asked about your preferences, ask to see all available units matching your profile.
- Remember the slogan: "**ALWAYS INTERESTED, NEVER COMMITTED.**"
- **BE OBSERVANT.** Testers should be aware of what they see at the site.

- It is perfectly normal for those looking for housing to use a notepad, etc. to jot down prices, addresses, and other relevant housing information. You are permitted *and encouraged* to take notes during tests (either paper or on electronic device; whatever seems natural to you).
- However, writing down every word of the conversation is not necessary.
- **TESTERS SHOULD NOT MAKE LEADING REMARKS:** Do not try to solicit discriminatory statements from a sales or rental agent. (For example, do not ask, “Is the neighborhood safe?” or “What do you think of the people in the building?”)
- **RESPOND INDIFFERENTLY TO ANY DISCRIMINATORY REMARKS MADE.** We know this is hard, but testers should react in a noncommittal or neutral manner if an agent offers any sort of discriminatory remark. Try not responding and see if the person continues.

**If at any time during a test, you feel unsafe, please extricate yourself as soon as possible and call Joyce or Melissa as soon as you are safely out of the situation.**

#### **FOLLOWING THE TEST**

Leave the housing complex and go somewhere nearby to complete the Site Visit Form including the narrative account (home is fine if you live nearby). It is very important that you complete all the necessary documents for the project the same day while they are fresh in your memory. This form needs to be completed without consultation with your partner.

The completed test report forms, narratives, and any other **documents need to be signed and dated and should be delivered to CHCS as outlined.** The Center for Housing and Community Studies (at UNCG) is located at *3605 MHRA Building, 1111 Spring Garden St.* (At top of stairs turn right, and proceed through double doors. The office is generally open from 8AM to 5PM; forms may be left in labelled envelope if testing coordinator is not available.)

Each tester pair should complete and return a PRE-VISIT CALL FORM (1) and SITE VISIT FORMS (2) to the Testing Coordinator for each property tested.

Forms for Pilot Testing (first test completed by each couple) should be returned to the office within 24 hours of test completion. At this time, you will receive forms for your next assignment.

Forms for the remainder of assigned tests will be sent via email (or may be picked up at CHCS office for those that don't have access to a printer). Completed forms for the remainder of tests should be returned within 24 hours of completion of the last test.

#### **FOLLOW-UPS BY HOUSING PROVIDERS**

Agents may follow-up with testers to find out if they are still interested; we will track and record any follow-ups for one week after completion of each test. During this time, if you receive any follow-up



communication contact Joyce or Melissa to advise, and for further instructions. If you speak with the agent by telephone, please continue to express interest but remain non-committal.

If you receive follow-up emails, please forward to Joyce at [jfclapp@uncg.edu](mailto:jfclapp@uncg.edu).

### **CONFIDENTIALITY AND TESTING POLICIES**

- **MAINTAIN CONFIDENTIALITY ABOUT TESTING ACTIVITIES.** Testing is a confidential process. **Testers should not discuss their testing experiences with anyone**, including other testers, unless authorized to do so by the testing coordinator. **Testing may reveal little about the policies or practices of a particular housing provider if that housing provider learns in advance that he or she is being tested.**
- Put aside personal interests and tastes while testing. Testing involves acting the role of a home seeker, and should convey interest in any assigned property to the agent. For example, you may be shown a unit that is unclean and in need of repairs. You may never consider living in this unit, but keep in mind that you are acting and showing interest is necessary to the test.
- Show the housing provider you are genuinely interested in finding a place to live. Be polite and courteous and don't argue with the housing provider.
- Keep an open mind about test results. Testing is an objective process that is used to investigate housing practices. Testers are asked not to make conclusions about treatment they receive on a test, and generally don't know if they were treated differently than someone else.

### **TESTER TIPS**

- Keep testing confidential. If it comes up with friends, be vague (ex: "I'm volunteering work for a housing organization").
- Put a neutral outgoing message on your voicemail before pre-visit call in case you need to leave a message for the landlord/manager.
- Look over Test Assignment Form before making pre-visit call so you are comfortable and have memorized your profile's characteristics.
- Always get the name (and title if possible) of the person you spoke with during pre-visit call, and during site visit.
- Remove any distinguishing items that contradict your test profile.
- Take notes during the previsit call. Fill out the Pre-visit Call form immediately and then keep it to turn in with your site visit narrative. Email Joyce Clapp <[jfclapp@uncg.edu](mailto:jfclapp@uncg.edu)> or Melissa Roberts <[marober8@uncg.edu](mailto:marober8@uncg.edu)> to let them know the time and date of your site visit.
- For the site visit dress in a neutral manner. Anything that would make you stand out, such as a nose ring, flashy fingernail polish, etc., should be removed or covered. If you normally wear a wedding ring, keep wearing it. If you don't normally, please have a natural cover story in place (ex: "The humid weather makes my hands swell, it's a pity, I love my ring").
- Be pleasant but forgettable. It is very important that you act cordial with the manager/landlord, without being overly friendly or overly introverted. It is fine to make small talk, for example, while you're walking together to the apartment or unit.

- Take a notebook, phone, etc. to record essential details (like the apartment number, rent and security deposit, etc.). Use whatever method is natural for you that isn't going to tip off the leasing agent.
- Observe as many details as possible. Pay close attention to comments made by agent and try to memorize those comments.
- Be on your toes and prepared for any "surprise" questions, where answers are not provided as part of your profile. Give an answer that seems appropriate based on your profile and then ask a question (i.e., about utilities or deposit) to get the landlord/manager off the subject.
- Do not respond to discriminatory comments from housing personnel. As difficult as it is to hear prejudiced opinions, it is important that you simply acknowledge the remark with "oh" or "hmm". The comments made will be documented in your report forms, and could be used as evidence when legal action is taken.
- Do NOT ask questions that may be considered "leading questions" in attempt to 'uncover' any sort of discrimination on the part of the agent.
- If the agent does not offer any information about the unit in question you should ask for, at minimum, basic information (rent, security deposit, when it will be available, etc).
- Express a guarded interest in any unit(s) (i.e. "this looks like a nice apartment, I'm going to look at a few others, and I'll get back to you if I'm interested in renting this one"). **You should be interested, but not committed.**
- ~~• Always ask for an application if one has not been offered to you by the end of the site visit. Under no circumstances should you fill it out and submit it during the site visit.~~
- You are a neutral fact finder. In your report forms, do not make any subjective, editorial statements or statements based on your assumptions. ("I could tell he wanted to rent it to me," or "the guy seemed like a real creep").

## Writing Good Narratives

By Cathy Cloud, National Fair Housing Alliance

Narratives should contain detailed information about the test experience. They should include the information requested by the housing provider, the responses or volunteered information provided by the tester, the information given by the housing provider, identification of written information provided, etc. This information should be provided in the context in which it occurred, including discussion between the tester and agent about other matters, whether or not related to the housing transaction at issue. It should be comprehensive enough to allow answers to the questions of who was involved in the test; when events happened on the tests or units were available; what information was exchanged and what else happened; where the test took place, units were located, houses were shown or suggested; and why certain things happened, such as the clubhouse was seen because the tester asked to see it or the real estate agent suggested the tester look at new homes as well as older homes.

The narrative should include what occurred, was said, or was observed on a test. It should not include the tester's judgments or opinions about the people they encountered or the events that transpired. The following are not meant to be exhaustive but illustrative of what should be included in narratives. You will be prompted for much of this information in the narrative form.

- Who did you call, date, time, phone number, etc.
- Where did you visit, date, time, address, etc.
- How test ended, what next steps would be taken, how tester departed, and time test ended.
- Who: did you speak with; did you meet with; who else did you observe or meet with on the test (other residents, children, other employees, other applicants; include description)?
- When: did the test phone call or site visit take place? When did the test end?
- Did the agent ask what you wanted or did you volunteer what you wanted? were you given a tour of the complex amenities -- because you asked or because the agent volunteered? did you provide information about your finances -- because the agent requested the information or because you volunteered it? did you end up with information in writing (did the agent provide it, did you request it, did you pick it up)? did you end up seeing new homes instead of the older one you initially called about? did the agent increase/decrease your price range, if you know?
- What: information did the agent request from you and what were your responses? information did you volunteer to the agent and what was the agent's response, if any? information did the agent provide to you (verbally and in writing)? other conversation did you have with the agent, either related to or unrelated to the housing transaction at issue? next steps did you agree to take?
- Where: did you meet with the agent? did you see available apartment units (describe what you saw and identify numbers) were the homes located shown to you by the agent? were the homes located suggested to you by the agent? Were the other person's observed by you on the test? Sign the narrative and label each page with the appropriate test number.

**Ensure that the report form contains the relevant information from the narrative.**

## Properties in Correspondence Test

Property	
1 1 Key Realty	45 Craigslist (408 Mendenhall)
2 2918 North Apartments	46 Craigslist (5962r-5622760648@hous.craigslist.org)
3 336 Realty	47 Craigslist (828 N. Elm St.)
4 360 Realty	48 Craigslist (Mimi McGinn)
5 Abbington Place	49 Craigslist (Morehead-jnvj2)
6 Abernathy Park	50 Craigslist (Morehead-www43)
7 ABM LLC	51 Craigslist (Shelby Dr)
8 Addison Point Apartments	52 Craigslist (Spring Garden)
9 AJ's Rental Properties	53 Craigslist (Walker Ave)
10 Alan Buster	54 Crosby's Prop Mgmt
11 Aldersgate Apartments	55 Crowne Gardens
12 Allerton Place Apartments	56 Dartmouth Court Apartments
13 Amber Ridge Apartments	57 David Hagaman
14 And That's Realty	58 Deerwood Meadows
15 Andover Park Apartments	59 DJ McGarrigan
16 Arbor Crest Apartments	60 Edelweiss Properties, LLC (craigslist)
17 Arbor Park Apartments	61 Empire Crossings
18 Ashbrook Pointe Apartments	62 Enclave at Deep River Plantation Apartments
19 Ashland Apartments, The	63 Forest Properties
20 Ashley Oaks	64 Four Corners Property Management, LLC
21 Autumn Trace Apartments	65 Fowler and Fowler Properties
22 Beacon Management Company	66 Gardens at Anthony House, The
23 Beechwood Apartments	67 Garrett Saake
24 Bell Bridford	68 Gate City Property Management
25 Belvedere Properties	69 Gilbert & Pat Casterlow
26 Benjamin James Properties	70 Grand Summit
27 Bennett Boyles	71 Granite Ridge Apartments
28 Birch Management, Inc.	72 Greensboro Historic Rental Homes
29 Blackthorn Apartments	73 Greenway at Stadium Park
30 Brannon Park Apartments	74 Hampton Downs
31 Brian Wang	75 Hamptons at Country Park, The
32 Bruins Properties	76 Hanover Terrace Apartments
33 BSC Holdings (The Southeastern Building Apartments)	77 Havens at Willow Oaks
34 Burkley Communities	78 Hawthorne at Horse Pen Creek Apartments
35 Cardinal Apartments	79 Hawthorne Residential Partners
36 Carolina Woods Apartments	80 Hayleigh Village
37 Cato Realty	81 Hedges, The
38 Central Carolina Realty	82 Hendren Homes
39 Century Oak Apartments	83 Hidden Lakes
40 Chaney Properties	84 Hodgins Retreat
41 Chapel Walk Apartments	85 Howard Investments
42 Colonial Apartments	86 Innisbrook Village Apartments
43 Colonial Grand at Autumn Park	87 Invitation Homes
44 Concord Management	88 J.T. Hairston Memorial Apartments
	89 Janelle Jordan

- 90 John Ballantyne
- 91 Juliet Place Apartments
- 92 KAC Realty
- 93 KP Rentals
- 94 Lakes Edge Apartments
- 95 Landmark at Battleground Park Apartment Homes
- 96 Legacy at Friendly Manor
- 97 Legacy at Twin Oaks
- 98 Lincoln Green Apartments
- 99 Linnane Rental Properties
- 100 Lodge at Lakeshore Apartments
- 101 Madison Woods Apartments
- 102 Mallard Lake
- 103 Marathon Property Solutions
- 104 Marilyn Edwards
- 105 Meadow Park Apartments
- 106 Michael Loflin
- 107 Morehead, The
- 108 NAI Piedmont Triad
- 109 Natalie Upchurch
- 110 Northland Apartments
- 111 Northwinds Apartments
- 112 Northwood Property Group
- 113 Own in the Triad
- 114 Palmer House
- 115 Palmetto Equity Group
- 116 Park at Midtown Apartments
- 117 Park at Oak Ridge Apts, The
- 118 Park Avenue Properties
- 119 Park Forest Apartments
- 120 Park Place
- 121 Pepperstone Apartments
- 122 Pete Wall Plumbing
- 123 Piedmont Place Apartments
- 124 Piedmont Rental Homes LLC
- 125 Pinecroft Place
- 126 Plantation at Pleasant Ridge
- 127 Pointe at Irving Park Apartments, The
- 128 Premier Property Rental Mgmt
- 129 Prestige Management Group
- 130 Princeton Terrace Apartments
- 131 Property Administrators Inc
- 132 Property Source Inc, The
- 133 RDC Real Estate Solutions, Inc.
- 134 Realty Consultants Property Management
- 135 Rehobeth Pointe Apts
- 136 Richardson Village
- 137 Rockwood Manor Apartments
- 138 Sedgefield Downs Apartments
- 139 Sedgefield Gardens
- 140 Signature Property Group, Inc. (Pleasant Garden Apartments, LLC.)
- 141 South Pointe Apartment Homes
- 142 Steeplechase at Adams Farm
- 143 Stoneybrook Apartments
- 144 Summertree Apartments
- 145 Terrace at Rocky Knoll, The
- 146 Timber Creek
- 147 Townhomes at Willow Oaks
- 148 Treybrooke Village Apartments
- 149 Triad Investors Realty, Inc
- 150 Triad Lifestyle Realty
- 151 Tyson Pugh (Hotpads)
- 152 Village Lofts
- 153 Village Park
- 154 Warren Group Holdings Ltd
- 155 Waterford Place Apartments
- 156 We Rent Houses II
- 157 Wendover at River Oaks
- 158 Westborough Apartments
- 159 Westview Valley Apartments
- 160 Willow Woods
- 161 Wood Properties
- 162 Woodland Heights of Greensboro
- 163 Woodland Park Apartments
- 164 Wynnefield Properties
- 165 Your Home Triad (Elder Properties of Greensboro)

# Master Property List

Type of Rental	Property/Landlord Name	Address	Phone	Email or Contact Form	Website	Email or Contact Form	Management Company	Management Company Address	Management Company Phone	Management Company Website	Notes
Apartment	Abbington Place	1521 Bridford Pkwy, 27407	(336) 299-8500	residents@ginkgomail.com	http://www.abbingtonplace.com/	http://www.abbingtonplace.com/Contact.aspx	Ginkgo Residential	1023 W. Morehead St Ste 301, Charlotte 28208	704.944.0100	http://www.ginkgores.com/	
Apartment	Abernathy Park	3624 Belmont Street, 27406	(336) 554-7144	http://www.blueridgecompanies.com/corporate-contact	http://www.abernathypark.com/	leasing@abernathypark.com	Blue Ridge Company	5826 Samet Drive • Suite 105, HP 27265	336-889-1500	http://www.blueridgecompanies.com/	
Apartment	Addison Point	6227 Nile Pl, 27409	336-245-4818	admin@signaturepropertygroup.com http://www.signaturepropertygroup.com/contact.cfm	http://www.addisonpointapts.com/	http://www.addisonpointapts.com/contact-us/	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	http://www.signaturepropertygroup.com/	
Apartment	Aldersgate Apartments	2608 MERRITT DRIVE/GREENSBORO, NC 27407	(336) 855-6945	info@partnershippm.com	n/a	n/a	Partnership Property Management	PO Box 26405/Greensboro, NC 27404-6405	(336) 544-2300	http://www.partnershippm.com	Section 8
Apartment	Aldersgate II	2608 MERRITT DRIVE/GREENSBORO, NC 27407	(336) 855-6945	info@partnershippm.com	n/a	n/a	Partnership Property Management	PO Box 26405/Greensboro, NC 27404-6405	(336) 544-2300	http://www.partnershippm.com	Section 8
Apartment	Alexander Homes	503 S Ohenry Blvd, #18, 27401	(336) 272-5953	n/a	n/a	n/a	Wynnfield Properties, Inc. (??)	5614 State Rd 1145, Jamestown, NC 27282	(336) 454-6134	http://wynnfieldproperties.com/	
Apartment	Amber Ridge	3200-G Lawndale Drive, 27408	(336) 288-7003	http://www.daymarkrealestate.com/index.php/contact-use	http://www.rentambrerridge.com/	http://www.rentambrerridge.com/index.php/contact-us	Daymark Apartment Homes Inc (part of Daymark Group)	Daymark Group/3190 Gateway Road Suite 102/Brookfield, WI 53045	262-754-0604	http://www.daymarkrealestate.com/index.php/daymark-apartment-homes	
Apartment	Amber Trace	2908 W Florida Street, 27407	(336) 422-1835	bmg@bmgrents.com	http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Amber-Trace-Apartments	http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Amber-Trace-Apartments	Burgess Management Group	1828 Banking Street/Greensboro, North Carolina 27408	(336) 379-7368	http://www.bmgrents.com/	
Apartment	Andover Park Apartments	1350 Norwalk Street, Apt A/Greensboro, NC 27407	(336) 294-7110	http://www.blueridgecompanies.com/corporate-contact	http://www.andoverparkapts.com/	leasing@andoverparkapts.com	Blue Ridge Companies	5826 Samet Drive • Suite 105/High Point, NC 27265	336-889-1500	http://www.blueridgecompanies.com/	
Apartment	Applewood	3502 Old Battleground Road, Greensboro, NC 27410	336.275.6995	http://www.ghanc.org/contact-us/default.aspx	http://www.ghanc.org/communities/sites/community_facts_sheets/Applewood_FS.pdf	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	http://www.ghanc.org/communities/	Greensboro public housing
Apartment	Arbor Crest	8 Covey Lane, 27406	(336) 272-3324	n/a	http://www.arborcrestliving.com/	http://www.arborcrestliving.com/Apartments/module/guest_card/property%5BId%5D/9393/	Alliance Management, Inc	PO Box 9519/Greensboro, North Carolina 27429	336.275.8586	http://www.allianceliving.com/	
Apartment	Arbor Park	1604-H 17th Street, 27405	336-895-1429		http://www.arborparkapts.com/	n/a					
Apartment	Arbor Ridge on West Friendly	7 Woodstream Lane, 27410	(336) 852-8505	info@syncoproperties.com	http://www.arborridge-apts.com/	http://www.arborridge-apts.com/contact.asp	Synco Properties	6060 Piedmont Row Drive South, Suite 500/Charlotte,	(704) 347-6300	http://www.syncoproperties.com/	

