

-- Dream Living --  
USE BUDT703\_Project\_0503\_01

-- SQL insert data --

```
INSERT INTO [Dream.ManagementCompany] VALUES
    ('SM','Southern Management','1950 Old Gallows
Rd','Vienna','VA','22182','7039022000'),
    ('SG','The Scion Group','1050 Connecticut Avenue NW Suite
50','Washington','DC','20036','2025721024'),
    ('GS','Greystar','8405 Greensboro Drive Suite
500','McLean','MA','22102','2405824348'),
    ('CD','Camden','11 Greenway Plaza Suite
2400','Houston','TX','77046','7133542500'),
    ('GM','Grady Management','8630 Fenton St Suite 625','Silver
Spring','MD','20910','3015873330'),
    ('UD','UDR','5579 Harrington Falls Lane Suite 1054','Alexandria','VA
','22312','7037506415')
INSERT INTO [Dream.Apartment] VALUES
    ('GHS','Graduate Hills','3424 Tulane
Drive','Hyattsville','MD','20783','2406811064','SM'),
    ('GGS','Graduate Gardens','4317 Rowalt Dr','College
Park','MD','20740','3019270109','SM'),
    ('UVW','University View','8204 Baltimore Ave','College
Park','MD','20740','3013046500','SG'),
    ('TVY','The Varsity','8150 Baltimore Ave','College
Park','MD','20740','3015639074','GS'),
    ('CCP','Camden College Park','9600 Milestone Way','College
Park','MD','20740','3016781859','CD'),
    ('LAA','Lync at Alterra','3420 Toledo
Terrace','Hyattsville','MD','20782','8559370568','GM'),
    ('TDC','The Domain ','3711 Campus Dr','College
Park','MD','20740','3019172698','UD')
INSERT INTO [Dream.Reviewer] VALUES
    ('RW001','ANONYMOUS'),
    ('RW002','ANONYMOUS'),
    ('RW003','ANONYMOUS'),
    ('RW004','ANONYMOUS'),
    ('RW005','E J.'),
    ('RW006','Cierra C.'),
    ('RW007','Galois'),
    ('RW008','ANONYMOUS'),
    ('RW009','ANONYMOUS'),
    ('RW010','ANONYMOUS'),
    ('RW011','walker1336'),
    ('RW012','ANONYMOUS'),
    ('RW013','UMDParent'),
```

```

('RW014','S W. '),
('RW015','ANONYMOUS'),
('RW016','ANONYMOUS'),
('RW017','Richard'),
('RW018','Katie.S'),
('RW019','Alissa H'),
('RW020','ANONYMOUS'),
('RW021','ANONYMOUS'),
('RW022','ANONYMOUS'),
('RW023','ANONYMOUS'),
('RW024','Sumeyye K. '),
('RW025','Debbie J. ')
INSERT INTO [Dream.ReviewPlatform] VALUES
('AR','ApartmentRatings'),
('AC','Apartments.com'),
('YP','Yelp')
INSERT INTO [Dream.Review] VALUES
('001','5','10/01/2021','Kiyanna is very friendly and has the ability to
make you feel comfortable about leasing decisions. I was contemplating
transferring to a different Camden property and Kiyanna's expert advice and
customer service really helped me make the best decision in the moment. Its
hard to find a talented rep like Kiyanna. Thanks Camden for the customer
service!',NULL,'Thank you for your feedback. We especially appreciate the
kudos you gave to our great customer service and staff.','CCP','RW001','AC'),
('002','1','01/26/2021','So I moved here in September thinking that I
would be in a upgraded community then the Camden in laurel, I was
definitely wrong I have a lady who lives over top of me that allows her child
to ride a scooter, run and jump up til three in the morning asked the rental
office to do something please since September. All was told to record the
noise which I did they did nothing to call a officer that works with them he
told them they still did nothing they asked me to basically knock on her door
which went wrong and I had to call the police and still nothing has been
done. The staff is nice but they do not do there job far as a leasing office for
a over priced community with no upgrades but take your money each month
but do not try to resolve any issues. Also been waiting on the regional to call
me since September whom Ive left messages for since September that right
there should tell you what kind of place this is. Which is definitely not
somewhere you can be comfortable or call your home',NULL,'Hello, Thank
you for your feedback, we are sorry to hear that you are upset. Please give
us a call at 301 441 4755 or email us at Collegepark@camdenliving.com. We
want to make sure you are satisfied. Thank you, Leasing
Office','CCP','RW002','AC'),
('003','4.5','09/20/2021','Overall, the complex management team are
helpful and offer excellent tenant service. The only negative I can see is a
lack of cleanliness and building upkeep. For instance near my apartment the
walls have been spackled and ready to be paint for over two years. Yet no

