

Class A Properties: Built 2015 - Present

- Typically have the largest budgets; therefore, will have a higher level of maintenance and finishes.
- Will most likely have outside professional landscaping consultants and irrigation systems, as opposed to in-house landscaping completed by property staff.
- Will have more amenities, most likely to have a clubhouse, and usually will have new signage.
- Townships where the properties are located may be more apt to have regulations such as requiring dumpster covers, as opposed to B/C/Affordable properties that may have open dumpsters.
- Will have larger teams onsite than B/C/Affordable properties.
- Usually have visible security systems around the perimeter of the property.
- Will typically be constructed with higher end building material, i.e. planking, stone, etc.

Class B Properties: Built 1990 - 2014

- Renovations and cosmetic enhancements may have created visible inconsistencies across the property.
- You may notice recently added amenities, (dog parks, playgrounds, enhanced landscaping, etc.) that were not originally part of the community.
- Community will typically be constructed with building materials such as brick and vinyl.
- Services such as landscaping, trash removal, etc. may have a smaller budget than a Class A property so the level of service may be visibly lower.

Class C Properties: Built prior to 1990

- Dumpsters may be visible and uncovered.
- Do not have renovated apartments or have older finishes.
- Limited amenities available.
- Properties may be older, but should be handling basic upkeep and doing the most with limited resources, i.e., pulling weeds; mowing lawns, blowing sidewalks; spraying parking lot lines themselves, etc.

Affordable Properties:

- There are a variety of types of affordable housing including: 55 and older communities; new construction low-income housing; and existing affordable housing that may be several decades old.
- Keep in mind that there are large variances between these types of affordable housing when judging.