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Apartment	Ashbrook Pointe	2826 Vanstory Street, 27407	(336) 315-9226	<a href="http://www.blueridgecompanies.com/corporate-contact">http://www.blueridgecompanies.com/corporate-contact</a>	<a href="http://www.ashbrookpointe.com/">http://www.ashbrookpointe.com/</a>	<a href="http://www.ashbrookpointe.com/Lease-An-Apartment-in-Greensboro-NC">http://www.ashbrookpointe.com/Lease-An-Apartment-in-Greensboro-NC</a>	Blue Ridge Companies	5826 Samet Drive • Suite 105/High Point, NC 27265	336-889-1500	<a href="http://www.blueridgecompanies.com/">http://www.blueridgecompanies.com/</a>		
Apartment	Ashleigh Park	3128-A Utah Place, Greensboro, NC 27405	(336) 790-4605		<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Ashleigh-Park/29555/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Ashleigh-Park/29555/</a>	<a href="http://www.apartments.com/ashleigh-park-greensboro-nc/7wpwb3w/">http://www.apartments.com/ashleigh-park-greensboro-nc/7wpwb3w/</a>	Bedrock Management Solutions	cannot find a thing ( <a href="http://www.apartmentguide.com/property-management/North-Carolina/Greensboro/Bedrock-Management-Solutions/100008558/">http://www.apartmentguide.com/property-management/North-Carolina/Greensboro/Bedrock-Management-Solutions/100008558/</a> )				
Apartment	Ashley Oaks	407 Guilford College Road/Greensboro, NC 27410	336-297-0095	<a href="http://www.bipinc.com/contact/">http://www.bipinc.com/contact/</a>	<a href="http://ashleyoaksnc.com/">http://ashleyoaksnc.com/</a>	<a href="http://www.livingwellhomes.com/contact-us/">http://www.livingwellhomes.com/contact-us/</a>	Brown Investment Properties, Inc.	440 West Market Street, Greensboro, NC 27401	336-379-8771	<a href="http://www.bipinc.com">http://www.bipinc.com</a>		
Apartment	Ashton Woods	3900-B Hahns Lane, 27401	(336) 272-7270	n/a	<a href="http://www.allianceliving.com/Apartments/module/property_info/property%5Bid%5D/15512/">http://www.allianceliving.com/Apartments/module/property_info/property%5Bid%5D/15512/</a>	n/a	Alliance Management, Inc	PO Box 9519/Greensboro, North Carolina 27429	336.275.8586	<a href="http://www.allianceliving.com/">http://www.allianceliving.com/</a>	n/a	
Apartment	Aspen Woods	4200 Hewitt Street, 27407	(336) 294-2344		n/a	n/a						
Apartment	Autumn Trace	201-1 Revere Drive/Greensboro, NC 27407	336-802-1584	n/a	<a href="http://www.phillipsmanagement.com/nc/greensboro/autumn_trace/">http://www.phillipsmanagement.com/nc/greensboro/autumn_trace/</a>	<a href="mailto:autumntrace@phillipsmanagement.com">autumntrace@phillipsmanagement.com</a>	Phillips Management Group	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	<a href="http://www.phillipsmanagement.com/">http://www.phillipsmanagement.com/</a>		
Apartment	Avalon Trace Apartments	307 Avalon Rd # K, Greensboro, NC 27401	(336) 272-3366		<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Avalon-Trace/29558/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Avalon-Trace/29558/</a>	<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Avalon-Trace/29558/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Avalon-Trace/29558/</a>	Bedrock Management Solutions	cannot find a thing ( <a href="http://www.apartmentguide.com/property-management/North-Carolina/Greensboro/Bedrock-Management-Solutions/100008558/">http://www.apartmentguide.com/property-management/North-Carolina/Greensboro/Bedrock-Management-Solutions/100008558/</a> )				
Apartment	Avery Square Apartments	401 Friendway Road, 27455	336.315.5035	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a>	<a href="http://www.averysquare.com/contact.cfm">http://www.averysquare.com/contact.cfm</a>	<a href="mailto:theboroughs@signaturepropertygroup.com">theboroughs@signaturepropertygroup.com</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>		
Apartment	Banner Avenue Apartments	602 Banner Ave Greensboro North Carolina 27401	(336) 274-0770	?	n/a	n/a	?	?	?	?		
Apartment	Battleground Oaks	3803 Cotswold Avenue, 27410	(336) 282-7368	<a href="http://www.carlislresidentialprop.com/contact.asp">http://www.carlislresidentialprop.com/contact.asp</a>	<a href="http://www.carlislresidentialprop.com/profile.asp?AID=23413">http://www.carlislresidentialprop.com/profile.asp?AID=23413</a>	<a href="http://www.carlislresidentialprop.com/profile_contact.asp?AID=23413">http://www.carlislresidentialprop.com/profile_contact.asp?AID=23413</a>	Carlisle Residential Properties	826 N Elm St Suite 200, Greensboro, NC 27401	(336) 373-0028	<a href="http://www.carlislresidentialprop.com/">http://www.carlislresidentialprop.com/</a>		
Apartment	Baylor Court	3911-3915 Baylor Court, Greensboro NC 27405	336.954.5039	<a href="http://www.ghanc.org/contact-us/default.aspx">http://www.ghanc.org/contact-us/default.aspx</a>	<a href="http://www.ghanc.org/communities/sites/community_factsheets/Baylor_Court_FS.pdf">http://www.ghanc.org/communities/sites/community_factsheets/Baylor_Court_FS.pdf</a>	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	<a href="http://www.ghanc.org/communities/">http://www.ghanc.org/communities/</a>		
Apartment	Beechwood Apartments	2700 Cottage Place, Greensboro, NC 27455	(336) 288-0340		<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Beechwood/5432/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Beechwood/5432/</a>	<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Beechwood/5432/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Beechwood/5432/</a>	Evans Realty	1103 N Elm St #100, Greensboro, NC 27401	(336) 272-0151			
Apartment	Bell Bridford	1402 Bridford Parkway	(877) 268-3044	<a href="http://www.bellapartmentliving.com/#Contact">http://www.bellapartmentliving.com/#Contact</a>	<a href="http://www.bellapartmentliving.com/nc/greensboro/bell-">http://www.bellapartmentliving.com/nc/greensboro/bell-</a>	<a href="http://www.bellapartmentliving.com/nc/greensboro/bell-">http://www.bellapartmentliving.com/nc/greensboro/bell-</a>	Bell Apartment Living	300 N. Greene St, Ste. 1000 *	336.232.1900	<a href="http://www.bellapartmentliving.co">http://www.bellapartmentliving.co</a>		

		Greensboro, NC 27407			<a href="#">bridford/</a>	bridford/contact-us.asp		Greensboro, NC 27401	<a href="#">m/</a>		
Apartment	Bella Vista Townhomes	1827 Merritt Drive/Greensboro, NC 27407	336-517-7343	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/bella-vista-townhomes/">http://www.burkelycommunities.com/luxury-apartment-communities/bella-vista-townhomes/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/bella-vista-townhomes/">http://www.burkelycommunities.com/luxury-apartment-communities/bella-vista-townhomes/</a> (scroll down to bottom)	Burkley Communities	1515 W. Cornwallis Drive, Suite 204, Greensboro NC 27408	(336) 272-8151	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	
Apartment	Berryman Square	208-E Berryman Street/Greensboro, NC 27405	(336) 617-8804	<a href="mailto:info@ahmi.org">info@ahmi.org</a>	<a href="http://ahmi.org/communities_display.cfm?cid=1">http://ahmi.org/communities_display.cfm?cid=1</a>	<a href="mailto:info@ahmi.org">info@ahmi.org</a>	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	Section 8 accepted; income limits.
Apartment	Bingham Street Apartments	225 Bingham Street, Greensboro NC 27401	336-617-8589	<a href="mailto:info@ahmi.org">info@ahmi.org</a>	<a href="http://ahmi.org/communities_display.cfm?cid=2">http://ahmi.org/communities_display.cfm?cid=2</a>	<a href="mailto:info@ahmi.org">info@ahmi.org</a>	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	Section 8 accepted; income limits.
Apartment	Brannon Park Apartments	3822 Mizell Rd., Greensboro, NC 27405	(336) 904-2720	<a href="http://www.mresmgmt.com/contact-us/">http://www.mresmgmt.com/contact-us/</a>	<a href="http://www.brannonpark.com/">http://www.brannonpark.com/</a>	<a href="http://www.brannonpark.com/greensboro/brannon-park-apartments/launch-guest-card/1">http://www.brannonpark.com/greensboro/brannon-park-apartments/launch-guest-card/1</a>	Monument Real Estate Services	5200 Blue Lagoon Drive Ste. 400/Miami, Florida 33126	305-446-0010	<a href="http://www.mresmgmt.com/">http://www.mresmgmt.com/</a>	
Apartment	Brookfield Woods	3210 Lawndale Dr, Greensboro, NC 27408	(336) 288-6963		<a href="http://www.mynewplace.com/apartment/brookfield-woods-greensboro-nc-5015d8580148">http://www.mynewplace.com/apartment/brookfield-woods-greensboro-nc-5015d8580148</a>						
Apartment	Camel Courts	306-312 West Camel Street, Greensboro NC 27401	336-617-8589	<a href="mailto:info@ahmi.org">info@ahmi.org</a>	<a href="http://ahmi.org/communities_display.cfm?cid=3">http://ahmi.org/communities_display.cfm?cid=3</a>	<a href="mailto:info@ahmi.org">info@ahmi.org</a>	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	Section 8 accepted; income limits.
Apartment	Cardinal	6400 Old Oak Ridge Rd, 27410	(877) 329-2363	<a href="http://www.crhmi.com/">http://www.crhmi.com/</a>	<a href="http://www.corecardinal.com/">http://www.corecardinal.com/</a>	<a href="http://www.corecardinal.com/contactus.aspx">http://www.corecardinal.com/contactus.aspx</a>	CORE Realty Holdings Management, Inc.	1600 Dove Street, Suite 450/Newport Beach, CA 92660	can't find	<a href="http://www.corer Realtyholdings.com/">http://www.corer Realtyholdings.com/</a>	
Apartment	Carolina Oaks	2505 Fairfax Road, 27407	(336) 218-5000	<a href="http://www.bridgeregroup.com/contactus.php">http://www.bridgeregroup.com/contactus.php</a>	<a href="http://www.carolinaoaksapartments.com/">http://www.carolinaoaksapartments.com/</a>	<a href="http://www.bridgeregroup.com/communities_details.php?propertyid=14">http://www.bridgeregroup.com/communities_details.php?propertyid=14</a>	Bridge Real Estate Group	7284 W. Palmetto Park Rd.   Suite 201   Boca Raton, Florida 33433	(866) 978-1841	<a href="http://www.bridgeregroup.com">http://www.bridgeregroup.com</a>	
Apartment	Carolina Woods	3409-B N. O'Henry Blvd, 27405	336-542-2393	Even Google doesn't have this info.	<a href="http://www.carolinawoodsapartments.com/">http://www.carolinawoodsapartments.com/</a>	<a href="http://www.carolinawoodsapartments.com/#contact">http://www.carolinawoodsapartments.com/#contact</a>	7200 Creedmoor Rd #300, Raleigh, NC 27613	(919) 846-7300	<a href="http://www.druckerandfalk.com/">http://www.druckerandfalk.com/</a>	none listed: <a href="http://www.druckerandfalk.com/contact-us-overview.aspx">http://www.druckerandfalk.com/contact-us-overview.aspx</a>	
Apartment	Cedar Fork	1902-1906 Cedar Fork Dr, Greensboro, NC 27407	(336) 379-7368	<a href="mailto:bmg@bmgrents.com">bmg@bmgrents.com</a>	<a href="http://www.apartments.com/cedar-fork-apartments-greensboro-nc/7p17p7y/">http://www.apartments.com/cedar-fork-apartments-greensboro-nc/7p17p7y/</a>		Burgess Management Group	1828 Banking Street/Greensboro, North Carolina 27408	(336) 379-7368	<a href="http://www.bmgrents.com/">http://www.bmgrents.com/</a>	
Apartment	Cedar Trace	2002 Cedar Fork Drive, 27407	336-294-2280	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a> <a href="http://www.signaturepropertygroup.com/contact.cfm">http://www.signaturepropertygroup.com/contact.cfm</a>	<a href="http://www.cedartraceapartments.com/">http://www.cedartraceapartments.com/</a>	<a href="http://www.cedartraceapartments.com/contact-us/">http://www.cedartraceapartments.com/contact-us/</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	Century Oaks	337 Guilford College Rd., 27409	336-268-8146		<a href="http://www.centuryoaksapartments.com/">http://www.centuryoaksapartments.com/</a>	<a href="http://www.centuryoaksapartments.com/#contact">http://www.centuryoaksapartments.com/#contact</a>					
Apartment	Chapel Walk	1370 J Lees Chapel Road, 27455	336-375-9802	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a> <a href="http://www.signaturepropertygroup.com/contact.cfm">http://www.signaturepropertygroup.com/contact.cfm</a>	<a href="http://www.chapelwalkapts.com/">http://www.chapelwalkapts.com/</a>	<a href="http://www.chapelwalkapts.com/contact-us/">http://www.chapelwalkapts.com/contact-us/</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	Cityview Apartments	316 King St Greensboro, NC	336.379.0101	n/a	<a href="http://www.cityview-apts.com/">http://www.cityview-apts.com/</a>	<a href="http://www.cityview-apts.com/greensboro-nc-apartments/cityview/g">http://www.cityview-apts.com/greensboro-nc-apartments/cityview/g</a>	R.E. Carroll Management	201 N Elm St Greensboro, NC 27401	(336) 691-1755	<a href="http://www.recarrollmanagement.c">http://www.recarrollmanagement.c</a>	