```

one has taken care of it.', '09/22/2021', 'Thank you for sharing your feedback! We appreciate you choosing Camden as your home and we hope you will stay with us for many years to come! Please give us a call at 301-441-4755 so we can get more information on which area needs paint or submit the request online through your MyCamden.com account 24 hours a day. We look forward to resolving this for you as soon as possible. Thanks again!', 'CCP', 'RW003', 'AR'),

—— ('004', '3.5', '06/29/2021', 'My experience at Camden has been an overall comfortable and good experience. I'm totally aware that not anything is perfect but I am here to say that whenever there has been an issue or question, staff at Camden do their best to assist in the most professional manner trying to resolve the problem. I want to take a quick second to highlight Angel. Angel is a staff member working in the Leasing Office who I have to say does a phenomenal job making current residents and potential residents feel right at home. Every encounter that I have personally had with her on the property has been awesome. She is passionate about her job and her work and it clearly shows. She's very active around the community and has a glowing personality that makes everyone around her feel welcomed. Looking forward to my continued stay at Camden.', '07/02/2021', 'Hi there! We sincerely appreciate you taking the time to leave us such wonderful feedback. If there is ever anything we can help with, please don't hesitate to give us a call at 301-441-4755 or email [Collegepark@camdenliving.com](mailto:Collegepark@camdenliving.com). Thank you for making Camden College Park your home.', 'CCP', 'RW004', 'AR'),

—— ('005', '1', '08/12/2021', 'Don't be fooled like I was. The property looks great. It's great if all you do is stay inside your apartment. When you venture out into the grounds, amenities, and the pool, all you will find is nastiness and broken things. The security is constantly compromised, doors are always broken, and they seem to have no intention of making this a safe community. In the short time I've lived here, we've had apartment break ins and multiple car thefts—yes, you heard that right—from the "secured" garage. The staff simply don't care and will never do anything to try to prevent this from happening. It seems that the staff here have no interest in showing empathy for any residents. Many times I see them getting leases signed by new tenants while completely ignoring me or other residents who desperately need help with something minor. They never answer the phones, the water bill will be \$50+ per person, and they will make you feel bad for any small request you have. They are just rude. The good staff have left and now we just have these really petty people in the office who will never ever listen to residents' concerns—never intended to! I can't tell you how many times they've sent me a message saying "we are truly sorry, and thank you etc etc" but it's empty words.', '08/16/2021', 'Hello EJ, We are sorry that you are experiencing this. Please give us a call at 301-441-4755 or email us at [Collegepark@camdenliving.com](mailto:Collegepark@camdenliving.com) and we can definitely address your concerns. Thank you for your feedback and we hope to speak to you soon. Camden College Park Team', 'CCP', 'RW005', 'YP'),

—— ('006', '1', '02/07/2021', 'I considered this apartment and now I regret

ever inquiring. They have been harassing me via phone call and email several times a week for over a month even after I told them that I'm no longer interested.', '02/12/2021', 'Hi Cierra, we set a high standard for ourselves, and we're so sorry to hear this was not met in your interaction with our business.', 'CCP', 'RW006', 'YP'),

—— ('007', '2', '08/31/2005', 'The apartment won't kill you, the walls are unlikely to collapse, and the appliances are mostly functional. On the other hand, after 3 visits from maintenance, my windows still stuck partially open. The air conditioning is mostly functional, although you'll still want a fan or two. Further, they are very good about turning it off during the semester. The lawns are very well cared for. Unfortunately this means that the lawn crews will be out at 8am, which can be a problem depending on schedule. Parking for visitors is poor. The visitor spaces are usually mostly taken, and street parking is just as bad due to students living in the neighborhood. The laundry facilities provided are adequate, but frequently inconvenient. The machines use a smart card system (HOF Laundry Systems) which is nice when it's working. However, the machine only accepts \$10 and \$20 bills and will occasionally take a bill without crediting your account. A phone call can fix this, but it's inconvenient and can lead to stinky clothes until you can get to an ATM.', 'NULL', 'NULL', 'GHS', 'RW007', 'AR'),

—— ('008', '5', '08/14/2021', 'Had a wonderful interaction with Craig on our scheduled tour. Unfortunately the property was fully leased and I was unable to get a lease but hopefully as the semester goes on the waitlist will open up and I can get a spot!', '08/15/2021', 'Thank you again for taking the time to let us know how we did. We hope you have a great day!', 'TVY', 'RW008', 'AC'),

