

Review Form 1.7

Journal Name:	Asian Research Journal of Arts & Social Sciences
Manuscript Number:	Ms_ARJASS_95117
Title of the Manuscript:	FACTORS RESPONSIBLE FOR DISCRIMINATION AGAINST SINGLE ADULTS IN TENANT SELECTION IN AKURE PROPERTY MARKET
Type of the Article	Original Research Article

General guideline for Peer Review process:

This journal's peer review policy states that **NO** manuscript should be rejected only on the basis of '**lack of Novelty**', provided the manuscript is scientifically robust and technically sound. To know the complete guideline for Peer Review process, reviewers are requested to visit this link:

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PART 1: Review Comments

	Reviewer's comment	Author's comment (if agreed with reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)
<p>Compulsory REVISION comments</p> <ol style="list-style-type: none"> 1. Is the manuscript important for scientific community? (Please write few sentences on this manuscript) 2. Is the title of the article suitable? (If not please suggest an alternative title) 3. Is the abstract of the article comprehensive? 4. Are subsections and structure of the manuscript appropriate? 5. Do you think the manuscript is scientifically correct? 6. Are the references sufficient and recent? If you have suggestion of additional references, please mention in the review form. <p><u>(Apart from above mentioned 6 points, reviewers are free to provide additional suggestions/comments)</u></p>	<p>General assessment</p> <p>The paper mobilizes a set of theoretic and conceptual ideas concerning residential segregation and discrimination factors in the private rental market. This manuscript is important for the contemporary scientific community. Presents as major valence to exploit and define the conceptual limits rental market function, and through a good empirical demonstration study conducted.</p> <p>The paper will thus meet the need for deepening of knowledge on one aspect that has known in the last decade the concern of many scholars of housing studies: the the mechanisms of discrimination and its structuring factors in access to housing via the private rental market. <u>As it is written and structured, even with some theoretical and conceptual deficiencies, we recommend the article for publication, but only after some changes introduced by the author.</u> Suggested changes, some deeper, some shallower follow in next evaluation more specific.</p> <p>Specific assessment</p> <ol style="list-style-type: none"> 1. The abstract is well restructured in order to present the author's thesis (the paper's main argument), but it has to mention a brief methodological note. 2. It is suggested that the author add the expression "Nigeria" to the title, as the average reader of ARJASS may not automatically identify by "Akure" that it is an African city or in Nigeria. 3. We also suggest adding "residential segregation", "rental market" to the keywords, and that "discrimination" and "factors" can be combined into a single keyword. 4. The paragraph of section 3.0, study area, deserves the production of a map with the location of the study area and identification of some of these infrastructures and territories, for easier and geographical visualization by the reader. 5. The research design that was applied in this study is descriptive research. The descriptive approach was used in collecting the data to provide answers to the research questions and to test the hypothesis postulated in the study. Therefore, Research questions and hypotheses must be well defined at the point of introduction, in addition to problematization, which is well done. 6. Discussion of the results needs to be grounded with knowledge of the literature. There are phrases that need to find justification in scientific literature, so the author should mobilize one or two or more references to substantiate them: <ul style="list-style-type: none"> • P.8 "Maybe because of unemployment, some single adults lay their hands on shady businesses and perpetuate crime without thinking twice" • P.8 "Some single adults maybe caught in the web of travelling often and passing the night wherever they deem fit without returning home since they stay alone. Compared to their married counterparts who would always want to go home to meet their family." • P.9 "Single adults have the tendency to go overboard with the way they live their lives and this could be tagged as being promiscuous." • P.15 "Unemployment could be a pointer to this as an unemployed tenant may not be able to raise enough funds for personal uses, how much more; fulling his obligation as a tenant. This is strong enough to turn down the rental request of prospective single tenants." • P.15 "Singles always want to explore and take risk and these risks are associated with youthful exuberances. The advent of internet frauds and a appetite for wealth, not minding its source makes singles vulnerable. Also, some singles take pleasure in frequent travels and hang out, locking the rented property up always." 7. We can find a few limitations in the paper in terms of references, including the lack of standardization and compliance at its final listing. The section of the bibliography requires time and detailed attention to certain details. The final list must be ordered alphabetically by the surname of the first author. We thus call the author's attention to the necessary and thorough review of the more formal aspects of the references, 	

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	<p>according to ARJASS editorial standards.</p> <p>8. Moreover, there are also references that are identified in the bibliography, however, are not even mentioned throughout the paper: Feijten, P. & Van Ham, M. (2009); DePaulo, B. (2006).</p> <p>9. On the contrary, there are references that are made throughout the body of the paper, but are absent in the final list of references: p.1, Nubi, 2008; p.2, Peter, 2021; p.3, Edward and Krendel (2007), Rowland (2002); Ross and Margery (2005); Federici, 2011; p.4, Morris, Sinclair and DePaulo (2007); Adebisi et al, 2015; p.5, Adabre and Chan (2019); p.15, Oni (2010), Onakoya (2017); p.16, (Christian, 2019), NBS, 2017, Adegbami&Adewole, 2013,</p> <p>10. Some confusions: in p.5, Galster (2005), should be Galster, G., & Erin G. (2005); p.6, Field, 2015 or Field 2005; p.6, Chan, Darko, Olanipekun, and Ameyawe (2020) or 2018;</p> <p>Final assessment The article presents a relevant contribution to housing studies in Africa, presenting a good empirical demonstration of results and being drafted clearly and objectively. Also reveals a good scientific terminology and vocabulary in the study of rental market. In short, in spite of the considerations outlined in the field of specific assessment, <u>this review is in favor of publishing the manuscript but with minor modifications</u>, with the expectation that this will surely be an important contribution to the academic and political debates surrounding the touristification of contemporary territories.</p>	
<p>Minor REVISION comments 1. Is language/English quality of the article suitable for scholarly communications?</p>	<p>Minor editing of English language and style required. The paper should be proofread by a professional/native English writer/speaker before final submission to publication.</p>	
<p>Optional/General comments</p>		

PART 2:

	Reviewer's comment	Author's comment (if agreed with reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)
<p>Are there ethical issues in this manuscript?</p>	<p><i>(If yes, Kindly please write down the ethical issues here in details)</i></p>	

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