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Apartment	Claremont Courts	2702 Patio Place, Greensboro, NC 27405	(336) 274-3491	<a href="http://www.gha-nc.org/contact-us/default.aspx">http://www.gha-nc.org/contact-us/default.aspx</a>	<a href="http://www.gha-nc.org/communities/sites/community_factsheets/Claremont_Courts_FS.pdf">http://www.gha-nc.org/communities/sites/community_factsheets/Claremont_Courts_FS.pdf</a>	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	<a href="http://www.gha-nc.org/communities/">http://www.gha-nc.org/communities/</a>	Greensboro public housing
Apartment	Colonial	400 Burlingate Drive, 27409	866-762-0044	n/a	<a href="http://www.phillipsmanagement.com/nc/greensboro/colonial/index.html">http://www.phillipsmanagement.com/nc/greensboro/colonial/index.html</a>	<a href="mailto:colonial@phillipsmanagement.com">colonial@phillipsmanagement.com</a>	Phillips Management Group	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	<a href="http://www.phillipsmanagement.com/">http://www.phillipsmanagement.com/</a>	
Apartment	Cross Creek Apartments	649 Creekridge Road	(336) 315-5035	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a> <a href="http://www.signaturepropertygroup.com/contact.cfm">http://www.signaturepropertygroup.com/contact.cfm</a>	<a href="http://www.crosscreekgso.com/">http://www.crosscreekgso.com/</a>	<a href="http://www.crosscreekgso.com/contact.cfm">http://www.crosscreekgso.com/contact.cfm</a>	Signature Property Group	305 Blandwood Ave 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	Cumberland Court Apartments	610 Bluford St, 27401	(336) 378-1033	<a href="http://www.alstonrealtygroup.com/contact-us.html">http://www.alstonrealtygroup.com/contact-us.html</a>	<a href="http://www.cumberlandcourts.com/">http://www.cumberlandcourts.com/</a>	<a href="http://www.cumberlandcourts.com/contact.html">http://www.cumberlandcourts.com/contact.html</a>	The Alston Realty Group	1610 East Market Street Greensboro NC 27401	(336) 272-5779	<a href="http://www.alstonrealtygroup.com/">http://www.alstonrealtygroup.com/</a>	
Apartment	Dartmouth Court	<a href="http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=15">http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=15</a>	336.855.4908	<a href="http://www.westminstercompany.com/contact.htm">http://www.westminstercompany.com/contact.htm</a>	<a href="http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=15">http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=15</a>	<a href="mailto:dartmouth@wcsites.net">dartmouth@wcsites.net</a>	Westminster Company Property Management	2720 North Church St./Greensboro, NC 27415	336-375-1552	<a href="http://www.westminstercompany.com/">http://www.westminstercompany.com/</a>	
Apartment	Deerwood Meadows	5855 Old Oak Rdge, 27410	(877) 568-1542	<a href="http://www.crhmi.com/">http://www.crhmi.com/</a>	<a href="http://www.coredeerwoodmeadows.com/">http://www.coredeerwoodmeadows.com/</a>	<a href="http://www.coredeerwoodmeadows.com/contactus.aspx">http://www.coredeerwoodmeadows.com/contactus.aspx</a>	CORE Realty Holdings Management, Inc.	1600 Dove Street, Suite 450/Newport Beach, CA 92660	can't find	<a href="http://www.corer Realtyholdings.com/">http://www.corer Realtyholdings.com/</a>	
Apartment	Dogwood Creek	3237 Yanceyville Street, Apt 1C, 27705	(336) 621-9191		??	??	Was for sale by Brown Investment - <a href="http://www.bipinc.com/property/dogwood-creek-apartments/">http://www.bipinc.com/property/dogwood-creek-apartments/</a>				
Apartment	Empire Crossings	300-A Montrose Drive, 27407	336-802-1572	n/a	<a href="http://www.phillipsmanagement.com/nc/greensboro/empire_crossings/index.html">http://www.phillipsmanagement.com/nc/greensboro/empire_crossings/index.html</a>	<a href="mailto:empirecrossings@phillipsmanagement.com">empirecrossings@phillipsmanagement.com</a>	Phillips Management Group	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	<a href="http://www.phillipsmanagement.com/">http://www.phillipsmanagement.com/</a>	
Apartment	Enclave at Deep River Plantation Apartments	4203 River Birch Loop, 27409	(336) 855-3637	<a href="mailto:info@cottonwoodres.com">info@cottonwoodres.com</a>	<a href="http://www.enclaveatdeepriver.com/">http://www.enclaveatdeepriver.com/</a>	<a href="http://www.enclaveatdeepriver.com/contactus.aspx">http://www.enclaveatdeepriver.com/contactus.aspx</a>	Cottonwood Residential	6340 South 3000 East, Suite 500/Salt Lake City, UT 84121	801.278.0700	<a href="http://www.cottonwoodres.com/">http://www.cottonwoodres.com/</a>	
Apartment	Fleming Trace	1308 Fleming Rd/Greensboro, NC 27410	(336) 215-9610	<a href="http://www.bipinc.com/contact/">http://www.bipinc.com/contact/</a>	<a href="http://flemingtrace.com/">http://flemingtrace.com/</a>	<a href="http://www.apartments.com/thirteen08-greensboro-nc/mw6t97h/">http://www.apartments.com/thirteen08-greensboro-nc/mw6t97h/</a>	Brown Investment Properties, Inc.	440 West Market Street, Greensboro, NC 27401	336-379-8771	<a href="http://www.bipinc.com">http://www.bipinc.com</a>	
Apartment	Fountain View	238 E Lewis St	336-553-2076	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/fountain-view/">http://www.burkelycommunities.com/luxury-apartment-communities/fountain-view/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/fountain-view/#apply">http://www.burkelycommunities.com/luxury-apartment-communities/fountain-view/#apply</a>	Burkely Communities	1515 W. Cornwallis Drive, Suite 204, Greensboro NC 27408	(336) 272-8151	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	
Apartment	Four Seasons Townhomes	2705-D Four Seasons Boulevard, 27407	(336) 554-7184	<a href="http://www.kourycorp.com/AboutUs/ContactUs.aspx">http://www.kourycorp.com/AboutUs/ContactUs.aspx</a>	<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Four-Seasons-Townhomes/44737/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Four-Seasons-Townhomes/44737/</a>	<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Four-Seasons-Townhomes/44737/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Four-Seasons-Townhomes/44737/</a>	Koury Corporation	Four Seasons Town Centre, 400 4 Seasons Town Center Ent, Greensboro, NC 27407	(336) 299-9200	<a href="http://www.kourycorp.com/">http://www.kourycorp.com/</a>	
Apartment	Fox Run	301 West	336-273-	<a href="mailto:info@falconmanagement.com">info@falconmanagement.com</a>	<a href="http://www.falconm">http://www.falconm</a>	<a href="mailto:foxrun@falconmanagement.com">foxrun@falconmanagement.com</a>	Falcon	not listed	336-271-8122	<a href="http://www.falco">http://www.falco</a>	

		Vandalia Drive, 27406	1956		anagement.com/foxrun.html		Management		nmanagement.com/	
Apartment	Foxworth	1201 Thicket Lane, Greensboro, NC 27405	336.954.5039	http://www.ghanc.org/contact-us/default.aspx	http://www.ghanc.org/communities/sites/community_factsheets/FoxworthFS.pdf	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	http://www.ghanc.org/communities/
Apartment	Friendly Ridge	1 Saint Croix Place/Greensboro, NC 27410	(336) 299-5581	http://internacionalrealty.com/contact/	http://www.friendlyridge.com/	http://www.friendlyridge.com/contactus.aspx	Internacional Realty Management	2251 Broadway Suite 108   San Antonio, TX 78215	(210) 281-1469	http://internacionalrealty.com/
Apartment	Gate City Apartments	1106 Magnolia Street, 27401	336.315.5035	admin@signaturepropertygroup.com http://www.signaturepropertygroup.com/contact.cfm	http://gatecitycapital.com/	TheBoroughs@SignaturePropertyGroup.com	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	http://www.signaturepropertygroup.com/
Apartment	Gateway Plaza	200 Spring Garden Street, Greensboro, NC 27401	336.303.3040	http://www.ghanc.org/contact-us/default.aspx	http://www.ghanc.org/communities/sites/community_factsheets/Gateway_FS.pdf	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	http://www.ghanc.org/communities/
Apartment	Gatewood Manor	1238 Lolly Ln, Greensboro, NC 27405	(336) 230-0503	??	n/a	n/a		??	??	Section 8
Apartment	Glen Haven	426 Greenbriar Rd Apt A, Greensboro, NC 27405-3120	(336) 545-0201	bmg@bmgrents.com	http://www.bmgrents.com/residential-properties-for-lease/apartments/	n/a	Burgess Management Group	1828 Banking Street/Greensboro, North Carolina 27408	(336) 379-7368	http://www.bmgrents.com/
Apartment	Grand Summit Apartments	601 Friendway Road/Greensboro, NC 27410	(336) 854-8187	http://www.hrpliving.com/index.php/contact/	http://www.grandsummittaps.com/	http://www.apartments.com/grand-summit-greensboro-nc/e1bt1mm/	Hawthorne Residential Partners	806 Green Valley Road, Suite 311, Greensboro, NC 27408	(336) 275-9511	http://www.hrpliving.com/
Apartment	Granite Ridge	4480 Platinum Drive   Greensboro, NC 27409	(336) 315-3908		http://www.graniteridgenc.com/	http://www.graniteridgenc.com/RequestInfo/51313	BSC Holdings	3411 W Wendover Ave, Greensboro, NC 274	(336) 292-9010	<a href="http://www.bschilding.us/">http://www.bschilding.us/</a>
Apartment	Greenhaven Trace Apartments	800 Greenhaven Drive/Greensboro, NC 27406	(336) 855-6515	http://www.pickeringandco.com/contact-us	http://www.pickeringandco.com/greenhaven-trace	http://www.pickeringandco.com/greenhaven-trace-contact-us	Pickering and Company	2723 Horse Pen Creek Rd, Suite 105/Greensboro, NC 27410	336-852-9964	http://www.pickeringandco.com/
Apartment	Greenway at Stadium Park	451 N Eugene St, Greensboro NC 27401	(336) 553-0641	info@lomaxproperties.com	http://greenwayatstadiumpark.com/	info@greenwayatstadiumpark.com	Lomax Properties	700 Battleground/Greensboro, North Carolina 27401 PO Box 1318/Greensboro, North Carolina 27402	336-547-6776	http://lomaxproperties.com/
Apartment	Grentton Place Apartments	4107 Yanceyville Street/Greensboro, NC 27214	336-369-5967	http://www.bipinc.com/contact/	http://www.bipinc.com/apartment-locations/grentton-place-apartments/	hbrown@bipinc.com	Brown Investment Properties, Inc.	440 West Market Street, Greensboro, NC 27401	336-379-8771	http://www.bipinc.com
Apartment	Guilford Place Apartments	320 Guilford College Rd, Greensboro, NC 27409	(336) 854-3458		http://www.apartments.com/guilford-place-apartments-greensboro-nc/vtq3j4f/	n/a				
Apartment	Hairston JT Memorial Apartments	718 Marsh St, Greensboro, NC 27406	(336) 275-2902	http://www.westminstercompany.com/contact.htm	http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&PM_Key=67	jthairston@wcsites.net	Westminster Company Property Management	2720 North Church St./Greensboro, NC 27415	336-375-1552	http://www.westminstercompany.com/
Apartment	Hall Towers	2314 North Church Street, Greensboro, NC	336.303.3040	http://www.ghanc.org/contact-us/default.aspx	http://www.ghanc.org/communities/sites/community_fa	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	http://www.ghanc.org/communities/

		27405			ct_sheets/Hall_Towers_FS.pdf						
Apartment	Hampton Downs	5001 Steepleshire Place, Greensboro, NC 27410	336-802-1573	n/a	http://www.phillipsmanagement.com/nc/greensboro/hampton_downs/index.html	hamptondowns@phillipsmanagement.com	Phillips Management Group	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	http://www.phillipsmanagement.com/	
Apartment	Hampton Homes	1300 Ogden Street, Greensboro NC 27406	336.303.3032	http://www.ghanc.org/contact-us/default.aspx	http://www.ghanc.org/communities/sites/community_factsheets/Hampton_Homes_FS.pdf	n/a	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	http://www.ghanc.org/communities/	
Apartment	Hanover Terrace	3911 Marchester Way, 27407	(336) 292-8819	Even Google doesn't have this info.	<a href="http://www.hanoverterraceapts.com/">http://www.hanoverterraceapts.com/</a>	hanoverterrace@druckerandfalk.com	7200 Creedmoor Rd #300, Raleigh, NC 27613	(919) 846-7300	http://www.druckerandfalk.com/contact-us-overview.aspx	none listed: http://www.druckerandfalk.com/contact-us-overview.aspx	
Apartment	Havens at Willow Oaks	2000 Everitt Street Greensboro, NC 27401	(336) 272-1123	http://www.wrreality.com/contact-us/	http://www.havensatwillowoaks.com/	http://www.havensatwillowoaks.com/contact-us.aspx	WRH Realty Services	415 First Avenue North, St. Petersburg, FL 33701	727.892.3000	http://www.wrreality.com/	
Apartment	Hawthorne Crossing	1501-CH Brandonshire Court/Greensboro, NC 27409	888-673-3423	<a href="http://www.hrpliving.com/index.php/contact/">http://www.hrpliving.com/index.php/contact/</a>	<a href="http://www.hawthornecrossingapts.com/">http://www.hawthornecrossingapts.com/</a>	http://www.hawthornecrossingapts.com/contact-us.aspx	Hawthorne Residential Partners	806 Green Valley Road/Suite 311/Greensboro, NC 27408	336.275.9511	<a href="http://www.hrpliving.com/">http://www.hrpliving.com/</a>	
Apartment	Hickory Trails	4223 Romaine Street, Greensboro NC 27407	336.856.8631	http://www.ghanc.org/contact-us/default.aspx	http://www.ghanc.org/communities/sites/community_factsheets/Hickory_Trails_FS.pdf	http://www.apartments.com/hickory-trails-apartments-greensboro-nc/wkj1bgk/	Greensboro Housing Authority	450 North Church Street/Greensboro, NC 27401	336-275-8501	http://www.ghanc.org/communities/	
Apartment	Hidden Lakes	5500 Weslo Willow Drive, 27409	(877) 525-1450	http://www.crhmi.com/	http://www.corehiddenlakes.com/	http://www.corehiddenlakes.com/contact-us.aspx	CORE Realty Holdings Management, Inc.	1600 Dove Street, Suite 450/Newport Beach, CA 92660	can't find	http://www.corer Realtyholdings.com/	
Apartment	Highland Hills	100 Tall Oaks Drive/Greensboro, NC 27455		<a href="http://www.lomaxproperties.com/multi-family.php">http://www.lomaxproperties.com/multi-family.php</a>	<a href="http://www.lomaxproperties.com/multi-family.php">http://www.lomaxproperties.com/multi-family.php</a>	n/a	Lomax Realty	700 Battleground/Greensboro, North Carolina 27401	336-547-6776	http://www.lomaxproperties.com/	
Apartment	Hodgins Retreat	811 Dolley Madison Rd/Greensboro, NC 27410	(336) 553-2077	http://www.blueridgecompanies.com/corporate-contact	http://www.hodginsretreatapts.com/	leasing@hodginsretreatapts.com	Blue Ridge Companies	5826 Samet Drive • Suite 105/High Point, NC 27265	336-889-1500	http://www.blueridgecompanies.com/	
Apartment	Hope Court	3701 Hope Court, Greensboro NC 27407	(336) 379-1547	info@ahmi.org	http://ahmi.org/communities_display.cfm?cid=4	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	http://ahmi.org	Section 8 accepted; income limits.
Apartment	Hunter's Glen	3128 Utah Place, 27405	(336) 621-8794	n/a	<a href="http://www.allianceliving.com/">http://www.allianceliving.com/</a>	n/a	Alliance Management, Inc	PO Box 9519 Greensboro, North Carolina 27429	336.275.8586	<a href="http://www.allianceliving.com/">http://www.allianceliving.com/</a>	
Apartment	Hunt's View	3901 Battleground Ave, 27410	(336) 282-7111	n/a	<a href="http://www.bellpartnertliving.com/nc/greensboro/hunts-view/">http://www.bellpartnertliving.com/nc/greensboro/hunts-view/</a>	http://www.bellpartnertliving.com/nc/greensboro/hunts-view/contact-us.asp	Bell Partners	300 N. Greene Street, Suite 1000 Greensboro NC 27401	336-232-1900	<a href="http://www.bellpartnersinc.com/">http://www.bellpartnersinc.com/</a>	
Apartment	Juliet Place	2200 Juliet Place, 27406	336-290-6544	http://www.gokeystone.com/Request_info.aspx	<a href="http://www.julietplace.com/">http://www.julietplace.com/</a>	http://www.julietplace.com/contact/	Keystone Group	3708 Alliance Dr./27407	(336) 856-0111	http://www.gokeystone.com/	
Apartment	Kingsgate South Apartments	603 W Terrell St, 27406	(336) 379-8958	<a href="http://www.unitedmgtsvc.com/contact-us/">http://www.unitedmgtsvc.com/contact-us/</a>	<a href="http://www.unitedmgtsvc.com/our-communities/kingsgate/">http://www.unitedmgtsvc.com/our-communities/kingsgate/</a>	http://www.unitedmgtsvc.com/contact-us/	United Management	1345 Garner Lane, Suite 103, Columbia SC 29210	8037313881	<a href="http://www.unitedmgtsvc.com/">http://www.unitedmgtsvc.com/</a>	