—— ('009', '4', '04/19/2021', 'Close to campus and decently quiet at night for my apartment. It can vary based on which apartment you get since some are close to the parking lot and Looneys. Overall, big rooms and bathrooms compared to other apartments for a lower price!', '04/21/2021', 'Hi there, thank you so much for your positive comments about The Varsity! We are so happy to read such a great review about The Varsity! We look forward to your next visit! Take care!', 'TVY', 'RW009', 'AC'),

—— ('010', '3.5', '07/31/2021', 'I'm moving into the Varsity this fall and I was a bit apprehensive and had many questions about my lease and the Varsity in general. I spoke with Tana on the phone and she helped to ease my nerves away! A very sweet young lady who was very well informed. She was able to answer all the questions I had and reassured my decision in living at the Varsity this year. I can't wait to move in now! Would definitely recommend speaking with Tana!', '08/28/2021', 'Hi Anonymous, we are very happy to have provided you with such a positive experience! If you have any further questions, please give us a call. We're always happy to help!', 'TVY', 'RW010', 'AR'),

—— ('011', '4.5', '07/26/2021', 'Tana helped me with a question about whether I can come in and get help filling out my rent check. She was very nice and friendly and even said she was excited to help me this week when I come in. I'm super excited for my time here at the Varsity especially if the

staff is this nice!','NULL,NULL','TVY','RW011','AR'),

—— ('012','1.5','08/20/2021','I've had experiences with various student apartment rentals in college park. In my opinion the view is the worse so far. Even though the view appears to be competitive in terms of rent, they will nickel and dime you for so many other expenses. The cost for utilities every month just adds up. Also at the end of year they will gouge you for expenses that should qualify as normal wear and tear. They tried to charge us for dust that was on the floor saying it would require significant cleaning. Give me a break! Call them and they will remove some of the charges but others such as marks on the wall they will say require a full painting of the room. Are you telling me that a mark on the wall is not considered to be normal wear and tear? Its ridiculous. My son stayed at another apartment rental and had similar marks and was not charged at all. Save yourself some money and headache and look elsewhere.','NULL,NULL','UVW','RW012','AR'),

—— ('013','3','04/18/2018','We have had an awful time dealing with the management of The View. Our floor plan has been downgraded from what we were originally offered, our contract was changed to reflect the new floor plan without our consent, our roommate request was not honored, we were supposed to get roommate assignments in March and we still have not heard anything, the office manage will not talk calls and does not answer emails. Renter beware.','04/24/2018','Hi Umdparent, thank you for taking the time to let us know about your recent experience. We are disappointed to hear that you are not satisfied with your visit. Our manager would really like to speak with you more regarding this matter. Please reach out to us at (301) 220-0951. We look forward to hearing from you.','UVW','RW013','AR'),

—— ('014','1','08/20/2021','I've had experiences with various student apartment rentals in college park. In my opinion the view is the worse so far. Even though the view appears to be competitive in terms of rent, they will nickel and dime you for so many other expenses. The cost for utilities every month just adds up. — Also at the end of year they will gouge you for expenses that should qualify as normal wear and tear. They tried to charge us for dust that was on the floor saying it would require significant cleaning. Give me a break! — Call them and they will remove some of the charges but others such as marks on the wall they will say require a full painting of the room. Are you telling me that a mark on the wall is not considered to be normal wear and tear? — It's ridiculous. — My son stayed at another apartment rental and had similar marks and was not charged at all. Save yourself some money and headache and look elsewhere.','08/20/2021','Hi, we're sorry to see your negative review. We would like to reach out to you if you have the time to speak to one of our team members. You can reach out to us at live@uviewapts.com or 301-304-6500.','UVW','RW014','AR'),

—— ('015','5','10/02/2020','I will give an A++ to the maintenance staff here. I ran into many times of awkwardness, some times out of my own reasons, but I have received assistance every time in trouble. Last week my car ran out of battery because I forgot to turn off my inner light, then the staff Gerrell passed by and learnt about my situations. He drove his own car

to help recharge my car. I was extremely grateful for this, especially it was not in the scope of the community maintenance service. I was helped by Gerrell so many times in different scenarios, he always tries his best to find a solution for us. Thank Gerrell for these!!',NULL,NULL,'GGS','RW015','AC'),