					<a href="#">ate-south-apartments/</a>		Services of Columbia, LLC				
Apartment	Lakemont	3900 Cotswold Avenue #100-D, Greensboro, NC 27410	(336) 282-6006	n/a	<a href="http://lakemont.amoreforrent.com/">http://lakemont.amoreforrent.com/</a>	n/a	Amore Management	4130 Monroeville Boulevard, Monroeville PA15146	412-373-7100	<a href="http://www.amoreapartments.com/contact-us">http://www.amoreapartments.com/contact-us</a>	
Apartment	Lakes Edge	5646 C West Market Street, 27409	(336) 554-7125	n/a	<a href="http://www.lakesedge-online.com/">http://www.lakesedge-online.com/</a>	<a href="http://www.lakesedge-online.com/Apartments/module/property_info/property[id]/48115/launch_guest_card/1/">http://www.lakesedge-online.com/Apartments/module/property_info/property[id]/48115/launch_guest_card/1/</a>	Landmark Property Services	4901 Dickens Rd. #119, Richmond, VA 23230	804.673.0900	<a href="http://www.landmark-property.com/">http://www.landmark-property.com/</a>	
Apartment	Latham Park Manor	1000 Hill Street Greensboro, 27408	(336) 740-9703	<a href="http://fidelityrealty.com/index.html">http://fidelityrealty.com/index.html</a>	<a href="http://fidelityrealty.com/lathamparkmanor.html">http://fidelityrealty.com/lathamparkmanor.html</a>	n/a	Fidelity Realty	1808 Spring Garden St, Greensboro NC 27403	3362747652	<a href="http://fidelityrealty.com/index.html">http://fidelityrealty.com/index.html</a>	
Apartment	Laurence Manor	2300 Juliet Place, Greensboro NC 27406	336-334-0446	info@ahmi.org	<a href="http://ahmi.org/communities_display.cfm?cid=5">http://ahmi.org/communities_display.cfm?cid=5</a>	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	No section 8 accepted, but income limits.
Apartment	Legacy at Friendly Manor	5402 Friendly Manor Dr, 27410	(336) 292-2991	<a href="http://www.blueridgecompanies.com/">http://www.blueridgecompanies.com/</a>	<a href="http://www.legacyatfriendlymanor.com/index.asp">http://www.legacyatfriendlymanor.com/index.asp</a>	leasing@legacyatfriendlymanor.com	Blue Ridge Companies	Blue Ridge Companies	5826 Samet Drive • Suite 105/High Point, NC 27265	336-889-1500	<a href="http://www.blueridgecompanies.com/corporate-contact">http://www.blueridgecompanies.com/corporate-contact</a>
Apartment	Legacy at Twin Oaks	5269 Hilltop Rd/Greensboro, NC 27407	(336) 553-3530	<a href="http://www.blueridgecompanies.com/">http://www.blueridgecompanies.com/</a>	<a href="http://www.legacyattwinoaks.com/index.asp">http://www.legacyattwinoaks.com/index.asp</a>	leasing@legacyattwinoaks.com	Blue Ridge Companies	Blue Ridge Companies	5826 Samet Drive • Suite 105/High Point, NC 27265	336-889-1500	<a href="http://www.blueridgecompanies.com/corporate-contact">http://www.blueridgecompanies.com/corporate-contact</a>
Apartment	LeMans at Lawndale	2005 West Cone Boulevard, 27408	(336) 600-1016	info@falconmanagement.com	<a href="http://www.falconmanagement.com/lemans.html">http://www.falconmanagement.com/lemans.html</a>	lemans@falconmanagement.com	Falcon Management	not listed	336-271-8122	<a href="http://www.falconmanagement.com/">http://www.falconmanagement.com/</a>	
Apartment	Lexington Commons	2316-A Golden Gate Drive, 27405	(336) 379-5000	info@falconmanagement.com	<a href="http://www.falconmanagement.com/lexington.html">http://www.falconmanagement.com/lexington.html</a>	lexington@falconmanagement.com	Falcon Management	not listed	336-271-8122	<a href="http://www.falconmanagement.com/">http://www.falconmanagement.com/</a>	
Apartment	Lincoln Grove Apartments	503 S Ohenry Blvd, #18, 27401	(336) 272-5953	n/a	n/a	n/a	Wynnfield Properties, Inc. (??)	5614 State Rd 1145, Jamestown, NC 27282	(336) 454-6134	<a href="http://wynnfieldproperties.com/">http://wynnfieldproperties.com/</a>	
Apartment	Lindley Park Manor	300 Ashland Drive Greensboro, 27403	(336) 740-9705	<a href="http://fidelityrealty.com/index.html">http://fidelityrealty.com/index.html</a>	<a href="http://fidelityrealty.com/lindlevparkmanor.html">http://fidelityrealty.com/lindlevparkmanor.html</a>	n/a	Fidelity Realty	1808 Spring Garden St, Greensboro NC 27403	3362747652	<a href="http://fidelityrealty.com/index.html">http://fidelityrealty.com/index.html</a>	
Apartment	Madison at Adam's Farm	5202 Fox Hunt Dr, 27407	(866) 730-6219	<a href="http://www.crhmi.com/">http://www.crhmi.com/</a>	<a href="http://www.coremadisonadamsfarm.com/">http://www.coremadisonadamsfarm.com/</a>	<a href="http://www.corehidelines.com/contactus.aspx">http://www.corehidelines.com/contactus.aspx</a>	CORE Realty Holdings Management, Inc.	1600 Dove Street, Suite 450/Newport Beach, CA 92660	can't find	<a href="http://www.corer Realtyholdings.com/">http://www.corer Realtyholdings.com/</a>	
Apartment	Madison Woods	5505-A Tomahawk Drive, 27410	(336) 895-1977	<a href="https://www.biginc.com/contact/">https://www.biginc.com/contact/</a>	<a href="http://www.madisowoodsapts.com">http://www.madisowoodsapts.com</a>	<a href="http://www.madisowoodsapts.com/contact-us/">http://www.madisowoodsapts.com/contact-us/</a>	3rd Group Properties	6300 Powers Ferry Road, Suite 600-298, Atlanta, GA 30339	(800) 854-9583	<a href="http://www.3rdgroupproperties.com">http://www.3rdgroupproperties.com</a>	
Apartment	Mallard Lake	2905 Cottage Place, 27455	(336) 288-3448	<a href="http://sunchaseamerican.com/contact/">http://sunchaseamerican.com/contact/</a>	n/a	n/a	Sunchase American	3907 North Elm Street Greensboro NC, 27455	877-275-4850	<a href="http://sunchaseamerican.com/">http://sunchaseamerican.com/</a>	
Apartment	Margate on Cone	900-A E. Cone Blvd, 27405	(336) 621-3701		<a href="http://margateoncone.com/">http://margateoncone.com/</a>	<a href="http://margateoncone.com/contact_us">http://margateoncone.com/contact_us</a>	None Diclosed				
Apartment	Meadow Park	101 Meadowville	(336) 333-		<a href="http://www.vwplace">http://www.vwplace</a>	<a href="http://www.vwplaces.c">http://www.vwplaces.c</a>	??				

	Apartments	Lane/Greensboro, NC 27406	2564		s.com/36613	om/RequestInfo/36613					
Apartment	Mill Place	1808 McCormick	336-517-7343	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/mill-place/">http://www.burkelycommunities.com/luxury-apartment-communities/mill-place/</a>	<a href="http://www.apartments.com/mill-place-greensboro-nc/1hgrj16/">http://www.apartments.com/mill-place-greensboro-nc/1hgrj16/</a>	Burkley Communities	1515 W. Cornwallis Drive, Suite 204, Greensboro NC 27408	(336) 272-8151	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	
Apartment	Millbrook	1101 East Barton, 27403	336.315.5035	<a href="http://www.signaturepropertygroup.com/contact.cfm">admin@signaturepropertygroup.com</a>	<a href="http://www.millbrookapts.com/">http://www.millbrookapts.com/</a>	<a href="http://www.theboroughs@signaturepropertygroup.com">theboroughs@signaturepropertygroup.com</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	Misty Creek	4203-21 Hewitt Street, 27407	(336) 852-2750	<a href="https://www.bipinc.com/contact/">https://www.bipinc.com/contact/</a>	<a href="http://www.theretreatapartment.com/">http://www.theretreatapartment.com/</a>	<a href="http://www.theretreatapartment.com/Contact.aspx">http://www.theretreatapartment.com/Contact.aspx</a>	Brown Investment	440 W Market St, Greensboro, NC 27401	3363798771	<a href="https://www.bipinc.com/">https://www.bipinc.com/</a>	
Apartment	Morehead	5518 W market, 27409	(336) 855-1730	<a href="http://www.hrpliving.com/index.php/contact/">http://www.hrpliving.com/index.php/contact/</a>	<a href="http://moreheadapts.com/users/awp.php?ln=724821">http://moreheadapts.com/users/awp.php?ln=724821</a>	<a href="mailto:office@moreheadapts.com">office@moreheadapts.com</a>	Hawthorne Residential	806 Green Valley Road, Suite 311, Greensboro, NC 27408	336.275.9511	<a href="http://www.hrpliving.com/">http://www.hrpliving.com/</a>	
Apartment	Morris Manor	4228 United Street, 27409	(336) 854-4422		n/a	n/a	Allen Realty	221 Commerce Place # B, Greensboro, NC 27401	(336) 272-8121		
Apartment	Mosby Townhomes	3608 Mosby Dr Greensboro North Carolina 27407	(336) 691-2897		<a href="http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Mosby-Townhomes-Apartments">http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Mosby-Townhomes-Apartments</a>	n/a					
Apartment	Nettie Coad Apartments	503 Martin Luther King Jr Dr, Greensboro, NC 27406	(336) 272-6844		<a href="https://www.facebook.com/pages/Nettie-Coad-Apartments/146484228730212">https://www.facebook.com/pages/Nettie-Coad-Apartments/146484228730212</a>	n/a					
Apartment	Northland	3319 North O'Henry Boulevard/Greensboro, NC	336.375.3419	<a href="http://www.westminstercompany.com/contact.htm">http://www.westminstercompany.com/contact.htm</a>	<a href="http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=38">http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=38</a>	<a href="mailto:northland@wcsites.net">northland@wcsites.net</a>	Westminster Company Property Management	2720 North Church St./Greensboro, NC 27415	336-375-1552	<a href="http://www.westminstercompany.com/">http://www.westminstercompany.com/</a>	
Apartment	Northwinds	1373 Lee's Chapel Road, 27455	(336) 621-6662	<a href="http://www.southwoodrealty.com/contact.htm">http://www.southwoodrealty.com/contact.htm</a>	<a href="http://www.southwoodrealty.com/northwinds.htm">http://www.southwoodrealty.com/northwinds.htm</a>	<a href="http://www.southwoodrealty.com/contact.htm">http://www.southwoodrealty.com/contact.htm</a>	Southwood Realty	P.O. Box 280, Gastonia, NC 28053	(704)-869-6024	<a href="http://www.southwoodrealty.com/index.htm">http://www.southwoodrealty.com/index.htm</a>	
Apartment	Nottingham Apartments	4254 United St, Greensboro, NC 27407	(336) 855-1291		<a href="http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Nottingham-Apartments">http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Nottingham-Apartments</a>	<a href="http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Nottingham-Apartments">http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Nottingham-Apartments</a>	Merritt Properties	4254 United St, Greensboro, NC 27407	(336) 855-1291		
Apartment	Overland Crest	3902 Overland Heights, Greensboro, NC 27407	(336) 292-9740		n/a	n/a	private				
Apartment	Paces Village	3100 N Elm, 27408	(336) 282-8090	<a href="http://www.ginkgores.com/contact.htm">http://www.ginkgores.com/contact.htm</a>	n/a	n/a	GinkgoResidential	1023 W. Morehead Street, Suite 301 ,Charlotte, NC 28208	704.944.0100	<a href="http://www.ginkgores.com/">http://www.ginkgores.com/</a>	
Apartment	Palmer House	3216-A Yanceyville Street, 27405	(336) 554-7171		<a href="http://www.palmerhouseapartments.com/">http://www.palmerhouseapartments.com/</a>	<a href="http://www.palmerhouseapartments.com/">http://www.palmerhouseapartments.com/</a>	None Diclosed				
Apartment	Park Forest	3214 Brassfield	(336) 544-	<a href="http://www.bellapartmentliving.com/#Contact">http://www.bellapartmentliving.com/#Contact</a>	<a href="http://www.bellapar">http://www.bellapar</a>	<a href="http://www.bellapartmentliving.com/nc/green">http://www.bellapartmentliving.com/nc/green</a>	Bell Partners	300 N. Greene St, Ste. 1000,	336.232.1900	<a href="http://www.bella">http://www.bella</a>	

	Apartments	Road, 27410	7183		<a href="http://mentliving.com/nc/greensboro/park-forest/">mentliving.com/nc/greensboro/park-forest/</a>	sboro/park-forest/contact-us.asp		Greensboro, NC 27401		<a href="http://partmentliving.com/">partmentliving.com/</a>	
Apartment	Park Place	2 Hiltin Place, 27409	(336) 855-1499	cant find anything	<a href="http://www.forrent.com/apartment-community-profile/100006130.php">http://www.forrent.com/apartment-community-profile/100006130.php</a>	<a href="http://www.forrent.com/apartment-community-profile/100006130.php">http://www.forrent.com/apartment-community-profile/100006130.php</a>	Orion				
Apartment	Park South	230 S Park DR	336-373-9797	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/park-south/">http://www.burkelycommunities.com/luxury-apartment-communities/park-south/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/park-south/#apply">http://www.burkelycommunities.com/luxury-apartment-communities/park-south/#apply</a>	Burkley Communities	1515 W. Cornwallis Drive, Suite 204, Greensboro NC 27408	(336) 272-8151	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	
Apartment	Parkside Apartments	306 O Connor St # A, Greensboro, NC 27406	(336) 275-0026	<a href="http://unitedmgiti.com/index.php?action=page_display&amp;PageID=2#">http://unitedmgiti.com/index.php?action=page_display&amp;PageID=2#</a>	<a href="http://unitedmgiti.com/index.php?action=page_display&amp;PageID=27">http://unitedmgiti.com/index.php?action=page_display&amp;PageID=27</a>	<a href="http://unitedmgiti.com/index.php?action=page_display&amp;PageID=2">http://unitedmgiti.com/index.php?action=page_display&amp;PageID=2</a>	United Management II		910-221-660	<a href="http://unitedmgiti.com/index.php?action=page_display&amp;PageID=2#">http://unitedmgiti.com/index.php?action=page_display&amp;PageID=2#</a>	
Apartment	Partnership Village	135 GREENBRIAR ROAD	(336) 286-6401	<a href="mailto:info@partnershipm.com">info@partnershipm.com</a>	n/a	n/a	Partnership Property Mgmt	4600 Dundas Dr, 27407	336 544-2300	<a href="http://www.partnershipm.com/">http://www.partnershipm.com/</a>	
Apartment	Pepperstone	2021 Pepperstone Place, 27406	(877) 367-1082	<a href="mailto:residents@ginkgmail.com">residents@ginkgmail.com</a>	<a href="http://www.peppersstoneapts.com/">http://www.peppersstoneapts.com/</a>	<a href="http://www.peppersstoneapts.com/Contact.aspx">http://www.peppersstoneapts.com/Contact.aspx</a>	Ginkgo Residential	1023 W. Morehead St Ste 301, Charlotte 28208	704.944.0100	<a href="http://www.ginkgores.com/">http://www.ginkgores.com/</a>	
Apartment	Phillips Place	Driving Directions (From Downtown): Traveling west on Friendly Ave, turn right onto Mendenhall, one block on the left. (no address on website, just map that shows complex in the middle of UNCG)	336-373-9797	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/phillips-place/">http://www.burkelycommunities.com/luxury-apartment-communities/phillips-place/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/phillips-place/#apply">http://www.burkelycommunities.com/luxury-apartment-communities/phillips-place/#apply</a>	Burkley Communities	1515 W. Cornwallis Drive, Suite 204, Greensboro NC 27408	(336) 272-8151	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	
Apartment	Piedmont Place Apartments	5817 Garden Village Court/Greensboro, NC 27410	336.706.9876	<a href="http://www.bipinc.com/contact/">http://www.bipinc.com/contact/</a>	<a href="http://piedmontplaceapartments.com/">http://piedmontplaceapartments.com/</a>	<a href="http://piedmontplaceapartments.com/contact-us/">http://piedmontplaceapartments.com/contact-us/</a>	Brown Investment Properties, Inc.	440 West Market Street, Greensboro, NC 27401	336-379-8771	<a href="http://www.bipinc.com">http://www.bipinc.com</a>	
Apartment	Princeton Terrace	3312 Rehobeth Church Rd., 27406	(336) 852-9626	<a href="mailto:info@multifamilyselect.com">info@multifamilyselect.com</a>	<a href="http://princetonterraceapartments.com/">http://princetonterraceapartments.com/</a>	<a href="http://princetonterraceapartments.com/RequestInfo/36543">http://princetonterraceapartments.com/RequestInfo/36543</a>	Multifamily Select	300 East John Street/Suite 138/Matthews, NC 28105	855-791-7371	<a href="http://www.multifamilyselect.com/community.html">http://www.multifamilyselect.com/community.html</a>	
Apartment	Random Woods	1805-D Fairfax Road, 27407	(336) 294-5059	<a href="http://www.kourycorp.com/AboutUs/ContactUs.aspx">http://www.kourycorp.com/AboutUs/ContactUs.aspx</a>	<a href="http://www.randomwoodsapts.com/">http://www.randomwoodsapts.com/</a>	<a href="http://www.randomwoodsapts.com/contactus.aspx">http://www.randomwoodsapts.com/contactus.aspx</a>	Koury Corporation	Four Seasons Town Centre, 400 4 Seasons Town Center Ent, Greensboro, NC 27407	(336) 299-9200	<a href="http://www.kourycorp.com/">http://www.kourycorp.com/</a>	
Apartment	Regents Apartments	1631 Glenside Dr Greensboro, NC 27405	(336) 621-3334	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/regent-apartments/">http://www.burkelycommunities.com/luxury-apartment-communities/regent-apartments/</a>	<a href="http://www.apartments.com/regent-apartments-greensboro-nc/k1wjm7c/">http://www.apartments.com/regent-apartments-greensboro-nc/k1wjm7c/</a>	Burkley Communities	1515 W. Cornwallis Drive, Suite 204, Greensboro NC 27408	(336) 272-8151	<a href="http://www.burkelycommunities.com/contact-us/">http://www.burkelycommunities.com/contact-us/</a>	
Apartment	Rehobeth Pointe	933 Meadow Oak Dr, 27406	336-565-6552		<a href="http://www.rehobethpointe.com/">http://www.rehobethpointe.com/</a>	<a href="http://www.rehobethpointe.com/contact/">http://www.rehobethpointe.com/contact/</a>					
Apartment	Revolution Crossing	2627 Yanceyville Street/Greensboro, NC 27405	336-283-4593	n/a	<a href="http://www.phillipsmanagement.com/nc/greensboro/revolution_crossing/index">http://www.phillipsmanagement.com/nc/greensboro/revolution_crossing/index</a>	<a href="http://www.phillipsmanagement.com">smoketree@phillipsmanagement.com</a>	Phillips Management Group	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	<a href="http://www.phillipsmanagement.com/">http://www.phillipsmanagement.com/</a>	

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Apartment	Richardson Hospital Apartments	603 South Benbow Road Greensboro, NC 27401	(336) 379-9400	senior home	<a href="http://www.beacon-nc.com/LRichardson.htm">http://www.beacon-nc.com/LRichardson.htm</a>	n/a	Beacon Management Corporation	408 Battleground Avenue, Greensboro, NC 27401-2104	(336) 545-9000	<a href="http://www.beacon-nc.com/">http://www.beacon-nc.com/</a>	
Apartment	Richardson Village	600—604 Dewitt Street, Greensboro, NC 27401	336-273-0050		<a href="http://www.beacon-nc.com/RichardsonVillage.htm">http://www.beacon-nc.com/RichardsonVillage.htm</a>	n/a	Beacon Management Corporation	408 Battleground Avenue, Greensboro, NC 27401-2104	(336) 545-9000	<a href="http://www.beacon-nc.com/">http://www.beacon-nc.com/</a>	
Apartment	Ridgewood	307 Edwards Road, 27410	336-855-0363	info@falconmanagement.com	<a href="http://www.falconmanagement.com/ridgewood.html">http://www.falconmanagement.com/ridgewood.html</a>	ridgewood@falconmanagement.com	Falcon Management	not listed	336-271-8122	<a href="http://www.falconmanagement.com/">http://www.falconmanagement.com/</a>	
Apartment	Rockwood Manor	3818 Rockwood Manor/Greensboro, NC	(336) 621-4644	<a href="http://www.westminstercompany.com/contact.htm">http://www.westminstercompany.com/contact.htm</a>	<a href="http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=47">http://www.westminstercompany.com/DynamicContentPortal.aspx?PV_Key=3&amp;PM_Key=47</a>	rockwood@wcsites.net	Westminster Company Property Management	2720 North Church St./Greensboro, NC 27415	336-375-1552	<a href="http://www.westminstercompany.com/">http://www.westminstercompany.com/</a>	
Apartment	Seager Place	1404 Fleming Rd, Greensboro, NC 27410	(336) 294-1111	gcarr@beacon-nc.com	<a href="http://www.beacon-nc.com/SeagerPlace.htm">http://www.beacon-nc.com/SeagerPlace.htm</a>	n/a	Beacon Management Company	408 Battleground Avenue, Greensboro, NC 27401-2104	(336) 545-9000	<a href="http://www.beacon-nc.com/">http://www.beacon-nc.com/</a>	
Apartment	Sedgefield Downs	3716-A Groometown Road, 27407	(336) 554-7172		<a href="http://www.sedgefielddowns.com/">http://www.sedgefielddowns.com/</a>	<a href="http://www.sedgefielddowns.com/Apartment/module/guest_card/property%5Bid%5D%149182/contact-us/1">http://www.sedgefielddowns.com/Apartment/module/guest_card/property%5Bid%5D%149182/contact-us/1</a>					
Apartment	Sedgefield Gardens	3854 West Avenue, 27407	(336) 554-7162		<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Sedgefield-Gardens/16568/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Sedgefield-Gardens/16568/</a>	<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Sedgefield-Gardens/16568/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Sedgefield-Gardens/16568/</a>					
Apartment	Smoketree	2627 Yanceyville St, 27405	(336) 621-2666	<a href="http://www.phillipsmanagement.com/">http://www.phillipsmanagement.com/</a>	<a href="http://www.phillipsmanagement.com/nc/greensboro/smoketree/">http://www.phillipsmanagement.com/nc/greensboro/smoketree/</a>	smoketree@phillipsmanagement.com	Phillips Management Co	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	n/a	
Apartment	South Pointe	3216 South Holden Road, 27407	(336) 294-4161		n/a	n/a					
Apartment	Southwoods	2307 Columbus Street/Greensboro, NC 27406	336-379-1547	info@ahmi.org	<a href="http://www.ahmi.org/g/communities_display.cfm?cid=6">http://www.ahmi.org/g/communities_display.cfm?cid=6</a>	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	Section 8 accepted
Apartment	Spencer Street Apartments	2101, 2103 Spencer Street; Greensboro, NC 27401	336-617-8589	info@ahmi.org	<a href="http://ahmi.org/communities_display.cfm?cid=7">http://ahmi.org/communities_display.cfm?cid=7</a>	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	Section 8 accepted; income limits.
Apartment	Steeplechase at Adam's Farm	1338 Adam's Farm Pkwy, 27407	(336) 852-2458		<a href="http://www.bellapartmentliving.com/nc/greensboro/steeplechase-at-adams-farm/">http://www.bellapartmentliving.com/nc/greensboro/steeplechase-at-adams-farm/</a>	<a href="http://www.burkelycommunities.com/luxury-apartment-communities/phillips-place/#apply">http://www.burkelycommunities.com/luxury-apartment-communities/phillips-place/#apply</a>	Bell Partners	300 N. Greene St, Ste. 1000, Greensboro, NC 27401	(336) 232-1900	<a href="http://www.bellapartmentliving.com/">http://www.bellapartmentliving.com/</a>	
Apartment	Stonestrow	3501 Farmington Drive, 27407	(855) 539-8970	<a href="http://www.kourycorp.com/AboutUs/ContactUs.aspx">http://www.kourycorp.com/AboutUs/ContactUs.aspx</a>	<a href="http://www.stonestrowapts.com">http://www.stonestrowapts.com</a>	stonestrowmanager@hrpliving.com	Koury Corporation	Four Seasons Town Centre, 400 4 Seasons Town Center Ent, Greensboro, NC 27407	(336) 299-9200	<a href="http://www.kourycorp.com/">http://www.kourycorp.com/</a>	
Apartment	Stoneybrook	258-A Webster	(336) 370-		<a href="http://www.bschilding.us/stoneybrook">http://www.bschilding.us/stoneybrook</a>	stoneybrook_apartments@yahoo.com	BSC Holdings	3411 W Wendover Ave,	(336) 292-9010	<a href="http://www.bschilding.us/">http://www.bschilding.us/</a>	



		Road, 27406	4494		<a href="#">apartments</a>			Greensboro, NC 274		<a href="#">olding.us/</a>	
Apartment	Summertree	9 Summertree Lane, 27406	(336) 852-0764	n/a	<a href="http://www.summertreeliving.com/">http://www.summertreeliving.com/</a>	<a href="http://www.summertreeliving.com/Apartment%5Fmodule%5Fproperty_info%5Fproperty%5F9411/launch_guest_card%5F1/">http://www.summertreeliving.com/Apartment%5Fmodule%5Fproperty_info%5Fproperty%5F9411/launch_guest_card%5F1/</a>	Alliance Management, Inc	PO Box 9519/Greensboro, North Carolina 27429	336.275.8586	<a href="http://www.allianceliving.com/">http://www.allianceliving.com/</a>	
Apartment	Summit Station	3227 Orange Street, 27405	(336) 375-7422		n/a	n/a					
Apartment	Sycamore Apartments	2529 Spring Garden Street/Greensboro, NC 27406	336-855-6515	<a href="http://www.pickeringandco.com/contact-us">http://www.pickeringandco.com/contact-us</a>	<a href="http://www.pickeringandco.com/sycamore-re-apartments">http://www.pickeringandco.com/sycamore-re-apartments</a>	<a href="http://www.pickeringandco.com/sycamore-apartments-contact-us">http://www.pickeringandco.com/sycamore-apartments-contact-us</a>	Pickering and Company	2723 Horse Pen Creek Rd, Suite 105/Greensboro, NC 27410	336-852-9964	<a href="http://www.pickeringandco.com/">http://www.pickeringandco.com/</a>	
Apartment	The Amesbury on West Market	5328 W Market St, 27409	(336) 854-6009	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a> <a href="http://www.signaturepropertygroup.com/contact.cfm">http://www.signaturepropertygroup.com/contact.cfm</a>	<a href="http://www.amesbury-apartments.com/">http://www.amesbury-apartments.com/</a>	<a href="http://www.amesbury-apartments.com/contact-us/">http://www.amesbury-apartments.com/contact-us/</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	The Ashland	1 Aspen Drive, 27409	(336) 292-6814	<a href="http://www.hammondresidentialgroup.com/leads/contact_us/client/1512">http://www.hammondresidentialgroup.com/leads/contact_us/client/1512</a>	<a href="http://www.livewelltheashland.com/the-ashland-greensboro-nc">http://www.livewelltheashland.com/the-ashland-greensboro-nc</a>	<a href="http://www.livewelltheashland.com/contact_us/">http://www.livewelltheashland.com/contact_us/</a>	Hammond Residential Services	2110 Powers Ferry Road, Suite 150/Atlanta, GA 30339	(678) 741-2835	<a href="http://www.hammondresidentialgroup.com/">http://www.hammondresidentialgroup.com/</a>	
Apartment	The Forest	402-H East Montcastle Drive, 27406	(336) 275-5551	<a href="mailto:info@carlislerp.com">info@carlislerp.com</a>	<a href="http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/The-Forest-Apartments">http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/The-Forest-Apartments</a>	<a href="http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/The-Forest-Apartments">http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/The-Forest-Apartments</a>	Carlisle Residential Properties	826 N Elm St Suite 200, Greensboro, NC 27401	(336) 373-0028	<a href="http://www.carlisleresidentialprop.com/">http://www.carlisleresidentialprop.com/</a>	
Apartment	The Gardens at Anthony House	3223 Pleasant Garden Road/Greensboro, NC 27406	336-245-9996	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a> <a href="http://www.signaturepropertygroup.com/contact.cfm">http://www.signaturepropertygroup.com/contact.cfm</a>	<a href="http://www.thegardensatanthonyhouse.com/">http://www.thegardensatanthonyhouse.com/</a>	<a href="http://www.thegardensatanthonyhouse.com/contact-us/">http://www.thegardensatanthonyhouse.com/contact-us/</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	The Hamptons at Country Park	4515 Lawndale Drive, 27455	(336) 542-3488	<a href="http://www.carlisleresidentialprop.com/contact.asp">http://www.carlisleresidentialprop.com/contact.asp</a>	<a href="http://www.carlisleresidentialprop.com/profile.asp?AID=23421">http://www.carlisleresidentialprop.com/profile.asp?AID=23421</a>	<a href="http://www.carlisleresidentialprop.com/profile_e_contact.asp?AID=23421">http://www.carlisleresidentialprop.com/profile_e_contact.asp?AID=23421</a>	Carlisle Residential Properties	826 N Elm St Suite 200, Greensboro, NC 27401	(336) 373-0028	<a href="http://www.carlisleresidentialprop.com/">http://www.carlisleresidentialprop.com/</a>	
Apartment	The Lakes on Meadowood	01 Meadowood Street/Greensboro, NC 27409	336-855-8520	<a href="http://www.hammondresidentialgroup.com/leads/contact_us/client/1512">http://www.hammondresidentialgroup.com/leads/contact_us/client/1512</a>	<a href="http://www.livewellthelakesonmeadowood.com/the-lakes-on-meadowood-greensboro-nc/">http://www.livewellthelakesonmeadowood.com/the-lakes-on-meadowood-greensboro-nc/</a>	<a href="http://www.livewellthelakesonmeadowood.com/the-lakes-on-meadowood-greensboro-nc/contact">http://www.livewellthelakesonmeadowood.com/the-lakes-on-meadowood-greensboro-nc/contact</a>	Hammond Residential Services	2110 Powers Ferry Road, Suite 150/Atlanta, GA 30339	(678) 741-2835	<a href="http://www.hammondresidentialgroup.com/">http://www.hammondresidentialgroup.com/</a>	
Apartment	The Lodge at Lakeshore	5010 Hilltop Road/Greensboro, NC 27407	(336) 852-4199	<a href="mailto:admin@signaturepropertygroup.com">admin@signaturepropertygroup.com</a> <a href="http://www.signaturepropertygroup.com/contact.cfm">http://www.signaturepropertygroup.com/contact.cfm</a>	<a href="http://www.lodgeatlakeshore.com/">http://www.lodgeatlakeshore.com/</a>	<a href="http://www.lodgeatlakeshore.com/contact-us/">http://www.lodgeatlakeshore.com/contact-us/</a>	Signature Properties	305 Blandwood Avenue, 27401	336-294-9199	<a href="http://www.signaturepropertygroup.com/">http://www.signaturepropertygroup.com/</a>	
Apartment	The Southeastern Building Apartments	100 North Elm Street/Greensboro, NC 27401	(336) 292-9010		<a href="http://www.bschoholding.us/southeastern">http://www.bschoholding.us/southeastern</a>	<a href="mailto:klyman@bscholdings.com">klyman@bscholdings.com</a>	BSC Holdings	3411 W Wendover Ave, Greensboro, NC 274	(336) 292-9010	<a href="http://www.bschoholding.us/">http://www.bschoholding.us/</a>	
Apartment	The Village Lofts	309-G Pisgah Church Road/Greensboro, NC 27455	(336) 286-4949	<a href="http://www.kourycorp.com/AboutUs/ContactUs.aspx">http://www.kourycorp.com/AboutUs/ContactUs.aspx</a>	<a href="http://www.villageloftspts.com/">http://www.villageloftspts.com/</a>	<a href="http://www.villageloftspts.com/contactus.aspx">http://www.villageloftspts.com/contactus.aspx</a>	Koury Corporation	Four Seasons Town Centre, 400 4 Seasons Town Center Ent, Greensboro, NC 27407	(336) 299-9200	<a href="http://www.kourycorp.com/">http://www.kourycorp.com/</a>	
Apartment	Timber Hollow	3200-A Trent Street, 27405	(877) 308-6370		<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Timber-Hollow/29573/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Timber-Hollow/29573/</a>	<a href="http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Timber-Hollow/29573/">http://www.apartmentguide.com/apartments/North-Carolina/Greensboro/Timber-Hollow/29573/</a>	Bedrock Management Solutions	cannot find a thing ( <a href="http://www.apartmentguide.com/property-management/North-Carolina/Greensboro/Bedrock-Management-Solutions/100008558/">http://www.apartmentguide.com/property-management/North-Carolina/Greensboro/Bedrock-Management-Solutions/100008558/</a> )			
Apartment	Timbercreek	1015 Glendale Drive, 27406	336-854-3808	<a href="http://www.bipinc.com/contact/">http://www.bipinc.com/contact/</a>	<a href="http://www.bipinc.com/apartment-">http://www.bipinc.com/apartment-</a>	<a href="mailto:timbercreek@bipinc.com">timbercreek@bipinc.com</a>	Brown Investment	440 West Market Street, Greensboro, NC 27401	336-379-8771	<a href="http://www.bipinc.com">http://www.bipinc.com</a>	