——('016','1','04/26/2021','I lived there for four years and yes is close to the university and shuttle service those are the only two good things. I thought the convenience was worth the hassle but If I have to do it again I recommend you to stay far away. The apartments are old and have not being maintained properly for years. There is mold in the air vents. I have to threaten them to get it to clean it. The windows let air inside and they will not replace it. The heater and AC is controlled by the community so you will suffer until they decide is convenient for them to turn either on. You also should get used to common water shut offs as it is common and their water system has to be constantly service since the don't want to replace it. There are holes in the walls from the outside from deteriorating bricks that let pests inside regardless of how much you clean. Carpets need to be replace yet they keep saying meets their standards. The management is only looking to take money from you and have no common sense when it comes to customer service. Charge for the parking sticker on a totaled car the day I moved out. Refuse to take payment for it and ask me to pay Southern Management, I did and had receipt for it. Find out years later, when I was applying to an apartment, that they forgot to update the payment and sent me to collection. I had to fight it and dispute it. Only for them to say sorry here is the receipt we have it, then why did you send me to Collection???'', '05/03/2021', 'Thank you for sharing your review of Graduate Hills Apartment Homes. We are so sorry to hear that you experienced these issues while living in our community. We welcome all of our past, future, and current residents to offer suggestions so please feel free to contact our Community Relations Department at communityrelations@smcmail.com so we can address your concerns further.', 'GHS', 'RW016', 'AC'),

——('017','2','08/09/2014','With the University discount, it's pretty cheap. All utes(+intet) included. While it is fairly close to downtown college park, walking paths are not optimal and who actually wants to go to downtown college park. The metro is 3/4 of a mile, about as far as you would want to walk to work each day, perhaps too far for some. Roaches are a big problem. No matter how much you clean there is always someone in the next apartment who keeps their kitchen as an absolute pig sty and makes a home for them. Lots of international students here, mostly Chinese who keep to themselves. You would be surprised how many people they sometimes pack into a 2 bedroom. Not a very neighborly atmosphere but that is what some people are looking for. Southern management does not actually manage things very well. They are always having to redo things, repaving the road after they just repaved it 6 months ago. Installing new windows and then having to go over it again because they got the wrong size. It is moderately annoying. But like I said, it is cheap.', NULL, NULL, 'GGS', 'RW017', 'YP'),

——('018','1','11/03/2015','If I could place 0 stars I would. This place is an

absolute DUMP. The Management company is ABSOLUTELY TERRIBLE. All they care about is getting their money from their tenants. It takes months at some point for them to fix one simple problem. They are also not understanding at all if any type of money issues come out. If you have one or two problems with rent, they'll immediately throw you out. The complex is mostly international students who will stare at you if you are actually NOT an international student. This place is suppose to be a graduate student apartment complex? YEAH RIGHT. Students will party all night, music blaring. The apartment complex does nothing about it. Even if you think their prices are reasonable, trust me, it is not worth your money. You'll find much better places off campus that have a better value, a better management system, and a much better place to live',NULL,NULL,'GGS','RW018','YP'),

——('019','1','07/29/2016','DO NOT LIVE HERE!! There are bugs everywhere. They came in to spray for them twice in two weeks and there were still bugs after. In addition to the bugs, there is also mold all over the bathroom which the management seems to not care about at all. There is no longer a rental office in Graduate Gardens so you have to go all the way across campus to Graduate Hills if you need something. The laundry room is in the building next to mine, but when I went to go do my laundry the door was locked. I have gone to the laundromat ever since. The igniter on the gas stove top takes forever to catch and light, leaving the tiny kitchen smelling like gas. When I moved in, the place was disgusting; it looked like no one had cleaned since the last tenant moved out. There was a mountain of crumbs and old food between the fridge and counter, like to the point where you couldn't even see the floor, which was left by the previous tenant. This doesn't help the bug problem. There is no sense of community in this apartment complex. It is mostly international students who have no interest in talking to you if you are not also an international student. Overall, the place is a dump and for the price they are charging there are definitely nicer options for living around the UMD campus. I am moving out as soon as I can.',NULL,NULL,'GGS','RW019','YP'),