					locations/timbercreek-apartments/		Properties, Inc.				
Apartment	Townhomes at Willow Oaks	1806 Morning Joy Place Greensboro, NC 27401	(336) 691-9675	Edgewood@emcmgmt.com	<a href="http://www.willowoakstownhomes.com/">http://www.willowoakstownhomes.com/</a>	<a href="http://www.willowoakstownhomes.com/greensboro/townhomes-at-willow-oaks/guest-card/contact-us/1">http://www.willowoakstownhomes.com/greensboro/townhomes-at-willow-oaks/guest-card/contact-us/1</a>	Edgewood Property Management	Seneca Meadows Corporate Center/20316 Seneca Meadows Parkway/Germantown, MD 20876	301-562-1600	<a href="http://www.edgewoodmgmt.com/">http://www.edgewoodmgmt.com/</a>	
Apartment	Treybrooke	117 Teakwood, 27406	(336) 275-2001	n/a	<a href="http://www.treybrooke-apts.com/">http://www.treybrooke-apts.com/</a>	<a href="http://www.treybrooke-apts.com/greensboro/treybrooke-village/guest-card/contact-us/1">http://www.treybrooke-apts.com/greensboro/treybrooke-village/guest-card/contact-us/1</a>	R.E. Carroll Management Company	201 N Elm St Greensboro, NC 27401	(336) 691-1755	<a href="http://www.recarrollmanagement.com/">http://www.recarrollmanagement.com/</a>	
Apartment	Trinity Gardens Apartments	809 Carrieland Dr., Greensboro, NC 27405	(336) 272-8774	info@multifamilyselect.com	<a href="http://www.multifamilyselect.com/community.html">http://www.multifamilyselect.com/community.html</a>	n/a	Multifamily Select, Inc.	300 East John Street/Suite 138/Matthews, NC 28105	855-791-7371	<a href="http://www.multifamilyselect.com/community.html">http://www.multifamilyselect.com/community.html</a>	
Apartment	Twin Oaks	3712 West Avenue, 27407	(336) 904-2781	bmg@bmgrents.com	<a href="http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Twin-Oaks-Apartments">http://www.apartmentfinder.com/North-Carolina/Greensboro-Apartments/Twin-Oaks-Apartments</a>	bmg@bmgrents.com	Burgess Management Group	1828 Banking Street/Greensboro, North Carolina 27408	(336) 379-7368	<a href="http://www.bmgrents.com/">http://www.bmgrents.com/</a>	
Apartment	University Court	1618 Spring Garden Street/Greensboro, NC 27403	336-369-5967	<a href="http://www.bipinc.com/contact/">http://www.bipinc.com/contact/</a>	<a href="http://www.bipinc.com/apartment-locations/university-court/">http://www.bipinc.com/apartment-locations/university-court/</a>	Hbrown@bipinc.com	Brown Investment Properties, Inc.	440 West Market Street, Greensboro, NC 27401	336-379-8771	<a href="http://www.bipinc.com">http://www.bipinc.com</a>	
Apartment	Village Crossing	117 Windhill Court, Greensboro NC 27405	336-617-8804	info@ahmi.org	<a href="http://ahmi.org/comunities_display.cfm?cid=8">http://ahmi.org/comunities_display.cfm?cid=8</a>	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	<a href="http://ahmi.org">http://ahmi.org</a>	Section 8 accepted; income limits.
Apartment	Villages at Nantucket	1024 Fir Place/Greensboro, NC 27407	336-369-5967	<a href="http://www.bipinc.com/contact/">http://www.bipinc.com/contact/</a>	<a href="http://www.bipinc.com/apartment-locations/villages-at-nantucket/">http://www.bipinc.com/apartment-locations/villages-at-nantucket/</a>	hbrown@bipinc.com	Brown Investment Properties, Inc.	440 West Market Street, Greensboro, NC 27401	336-379-8771	<a href="http://www.bipinc.com">http://www.bipinc.com</a>	
Apartment	Wendover at River Oaks	1 River Oaks Drive/Greensboro, NC 27409	(336) 299-0172		<a href="http://wendover-apts.com">http://wendover-apts.com</a>	office@wendover-apts.com	??				
Apartment	Westborough Apartments	5939 West Friendly Avenue, 27410	(336) 294-1582	none listed: <a href="http://www.druckerandfalk.com/contact-us-overview.aspx">http://www.druckerandfalk.com/contact-us-overview.aspx</a>	<a href="http://www.westboroughapts.com/">http://www.westboroughapts.com/</a>	No email, contact form: <a href="http://www.westboroughapts.com/contactus.aspx">http://www.westboroughapts.com/contactus.aspx</a>	Drucker & Falk Real Estate	7200 Creedmoor Rd #300, Raleigh, NC 27613	(919) 846-7300	<a href="http://www.druckerandfalk.com/">http://www.druckerandfalk.com/</a>	
Apartment	Westover Apartments	1102 Westover Ter, Greensboro, NC 27408	(336) 273-2340		<a href="http://www.mynewplace.com/apartment/westover-apartments-inc-greensboro-nc-5009g8933876">http://www.mynewplace.com/apartment/westover-apartments-inc-greensboro-nc-5009g8933876</a>	n/a	??				
Apartment	Westview Valley Apartments	436 Guilford College Rd, 27409	(336) 299-9778	None listed, just contact form: <a href="http://www.westminstercompany.com/contact.htm">http://www.westminstercompany.com/contact.htm</a>	<a href="http://www.westminstercompany.com/dynamiccontentportal.aspx?pv_key=3&amp;pm_key=57">http://www.westminstercompany.com/dynamiccontentportal.aspx?pv_key=3&amp;pm_key=57</a>	westview@wcsites.net	Westminster Company Property Management	2720 North Church St., Greensboro, NC 27415	336-375-1552	<a href="http://www.westminstercompany.com/">http://www.westminstercompany.com/</a>	
Apartment	Whitehurst	3405 Whitehurst Road/Greensboro, NC 27410	336-285-6501	n/a	<a href="http://www.phillipsmanagement.com/nc/greensboro/whitehurst/index.html">http://www.phillipsmanagement.com/nc/greensboro/whitehurst/index.html</a>	whitehurst@phillipsmanagement.com	Phillips Management Group	1400 Battleground Avenue Suite 201   Greensboro, NC 27408	(336) 274-2481	<a href="http://www.phillipsmanagement.com/">http://www.phillipsmanagement.com/</a>	
Apartment	Willow Ridge	2031 Willow Road, 27406	(336) 272-1100		<a href="https://willowridge.prospectportal.com">https://willowridge.prospectportal.com</a>	<a href="http://www.willowridgeapts.com/greensboro/willow-ridge/guest-card/contact-us/1">http://www.willowridgeapts.com/greensboro/willow-ridge/guest-card/contact-us/1</a>					
Apartment	Willow Run	327 Montrose	336-802-		<a href="http://www.phillips">http://www.phillips</a>	willowrun@phillipsmanagement.com	Phillips	1400 Battleground Avenue	(336) 274-2481	<a href="http://www.philli">http://www.philli</a>	

		Drive, 27407	1572		management.com/n c/greensboro/willow _run/		Management Co	Suite 201   Greensboro, NC 27408		psmanagement.c om/	
Apartment	Windhill	201 Windhill Court, Greensboro NC 27405	336-375- 6555	info@ahmi.org	http://ahmi.org/com munities_display.cf m?cid=9	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	http://ahmi.org	Section 8 accepted; income limits.
Apartment	Windhill Court	201 Windhill Court, Greensboro NC 27405	336-375- 6555	info@ahmi.org	http://ahmi.org/com munities_display.cf m?cid=9	info@ahmi.org	Affordable Housing Management, Inc.	330 South Greene Street, Suite B-11/Greensboro, NC 27401	336.273.0568	http://ahmi.org	Section 8 accepted; income limits.
Apartment	Woodland Park	3047 Pisgah Place, Greensboro NC 27455	(336) 288- 4347		http://www.bellapar tmentliving.com/nc/ greensboro/woodla nd-park/	<a href="http://www.bellapartmentliving.com/nc/greensboro/woodland-park/contact-us.asp">http://www.bellapart mentliving.com/nc/green sboro/woodland- park/contact-us.asp</a>	Bell Partners	300 N. Greene St, Ste. 1000, Greensboro, NC 27401	(336) 232-1900	http://www.bella partmentliving.co m/	
Apartment	Yester Oaks	100 Yester Oaks Way, Greensboro, NC 27455	(336) 288- 6361	http://www.kourycorp.com /AboutUs/ContactUs.aspx	http://www.apartm ents.com/yester- oaks-greensboro- nc/njmy1p/	n/a	Koury Corporation	Four Seasons Town Centre, 400 4 Seasons Town Center Ent, Greensboro, NC 27407	(336) 299-9200	http://www.kour ycorp.com/	
Apartment	York Towne	3601 Lynhaven Drive, 27406	(336) 310- 6582		http://www.yorktow neapartments.com/	<a href="http://www.yorktowneapartments.com/contact/">http://www.yorktowne apartments.com/conta ct/</a>	Real Estate Associates	3333 Durham-Chapel Hill Blvd, Durham, NC 27707	(919) 489-2000	https://www.real estateassoc.com/	
Individual Landlords (from previous postings, etc.)	Alan Buster	1208 W. Florida St	n/a	shan4al@aol.com	n/a	n/a	n/a	n/a	336-456-6470	n/a	
Individual Landlords (from previous postings, etc.)	Alex Peabody	4502 Camden Ridge Dr	n/a	peabodya11@gmail.com	n/a	n/a	n/a	n/a	336.456.7139	n/a	
Individual Landlords (from previous postings, etc.)	Alex Worth	1700 N Elm St #H6	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336.830.7740	n/a	
Individual Landlords (from previous postings, etc.)	Andrea Keck	3717 Mosby Dr	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-854-9847	n/a	
Individual Landlords (from previous postings, etc.)	Angela Moore	4111 Hope Valley Lane	n/a	asmooore6969@gmail.com	n/a	n/a	n/a	n/a	336-420-3172	n/a	
Individual Landlords (from previous	Ann Hilliard	2120 Langley St	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-674-9497	n/a	

postings, etc.)											
Individual Landlords (from previous postings, etc.)	Barbara Bumper	806 Rockett Street	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-254-2888	n/a
Individual Landlords (from previous postings, etc.)	Ben McFadyen	3227 Regents Park Ln	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336.509.0333	n/a
Individual Landlords (from previous postings, etc.)	Benjamin James Properties	3515 Lynhaven Dr (Apts)	n/a	info@benjaminjamesproperties.com or sales@benjaminjamesproperties.com for application questions	n/a	n/a	n/a	n/a	n/a	336-625-1200	n/a
Individual Landlords (from previous postings, etc.)	Benny Sloan	1200 Valleyview St	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-451-6900	n/a
Individual Landlords (from previous postings, etc.)	Bill and Cindy Bessoir	550 Jolson St	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-669-2316	n/a
Individual Landlords (from previous postings, etc.)	Bob	4447 Carlys Way	n/a	bhphoto47@earthlink.net	n/a	n/a	n/a	n/a	n/a	(336)317-0112;	n/a
Individual Landlords (from previous postings, etc.)	Brian Wang	111 Goldfinch Ave	n/a	brian_wang1108@msn.com	n/a	n/a	n/a	n/a	n/a	214.991.7884	n/a
Individual Landlords (from previous postings, etc.)	Craig Daniels	714 Northridge St	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	720.340.1313	n/a
Individual Landlords (from previous postings, etc.)	Craige LeGrand	4121 Ashmore Dr. - Greensboro, NC 27405	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	901.219.8808 OR 336.327.5017	n/a

postings, etc.)											
Individual Landlords (from previous postings, etc.)	Darryl Artis	1500 N O'Henry Blvd	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-965-3084	n/a	
Individual Landlords (from previous postings, etc.)	Dave Ravelle	1206 Benjamin Benson St, 27406	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-852-0188	n/a	
Individual Landlords (from previous postings, etc.)	Donna Montgomery	1618 Trogdon St	n/a	Dmontg6706@aol.com	n/a	n/a	n/a	n/a	336.339.4859	n/a	
Individual Landlords (from previous postings, etc.)	Eunice Day	3311 Bryson St. 27406	n/a	eday3@triad.rr.com	n/a	n/a	n/a	n/a	336-273-7773	n/a	
Individual Landlords (from previous postings, etc.)	Frankie Cathcart	4814 Shady Pine Drive, 27455	n/a	nice0584@yahoo.com	n/a	n/a	n/a	n/a	336-392-5380	n/a	
Individual Landlords (from previous postings, etc.)	Gilbert & Pat Casterlow	803 South Pearson St. - Apt-A	n/a	gcasterlow@triad.rr.com	n/a	n/a	n/a	n/a	336-375-6614	n/a	
Individual Landlords (from previous postings, etc.)	Harvey Ingram	4315 Voss Ave, 27405	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-379-8466	n/a	
Individual Landlords (from previous postings, etc.)	Hugh McPartlan (FINAO Properties)	2500 East Wendover Avenue, 27405	n/a	n/a (AM)	n/a	n/a	n/a	n/a	(336) 676-2279 or (336) 202-0209 (AM)	n/a	
Individual Landlords (from previous)	Jamalieh Tajeddini	7 Franklin McCain St, 27405	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-327-8935	n/a	

postings, etc.)											
Individual Landlords (from previous postings, etc.)	Janelle Jordan	2012 Bywood Road, 27405	n/a	bookthevaimj@gmail.com	n/a	n/a	n/a	n/a	n/a	none provided	n/a
Individual Landlords (from previous postings, etc.)	Janna La Barrie	801 Spring Garden St	n/a	jannalabarrie@gmail.com	n/a	n/a	n/a	n/a	n/a	202.631.1076	n/a
Individual Landlords (from previous postings, etc.)	Jean Hough	914 -B Pichard Street	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-255-9883	n/a
Individual Landlords (from previous postings, etc.)	Jeanine Harris	810 Dale St, 27406	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-558-8655	n/a
Individual Landlords (from previous postings, etc.)	Jill Aikens	365 E Montcastle Drive, 27406	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-456-8469	n/a
Individual Landlords (from previous postings, etc.)	John (Martin)	1108 W Northwood St	n/a	northwoodpropertygroup@gmail.com	n/a	n/a	n/a	n/a	n/a	336.362.0575	n/a
Individual Landlords (from previous postings, etc.)	John A. BALLANTYNE	1710 Regents Park Ln	n/a	john.ballantyne25@gmail.com	n/a	n/a	n/a	n/a	n/a	336.202.6581	n/a
Individual Landlords (from previous postings, etc.)	John Graves	929 Huffine Mill Road	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a	336-698-0338	n/a
Individual Landlords (from previous	John Mandrano	767 Chestnut St B	n/a	jmandrano@aol.com	n/a	n/a	n/a	n/a	n/a	336.855.7855	n/a

postings, etc.)											
Individual Landlords (from previous postings, etc.)	Juanita Hendrix (Hen Holco Inc)	1210 Whilden Pl., 27408	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-292-4249	n/a	
Individual Landlords (from previous postings, etc.)	Kenneth Law	5 Planters Ct	n/a	n/a (AM)	n/a	n/a	n/a	n/a	786.503.9390	n/a	
Individual Landlords (from previous postings, etc.)	Kenneth McDoe	3607 McCuiston Road	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-420-5818	n/a	
Individual Landlords (from previous postings, etc.)	Kevin Williford	2931 Isaacs Pl	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336.299.6050	n/a	
Individual Landlords (from previous postings, etc.)	Kirby & Laura Wahl	200 Dolley Madison Rd	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336.314.9740	n/a	
Individual Landlords (from previous postings, etc.)	Kyle McLeod	360 S Elm St	n/a	kmcleod19@yahoo.com	n/a	n/a	n/a	n/a	828.773.9732	n/a	
Individual Landlords (from previous postings, etc.)	L Lea	2005 Chelsea Lane	n/a	lawana040@live.com	n/a	n/a	n/a	n/a	336-493-1155	n/a	
Individual Landlords (from previous postings, etc.)	Lena (?)	4430 River Forest Ln	n/a		n/a	n/a	n/a	n/a	336.854.0267	n/a	
Individual Landlords (from previous)	Linda Cecil	4202 Halifax Road	n/a	linda.cecil@bhhsyostandlitt le.com	n/a	n/a	n/a	n/a	336-451-1246	n/a	

postings, etc.)											
Individual Landlords (from previous postings, etc.)	Mahin Taremiaan	2610 Quaker Landing Rd	n/a	For appointments call Mark 336-362-3542	n/a	n/a	n/a	n/a	336.509.8510	n/a	
Individual Landlords (from previous postings, etc.)	Marilyn Edwards	306 Guerrant Street	n/a	marilyn27401@yahoo.com	n/a	n/a	n/a	n/a	336-324-8817	n/a	
Individual Landlords (from previous postings, etc.)	Mary Lin	106 Sunset Circle #301	n/a	maryml520@aol.com	n/a	n/a	n/a	n/a	336.282.1688	n/a	
Individual Landlords (from previous postings, etc.)	Mavis Yeboah	1929 Vantage Point Pl - Unit G	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-549-6221	n/a	
Individual Landlords (from previous postings, etc.)	Melinda Macasero	902 W. Terrell St	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-545-4220	n/a	
Individual Landlords (from previous postings, etc.)	Michael Loflin	1101 N Elm St	n/a	mrlloflin@gmail.com	n/a	n/a	n/a	n/a	336.501.5827	n/a	
Individual Landlords (from previous postings, etc.)	Ms White	3913 Lacy Ave, 27405	n/a	ovwhitehomes@gmail.com	n/a	n/a	n/a	n/a	301-509-9913	n/a	
Individual Landlords (from previous postings, etc.)	Natalie Upchurch	4400 Pennydale Dr - Greensboro, NC 27407	n/a	natupchurch1@gmail.com	n/a	n/a	n/a	n/a	919-604-3698	n/a	
Individual Landlords (from previous	Pamela and Walter Adams	515 Franklin Blvd - Greensboro, NC 27401	n/a	n/a (AM)	n/a	n/a	n/a	n/a	757-409-8771	n/a	

postings, etc.)											
Individual Landlords (from previous postings, etc.)	Paul Watkins	1101 N Elm St Unit 1203	n/a	n/a (AM)	n/a	n/a	n/a	n/a	845.391.1495	n/a	
Individual Landlords (from previous postings, etc.)	Peggy Ingram	1504 Brown Blvd	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-327-7934	n/a	
Individual Landlords (from previous postings, etc.)	Peggy Willis	7 Rehobeth Ct	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-254-5331	n/a	
Individual Landlords (from previous postings, etc.)	Pete Wall Plumbing/Tonya Becton	Sykes Ave and Kirkman St	n/a	petewallplumbing835@gmail.com	n/a	n/a	n/a	n/a		n/a	
Individual Landlords (from previous postings, etc.)	Robert Kirnard	608 Ireland Street - Greensboro, NC 27406	n/a	robert_k_1@msn.com	n/a	n/a	n/a	n/a	347-210-2799	n/a	
Individual Landlords (from previous postings, etc.)	Rowland Brazzeal	5009 Bass Chapel Rd, 27455	n/a	rowlandbrazzeal@msn.com	n/a	n/a	n/a	n/a	336.207.8063	n/a	
Individual Landlords (from previous postings, etc.)	Sean Mather	Trotting Pl	n/a	sonalsmather@gmail.com	n/a	n/a	n/a	n/a	336.254.0182	n/a	
Individual Landlords (from previous postings, etc.)	Sharon Boone	1814 Eastwood Ave.	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-509-8594	n/a	
Individual Landlords (from previous)	Sherry Cross	1922 Cranbrook St. - Greensboro, NC 27407	n/a	n/a (AM)	n/a	n/a	n/a	n/a	n/a (AM)	n/a	



postings, etc.)											
Individual Landlords (from previous postings, etc.)	Sonya Bull	3911 Pioneer Way - Unit C	n/a	n/a (AM)	n/a	n/a	n/a	n/a	704-258-5227	n/a	
Individual Landlords (from previous postings, etc.)	Steven Matthew Ford	818 Tuscaloosa Street	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336-697-8200	n/a	
Individual Landlords (from previous postings, etc.)	Thomas Beveridge	1202 Portland St	n/a	tbeveridge@triad.rr.com	n/a	n/a	n/a	n/a	336.570.2657	n/a	
Individual Landlords (from previous postings, etc.)	Tony Roe	1105 Pennsylvania St	n/a	troe4@triad.rr.com	n/a	n/a	n/a	n/a	336-617-8476	n/a	
Individual Landlords (from previous postings, etc.)	Wilbert Artis	3007 Beaverbrook Pl. - Greensboro, NC 27406	n/a	n/a (AM)	n/a	n/a	n/a	n/a	336.314.5959	n/a	
Individual Landlords (from previous postings, etc.)	Zhenping Zhong	3 Pilot Ridge Ct	n/a	n/a (AM)	n/a	n/a	n/a	n/a	281.381.3490	n/a	
Individual Landlords (from previous postings, etc.)		5606 Harbor House Drive	n/a	emailed for info	n/a	n/a	n/a	n/a		n/a	
Management Company	1st Choice Mgmt LLC		n/a	<a href="http://gsorents.com/">http://gsorents.com/</a>	n/a	n/a	n/a	3225 Battleground Ave	(336) 387-1950		
Management Company	336 Realty		n/a	<a href="http://www.336realty.com/">http://www.336realty.com/</a>	n/a	n/a	n/a	213 Guilford College Road	(336) 340-6200	336Realty@gmail.com	
Management Company	ABM LLC		n/a	sarahdip@aol.com	n/a	n/a	n/a	106 S Murrow Blvd Ste 100	336-272-3344		
Management	Accommodations		n/a		n/a	n/a	n/a	1901-B Ashwood Ct Suite 7,	(336) 288-1029	<a href="http://accommod">http://accommod</a>	

nt Company	International, inc			amanda@accommodationsinc.com				GSO 27455		ationsinc.net/	
Management Company	Affordable Housing Management		n/a	http://ahmi.org/	n/a	n/a	n/a	330 South Greene Street, Suite B-11, 27401	336.273.0568	info@ahmi.org	
Management Company	AJ's Rental Properties		n/a	ajrental99@gmail.com	n/a	n/a	n/a	none provided	a few (3) listed properties,	http://ajrental.webs.com/	
Management Company	All Property Solutions		n/a	service@allpropertysolutions.com	n/a	n/a	n/a	5709 High Point Road, Suite 202, GSO 27407	(336) 834-0958	http://www.triadrants.com/	
Management Company	Allen Real Estate Group		n/a	http://allen.designedmarketinggroup.com/contact/	n/a	n/a	n/a	2007 Yanceyville Street, Suite 108	336-324-8089	http://allen.designedmarketinggroup.com/	
Management Company	Allen Realty Company		n/a	n/a	n/a	n/a	n/a	shares phone with Wrenn Zealy (see above)	336-272-3183		
Management Company	Alston Realty Group		n/a	mcgwenw@aol.com	n/a	n/a	n/a	1610 E.market St, 27401	336-272-5779	http://www.alstonrealtygroup.com/contact-us.html	
Management Company	Altisource Rental Homes (Hendren Homes)		n/a	http://www.hendrenrealty.com/	n/a	n/a	n/a	216-A West Main Street, Gibsonville, NC 27249	(336)-516-2766	info@hendrenrealty.com	
Management Company	American Homes 4 Rent		n/a	https://www.americanhomes4rent.com/	n/a	n/a	n/a	1 Park Drive, Suite 100, Durham, 27709	(336) 283-8164	Northcarolinaleasing@ah4r.com	
Management Company	And That's Realty (Deborah Jones)		n/a	dj27455@aol.com	n/a	n/a	n/a	associated with Berkshire Hathaway HomeServices Yost & Little Realty	336-253-5954		
Management Company	ARCO Realty		n/a	arcorealtyse@gmail.com	n/a	n/a	n/a	625 South Elm Street	(336) 274-8227	http://www.arcorealty.org/	
Management Company	AROSA Management		n/a	http://www.arosamanagement.com/reach_us.html	n/a	n/a	n/a	5823 High Point Rd, 27407	(336) 294-4499	http://www.arosamanagement.com/index.html	
Management Company	Atlantic Management		n/a	n/a	n/a	n/a	n/a	18 Sails Way, 27406	(336) 274-1515	No website	
Management Company	B and G Property Management		n/a	n/a	n/a	n/a	n/a		(336) 355-8869		
Management Company	Beacon Management		n/a	gcarr@beacon-nc.com	n/a	n/a	n/a	408 Battleground Avenue	(336) 545-9000	http://www.beacon-nc.com/	
Management Company	Belvedere Properties		n/a	belvedererentals@gmail.com	n/a	n/a	n/a	2606 Branchwood Dr, GSO 27408 (office) PO Box 39344, 27408 (Mailing)	(336) 209-5987	http://thebelvederereproperties.com/	
Management Company	Benjamin James Properties		n/a	http://benjaminjamesproperties.com/contact-us/	n/a	n/a	n/a	929-A Sunset Avenue, Asheboro 27203	336-625-1200	http://benjaminjamesproperties.com	
Management Company	Bennett Boyles		n/a	bbo123456@aol.com	n/a	n/a	n/a	4001 Redberry Road, GSO 27407	336-299-0473/ 336-292-2982 (called)		

Management Company	Berkshire Hathaway Home Services/Prudential Yost and Little		n/a	contingent on which agents offering	n/a	n/a	n/a	1103 N Elm St, 27401	(336) 272-0151	bhhs Carolinas.com (doesn't show rentals)
Management Company	Birch Management		n/a	application@birchmanagementinc.com	n/a	n/a	n/a	1118 Greccade Street, 27408	(336) 288-6997	http://www.thebirchcompanies.com/
Management Company	Brown Investment Properties		n/a	info@bipinc.com	n/a	n/a	n/a	440 West Market Street, 27401	336-379-8771	http://www.bipinc.com/
Management Company	Bruins Properties		n/a	http://www.bruinsproperties.com/	n/a	n/a	n/a	665 N Main St, HP 27260	(336) 688-6696	heather.bruinsproperties@gmail.com
Management Company	BSC Holdings		n/a	each location has separate email available	n/a	n/a	n/a	3411 W Wendover Ave, Greensboro, NC 274	(336) 292-9010	http://www.bschoolding.us/
Management Company	Burgess Management (BMG)		n/a	pete@bmgrents.com or bmg@bmgrents.com for residential property	n/a	n/a	n/a	1828 Banking Street, 27408	(336) 379-7368	http://www.bmgrents.com/
Management Company	Burkley Property Group		n/a	jack@BurkelyCommunities.com	n/a	n/a	n/a	1515 W. Cornwallis Drive, Suite 204, 27408	336-373-9797	http://www.burkelycommunities.com/rental-homes/
Management Company	Carroll Company		n/a	n/a	n/a	n/a	n/a	201 N Elm St Greensboro, NC 27401	(336) 691-1755	http://www.recarrollmanagement.com/north-carolina
Management Company	Cato Realty		n/a	dcato1@triad.rr.com	n/a	n/a	n/a	PO Box 4761, Greensboro, NC, 2740	(336) 292-3402	http://www.walktocompushomes.com/
Management Company	Central Carolina Realty		n/a	brant@centralcarolinarealty.com	n/a	n/a	n/a	5562 Randleman Rd., Randleman 27317	(336) 676 7200	http://www.centralcarolinarealty.com/contactus.html
Management Company	Chair City Properties		n/a	http://chaircityproperties.net/contact-us/	n/a	n/a	n/a	40 Trade St, Thomasville 27360	336.476.1443	http://chaircityproperties.net/
Management Company	Chaney Properties		n/a	chaneyproperties@bellsouth.net	n/a	n/a	n/a	408 Blandwood Ave, 27401	336-273-1914	http://chaneyproperties.com/
Management Company	Clinton Gravely		n/a	http://www.ceravelarchitect.com/contact/	n/a	n/a	n/a	502 Banner Ave, 27401	336-275-6183	N/A
Management Company	Coley Jenkins Independent Living		n/a	n/a	n/a	n/a	n/a	2121 Redwood Dr, 27405	336-230-0736	
Management Company	Concord Management		n/a	info@concordmgmt.com	n/a	n/a	n/a	611 Summit Avenue Suite 11, 27405	(336) 273-0598	http://www.concordmgmt.com/
Management Company	Crosby's Prop Mgmt (Hattie Crosby)		n/a	hmcrosby7@bellsouth.net http://www.davidhagaman.com	n/a	n/a	n/a	1012 Homeland Ave, 27405	336-402-4738	
Management Company	David Hagaman		n/a		n/a	n/a	n/a	didn't disclose	336-317-9850	www.davidhagaman.com

nt Company										an.com	
Management Company	Divine Properties 4U LLC		n/a	divineproperties4u@gmail.com	n/a	n/a	n/a	P O Box 16359, 27261	336-858-5045		
Management Company	Dixie (Hull) Alexander		n/a	didn't disclose	n/a	n/a	n/a	Alexander Real Estate Advisors; 2504 HILLSDALE FOREST CT, Summerfield 27358 (did not disclose, from Guilford tax site)	336-549-0405	n/a	
Management Company	DJ McGarrigan - McGarrigan Group		n/a	DJ.McGarrigan@allentate.com	n/a	n/a	n/a	717 Green Valley Road, Suite 300	(336) 392-5945	http://www.allentate.com/DJMcGarrigan/DesktopDefault.aspx?pagealias=ATWAgentOfficeDetail&pageid=114	
Management Company	Donnie Williams		n/a	n/a	n/a	n/a	n/a	didn't disclose	336.451.0472	n/a	
Management Company	Drucker and Falk (Venetta Fields)		n/a	each location has separate email available	n/a	n/a	n/a	3409 N OHenry Blvd Apt B	336-621-4621	http://www.dfapartments.com/	
Management Company	E and Company/Emerson Rental Homes/see Burkley Properties above		n/a	N/A	n/a	n/a	n/a	N/A	336-373-9797	website provided doesn't work; found at http://affordable housingsolutions.rentlinx.com/Company.aspx?CompanyID=25517	
Management Company	Eddie Ana Sierra		n/a	n/a	n/a	n/a	n/a	4209 WHIPPOORWILL DR , 27407(from taxweb)	(336) 303-8366		
Management Company	EJH 3 (Elbert J Hawkins III)		n/a	n/a	n/a	n/a	n/a	103 Cedarwood Dr, 27282 (from taxweb)	336.856.0167		
Management Company	Elder Properties of Greensboro		n/a	info@yourhometriad.com	n/a	n/a	n/a	P O Box 8697, 27419	336.298.8289	http://yourhometriad.com/	
Management Company	Eric Hoskins		n/a	not disclosed	n/a	n/a	n/a	didn't disclose	336.271.2847	n/a	
Management Company	Ernest Knight Realty (Knight Rentals)		n/a	n/a	n/a	n/a	n/a	608 Summit Ave Ste 100, 27405	336-379-8384	n/a	
Management Company	Felts Property Management		n/a	n/a	n/a	n/a	n/a		(336) 509-0504	No website	
Management Company	Fidelity Realty		n/a	jason@fidelityrealty.com	n/a	n/a	n/a	1808 Spring Garden St, 27403	(336) 274-7652	http://www.fidelityrealty.com/index.html	
Management Company	Forest Properties		n/a	info@ForestProperties.com	n/a	n/a	n/a	201-K Pomona Drive, 27407	(336) 299-8825	http://www.fores	