——('020','1.5','04/23/2021','NEVER EVER RENT HERE!! SOUTHERNMANAGEMENT IS LITERALLY THE WORST EXPERIENCE YOU CAN GET ON EARTH. I had moved out more than one year ago and the issues with them never got addressed. When I moved out, they said there is damage in my carpet (where doesn't exists! I have colored photos proved that while they provided a black and grey photo and claim there is unwashed damage. Excuse me ??) that I need to pay \$394. I argued with them but eventually, I thought it doesn't worth it for this amount of money to waste time. So I paid in full and received the paid in full letter one month after I moved out. That is Mar 2020. BUT, THEY STILL PUT THE UNADDRESSED AMOUNT ON MY CREDIT! And now, when I apply for a new apartment, they always say I have owing to the southernmanagement some amount. And I have to provide the paid in full receipt (thank god I still keep it, couldn't imagine if I don't) to get approval. But that's still on my credit report. THEY are so arrogant, disrespectful, ignorant and unprofessional. Even the front desk, he will refuse

to direct your call if you call more than three times. But what can you do? NOBODY ever returned your call even if you left a message. And also the lady named Kaisor Brown, never listens only repeat what she thought. I paid the due amount with her via phone, I had the email with her saying "the payment is paid in full and account is now clear." but this year when I have issues with this amount, she doesn't care she only yells that the renting history will always be there no matter you paid or not. But last year when she emails me, she said before it going on credit she wants me to pay it and I did. All in all, never ever rent with-

southernmanagement.', '04/27/2021', 'Thank you for sharing your experience with Graduate Hills Apartment Homes. We are so sorry to hear that you encountered issues during your move out process. We welcome all of our past and current residents to offer suggestions so we can better your experience. Please feel free to contact our Community Relations Department at communityrelations@smcmail.com so we can address your concerns further.', 'GHS', 'RW020', 'AR'),-

—— ('021', '1', '08/10/2021', 'Had a virtual tour scheduled twice! First time didnt even bother to call me. Second time I had to call them because they did not call, & when I got in contact with someone they didnt have anyone available for a tour. When I politely expressed to him that I did not want to see a floor plan because theyre available on the site, he hung up. Very rude', NULL, 'Thank you for this feedback. We're disappointed to hear about your disappointing experience when looking to take a virtual tour of Lync at Alterra. We appreciate you raising these issues and we will be sure to look into them further. Thank you again for taking the time to write us a review.', 'LAA', 'RW021', 'AC'),-

—— ('022', '4', '05/11/2018', 'Domain is a well maintained community with gorgeous apartments. If you have a car, you're just minutes from plenty of great restaurants and bars, plus Target, IKEA, and other places. The staff was friendly and reliable. I only have two major complaints; the first is the noise. The walls are thin, and the doors are even thinner. If you go to bed early on the weekends (or hell, any time before 3AM), you'll probably be woken up by loud groups of people laughing and stumbling down the halls. My other complaint is the college kids. (Get off my lawn!) They congregate in the common areas and are loud, rude, and inconsiderate. A lot of them don't even live there but spend their evenings hanging out regardless. Keycards are required to get in the building, and kids who obviously aren't residents will hang out by the entrances, playing with their phones, waiting for you to open the door so they can sneak in—they don't even pretend to be sly about it. I would just rush in and slam the door in their faces. Other than that, Domain College Park is a great community and I enjoyed my year of living there.', NULL, NULL, 'TDC', 'RW022', 'AR'),-

—— ('023', '2.5', '10/30/2015', 'If you are a college student, you would love this place. It's basically an upscale dormitory. If you're not a college student, do not rent here you will be disappointment. I broke my lease. Couldn't take it anymore.', NULL, NULL, 'TDC', 'RW023', 'AR'),-



~~—— ('024','1','10/02/2020','We never moved in because of COVID 19. Weeks after we paid for the first month of rent, we get an email about a balance on our account. The employee (Miguel) that received the keys said everything looked good so we were confused. When we called, Miguel told us it was a carpet charge and that he would check it out (since there was no stain when the previous roommates left BUT Domain employees were entering and leaving) and call us if there was an issue. Another week goes by and we call since the charge is still there and they tell us that Miguel no longer works there and to talk to billing. We email billing and they tell us they don't know why the office told us to email them. We email billing and the leasing office again and never get a response. Poor communication and unprofessional. I know CP apartments are known to scam students, but I didn't realize Domain was a part of that as well. We also never received our deposit because a red spot on a carpet cost Domain about \$400.'~~

~~'10/13/2020','Hello Sumeyye, Thank you for sharing your feedback. I apologize for the miscommunication on our part. We compare the current condition of the apartment with the move in inspection form. We charge for any damage beyond normal wear and tear. Ive verified that our team has been in contact with you and your concern has been addressed. Kind regards, Quay Neach 720 348 7620','TDC','RW024','YP'),~~

~~—— ('025','5','01/27/2019','Very nice complex. The staff are outstanding!!! Amenities are great!!! Especially the gym and pool areas.','NULL,NULL','TDC','RW025','YP')~~