nt Company	Inc									tproperties.com/	
Management Company	Four Corners Realty	n/a	triadrentnow@outlook.com	n/a	n/a	n/a	n/a	4441 Us Highway 311, Randleman, 27317 PO Box 10226, Greensboro 27404	336-854-3260 OR 336.444.3131	http://triadrentnow.com/	
Management Company	Fowler and Fowler Properties	n/a	amyhedgcock@gmail.com	n/a	n/a	n/a	n/a	1301 N. Main Street, HP 27262	(336) 883-1333	http://fowler-fowler.com/	
Management Company	Ganim Properties	n/a	n/a	n/a	n/a	n/a	n/a	5308 Guida Dr., 27410	336-299-6221		
Management Company	Gate City Property Management	n/a	http://www.gatecitylistings.com/	n/a	n/a	n/a	n/a	PO Box 6373   High Point, NC   27262	336.803.4800	info@gatecitylistings.com	
Management Company	Hen Holco, Inc.	n/a	n/a	n/a	n/a	n/a	n/a	2802 Lenoir Dr, 27408	(336) 292-4249		
Management Company	HH Properties	n/a	n/a	n/a	n/a	n/a	n/a	2515 Spring Garden St., 27403	(336) 965-2505		
Management Company	Hinnant Rentals (Waddell Hinnant)	n/a	lleary@triad.rr.com	n/a	n/a	n/a	n/a	602 Banner Ave	336-274-0770	n/a	
Management Company	Howard Investments (JD Howard)	n/a	howard_jd@hotmail.com	n/a	n/a	n/a	n/a	PO BOX 7692, 27417	336-317-1247	http://www.socialserve.com/dbh/ViewUnit/787730?ch=NC&hm=Jd40C5Yr	
Management Company	IMOT Realty LLC (LaTondra Bonds)	n/a	imotrealty@gmail.com	n/a	n/a	n/a	n/a	3924 S Holden Rd Suite G, 27406	336-856-2805	http://imotrealty.com	
Management Company	Invitation Homes	n/a	CharlotteLeasing@IHRent.com	n/a	n/a	n/a	n/a	9335 Harris Corners Parkway, Ste 100, Charlotte	855-709-7368	http://invitationhomes.com/contact/	
Management Company	JCNC Management llc	n/a	n/a	n/a	n/a	n/a	n/a	2990 Butterwood Drive Jamestown	(336) 944-5781		
Management Company	JMP Property Management (Julie Poindexter)	n/a	poindexterj15@gmail.com	n/a	n/a	n/a	n/a		336-399-9538		
Management Company	Jobe Properties	n/a	johnjobe@triad.rr.com	n/a	n/a	n/a	n/a	PO Box 16182, 27416	(336) 817-0811	http://jobeproperties.com/	
Management Company	KAC Realty	n/a	kacrealityllc@hotmail.com	n/a	n/a	n/a	n/a	PO Box 16694, 27416	(336) 674-6203	http://forrentgreensboro.com/	
Management Company	Kenny Roundtree	n/a	n/a	n/a	n/a	n/a	n/a	2006 Kello Drive, 27455	336.210.2083		
Management Company	Kevin Woodmire	n/a	n/a	n/a	n/a	n/a	n/a	not disclosed	336-202-6887		
Management Company	KP Rentals LLC	n/a	kprentallc@gmail.com	n/a	n/a	n/a	n/a	not disclosed; can't find	(336) 413-9237	n/a	

nt Company								anything online		
Management Company	Kriston Ashley	n/a	kriston@360realtygreensboro.com	n/a	n/a	n/a	n/a	111 Wilson Street	(336) 988-5651	<a href="http://www.360realtygreensboro.com/StaffProfiles.aspx?ID=566607">http://www.360realtygreensboro.com/StaffProfiles.aspx?ID=566607</a>
Management Company	Lambeth-Osborne Realty	n/a	lorhdo@aol.com	n/a	n/a	n/a	n/a	214 W Market St, 27401	(336) 272-3163	no website
Management Company	Legacy Prop Mgmt Group	n/a	n/a	n/a	n/a	n/a	n/a	1617 Nc Highway 66 S Suite 201	(336) 457-3007	
Management Company	Leon Kriger	n/a	n/a	n/a	n/a	n/a	n/a	1129 WAYSIDE ST, 27260 (from taxweb)	336.882.8276	
Management Company	Lilly Blue	n/a	n/a	n/a	n/a	n/a	n/a	204 Muirs Chapel Rd Ste 301, 27410	336-346-1289	
Management Company	Linnane Rental Properties (Carolyn Linnane)	n/a	linnanerentals@yahoo.com	n/a	n/a	n/a	n/a	PO BOX 3227, Bluffton SC 29910	336-686-8800	
Management Company	Lomax Properties	n/a	info@lomaxproperties.com	n/a	n/a	n/a	n/a	700 Battleground Ave, 27401	336-547-6776	<a href="http://lomaxproperties.com/property-management.php">http://lomaxproperties.com/property-management.php</a>
Management Company	Marathon Property Solutions	n/a	multiple email addresses listed	n/a	n/a	n/a	n/a	3316-G Battleground Ave, 27410	336.698.4250	<a href="http://marathonlistings.com/index.php/greensborolistings">http://marathonlistings.com/index.php/greensborolistings</a>
Management Company	New Day Living LLC	n/a	<a href="https://www.facebook.com/newdayliving">https://www.facebook.com/newdayliving</a>	n/a	n/a	n/a	n/a	3704 Flint St Unit E	336-907-7973	
Management Company	Nicole Berrios	n/a	n/a	n/a	n/a	n/a	n/a		(336) 558-1775	
Management Company	NSS Properties	n/a	n/a	n/a	n/a	n/a	n/a	3908 SANDLEWOOD RD, 27265 (from taxweb)	(336) 906-6352	
Management Company	Omega Gray Properties, LLC	n/a	n/a	n/a	n/a	n/a	n/a	106 S Murrow Blvd Ste 100	336-708-2477	
Management Company	On Da Move (Marcus Dalton)	n/a	on.da.move@hotmail.com	n/a	n/a	n/a	n/a	listing address: 1101 Glendale Dr, 27406	336-235-9560	<a href="http://ondamove.jalbum.net/">http://ondamove.jalbum.net/</a>
Management Company	Palmetto Equity Group	n/a	info@palmettoequity.com	n/a	n/a	n/a	n/a	P.O. Box 4606, 27404	(336) 271-3020	<a href="http://www.palmettoequity.com/AavailableProperty">http://www.palmettoequity.com/AavailableProperty</a>
Management Company	Park Avenue Properties	n/a	<a href="http://www.parkaveproperties.com/">http://www.parkaveproperties.com/</a>	n/a	n/a	n/a	n/a	19750 W. Catawba Avenue   Cornelius, NC 28031	1.888.372.7528	info@parkaveproperties.com
Management Company	Partnership Property Management	n/a	info@partnershippm.com	n/a	n/a	n/a	n/a	4600 Dundas Dr, 27407 (Corp office)	(336) 855-6945	<a href="http://www.partnershippm.com/about/info.asp">http://www.partnershippm.com/about/info.asp</a>

Management Company	Phillips Management		n/a	every property has contact form	n/a	n/a	n/a	1400 Battleground Avenue Suite 201, 27408	(336) 274-2481	<a href="http://www.phillipsmanagement.com">http://www.phillipsmanagement.com</a>
Management Company	PI Properties		n/a	piproperties@netscape.net	n/a	n/a	n/a	104 Paisley Street, 27401	336.273.4774	<a href="http://www.pi-properties.com/">http://www.pi-properties.com/</a>
Management Company	Pickering and Co		n/a	<a href="http://www.pickeringandco.com/contact-us">http://www.pickeringandco.com/contact-us</a>	n/a	n/a	n/a	2723 Horse Pen Creek Rd, Suite 105, 27410	(336) 852-9964	<a href="http://www.pickeringandco.com/">http://www.pickeringandco.com/</a>
Management Company	Pickett and Baugh		n/a	pickettandbaugh@triadbiz.rr.com	n/a	n/a	n/a	1919-B Boulevard, 27407	336.292.0999	<a href="http://www.pickettandbaughrealty.com/">http://www.pickettandbaughrealty.com/</a>
Management Company	Piedmont Rental Homes		n/a	rent@piedmontrentalhomes.com	n/a	n/a	n/a	PO Box 10194	(336) 617-5720	<a href="http://www.piedmontrentalhomes.com/">http://www.piedmontrentalhomes.com/</a>
Management Company	Piedmont Rental Homes LLC		n/a	rent@piedmontrentalhomes.com	n/a	n/a	n/a	PO Box 10194, 27404	(336) 617-5720	<a href="http://www.piedmontrentalhomes.com/">http://www.piedmontrentalhomes.com/</a>
Management Company	Premier Property Rental Mgmt		n/a	<a href="http://www.premierrpm.com/secure/scripts/openextra.asp?extra=1">http://www.premierrpm.com/secure/scripts/openextra.asp?extra=1</a>	n/a	n/a	n/a	P.O. Box 3606, Hickory 28603	1-866-880-RENT	todd@premierRPM.com
Management Company	Presidia Asset Management		n/a	ghensley@presidiagroup.com	n/a	n/a	n/a	2376 Hickwood Rd, 27265	336-834-8877	<a href="http://www.presidiaassetmgt.com/">http://www.presidiaassetmgt.com/</a>
Management Company	Prestige Management Group		n/a	pmg@prestigemangement.biz	n/a	n/a	n/a	2102 N Elm St, 27408	336.378.1778	<a href="http://www.prestigemangement.biz/">http://www.prestigemangement.biz/</a>
Management Company	Property Administrators		n/a	staff@werenttoday.com	n/a	n/a	n/a	1206 E Wendover Ave., 27405	(336) 544-0599	<a href="http://www.propertyadministrators.com/">http://www.propertyadministrators.com/</a>
Management Company	RA III of Greensboro, Inc.		n/a	n/a	n/a	n/a	n/a	1631 Glenside Dr	336-621-3334	
Management Company	RDC Real Estate Solutions, Inc.		n/a	<a href="http://www.rdcrealestate.com/">http://www.rdcrealestate.com/</a>	n/a	n/a	n/a	20 S Swing Rd Suite 5, 27409	336-441-0240	mguy@rdcrealestate.com
Management Company	Real Property Management of the Triad		n/a	rfinch@rpmtriad.com	n/a	n/a	n/a	1901 Lendew St. Suite 7, 27408	(336) 355-6688	<a href="http://www.rpmtriad.com/">http://www.rpmtriad.com/</a>
Management Company	Realty Consultants Prop. Mgmt		n/a	info@rentrrc.com	n/a	n/a	n/a	2731 Horse Pen Creek Rd.	(336) 217-9326	<a href="http://rentrrc.com/">http://rentrrc.com/</a>
Management Company	Realty Executives/Triad		n/a	<a href="http://www.realtyexecutives.com/">http://www.realtyexecutives.com/</a>	n/a	n/a	n/a	1400 Battleground Ave, Ste 144A	336 379-1188	stephenjohnston@worldnet.att.net
Management Company	Reliant Properties		n/a	reliantpropertiesllc@gmail.com	n/a	n/a	n/a	1600 Washington St, 27401	(336) 617-7162 (no answer; rolled over to another line with recording for apartment community; see notes)	

Management Company	Rent A Home of the Triad		n/a	rentahome@gsorentahome.com	n/a	n/a	n/a	5606 W Friendly Ave., 27410	(336) 272-0767	www.gsorentahome.com
Management Company	RentTriadNC.com		n/a	http://www.renttriadnc.com/available-rentals/	n/a	n/a	n/a	89 ½ Wentworth Street, Charleston 29401	(336) 814-2222	Debbie@RentTriadNC.com
Management Company	Robert Wojnar		n/a	n/a	n/a	n/a	n/a	2205 THREE MEADOWS RD, 27455 (from taxweb)	(336) 508-7227	
Management Company	Sams Investment (Karen Mujali)		n/a	karen.mujali@yahoo.com	n/a	n/a	n/a	355 S Swing Rd	336-491-8101	
Management Company	Sedgefield Square		n/a	ed-janet@roadrunner.com	n/a	n/a	n/a	4215 Bernau Ave, 27407	336-854-0010	http://www.sedgefieldsquareapartments.com/
Management Company	Signature Property Group		n/a	admin@signaturepropertygroup.com	n/a	n/a	n/a	305 Blandwood Avenue , 27401	336-294-9199	http://signaturepropertygroup.com/index.cfm
Management Company	SJL Properties of the Triad		n/a	n/a	n/a	n/a	n/a	1400 Battleground Ave Ste 118, 27408	336-441-0065	
Management Company	SLT Properties		n/a	http://www.sltproperties.com/contact-us/	n/a	n/a	n/a	616A Guilford College Road , 27409	(336) 291-0254	http://www.sltproperties.com/
Management Company	SNI Properties		n/a	n/a	n/a	n/a	n/a		336.545.4515	
Management Company	Stephen James		n/a	n/a	n/a	n/a	n/a	1104 MEADE DR, 27410 (from taxweb)	336.451.0585	
Management Company	Sunset Mgmt (Anthony)		n/a	n/a	n/a	n/a	n/a	rental address: 303 Winston - Unit B	336-379-0252	
Management Company	Tamara Spencer (own in the triad)		n/a	info@owninthetriad.com	n/a	n/a	n/a	1 Centerview Drive, Suite 309, 27407	(336) 852-1532	www.owninthetriad.com
Management Company	Team Jordon Real Estate		n/a	n/a	n/a	n/a	n/a	800 Moultrie Ct	(336) 937-8152	
Management Company	Team Triad Realty		n/a	teamtriad@teamtriad.com	n/a	n/a	n/a	3225 Battleground Ave. , 27408	336-387-2343	http://www.teamtriad.com/nc-triad-rentals/
Management Company	Terence Garraway		n/a	n/a	n/a	n/a	n/a	503 MEADOWOOD ST 27409 (from taxweb)	336.218.0325	
Management Company	The Property Source		n/a	info@tpsnc.com	n/a	n/a	n/a	2118 Walker Avenue, 27403	(336) 373-1881	http://tpsnc.com/
Management Company	Theaster Mangum		n/a	n/a	n/a	n/a	n/a	4500 ELDORADO DR, 27406 (from taxweb)	336-337-8401	
Management Company	Three Friends Properties		n/a	n/a	n/a	n/a	n/a		336-317-2660	



Company											
Management Company	Triad Investors Realty		n/a	ForRent@TIR-PM.com	n/a	n/a	n/a	508-C Prescott Street, 27401	(336) 355-9079	http://www.triadrentalhomes.com/contact-us	
Management Company	Triad Lifestyle Realty		n/a	https://triadlifestylerealty.managebuilding.com/Resident/PublicPages/ContactUs.aspx	n/a	n/a	n/a	118 Church Ave, HP 27262	(336) 307-4111		
Management Company	Triad Property Managers		n/a	dbhowell@triad.rr.com	n/a	n/a	n/a	PO Box 39688, 27438	(336) 365-8020		
Management Company	United Management II		n/a	n/a	n/a	n/a	n/a	306 O Connor St	336-275-0026	http://www.unitedmgtii.com/	
Management Company	Vestal Property Management		n/a	kcurtis@viprenc.com	n/a	n/a	n/a	504-R East Cornwallis Drive, 27405	(336) 272-7688	http://www.vestapropertymanagement.com/	
Management Company	Warren Group Holdings Ltd (Leon Warren)		n/a	lwarren0002@yahoo.com	n/a	n/a	n/a	1031 Summit Ave., Greensboro, NC 27405	866-751-7179		
Management Company	We Rent Houses II		n/a	werenthouses6@att.net	n/a	n/a	n/a	608 Summit Ave, 27405	(336) 370-6699	http://www.werenthouses2.com/	
Management Company	West End Prop Group		n/a	http://www.westendpropertygroup.com/?page_id=15	n/a	n/a	n/a	331 S. Swing Road	(336) 355-9645		
Management Company	Westminster Company		n/a	various based on complex	n/a	n/a	n/a	2720 North Church St., 27415	336-375-1552	http://www.westminstercompany.com/	
Management Company	Wiley McRae		n/a	n/a	n/a	n/a	n/a	1309 Marion St 27403 (from whitepages)	336.697.8084		
Management Company	Willow Woods		n/a	willow@aptdynamics.com	n/a	n/a	n/a	3019 Ingleside Dr., High Point, NC 27265	336.869.5310	http://highpointapartments.com/	
Management Company	Wilson Properties		n/a	stevedre99@triad.rr.com	n/a	n/a	n/a	109 Barden Dr Kernersville, NC 27284-8774	336-644-6728		
Management Company	Wood Properties		n/a	joycewood@woodproperties.biz	n/a	n/a	n/a	1324 Seminole Drive	336.274.3050	http://www.woodproperties.biz/	
Management Company	Wrenn Zealy Properties		n/a	contact form at http://www.wzproperties.com/About-Us.html	n/a	n/a	n/a	1403 SUNSET DR, 27408	(336) 272-3183	http://www.wzproperties.com/	
Management Company	Wynnefield Properties (Margaret George)		n/a	laurie.miller@wynnefieldproperties.com	n/a	n/a	n/a	5614 Riverdale Dr, 27282	336-272-5953 ((336) 454-6134)		

