

RENTER'S RESOURCE GUIDE

CHECKLIST FOR RENTERS

This is a useful list of questions to ask before you sign your lease

LEASE

Rent

1. What is the Rent?
2. Are utilities are included in the rent?
 - Electric?
 - Water?
 - Natural Gas?
 - Cable/ Internet
3. How often has the rent been increased over the last 3 years?
4. What day is the rent due?
5. Does the landlord allow a grace period if you pay a day or two late?
6. Are there late charges?

Lease details

1. Are you able to break the lease? Are there fees?
2. Are you allowed to sublease should you have to move before the lease is up?
3. Does the landlord require you to buy renter's insurance?
4. Is parking provided? Is there a fee?
5. What happens when the lease is up? Does it go month to month?

Security Deposit

1. How much security deposit is required?
 2. When is it due?
 3. When will you get it back?
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APARTMENT/ LIVING AREA

1. Will the apartment or unit be painted and cleaned prior to move-in?
2. What appliances are included?
 - Refrigerator?
 - Stove/Oven?
 - Dishwasher?
 - Washer/Dryer
3. Can you hang things on the wall?
4. Are you allowed to paint the walls? Is there a fee?
5. Are there quiet hours (times when you are expected to be quiet?)
6. Is smoking allowed within the apartment?
7. Is the apartment handicap accessible? Can support bars be installed?

MAINTENANCE

1. Who should be contacted in case of an emergency or to request maintenance?
 2. On what grounds does your landlord have the right of entry? How many hours written notice are they required to provide?
 3. Who is responsible for mowing the grass, weeding, trimming and removing snow and ice?
 4. Who is responsible for garbage removal?
 5. How quickly will the landlord or manager respond if something breaks?
 6. What things will you be responsible for fixing?
 7. What is the heating history/ electric history?
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PETS

1. Are pets accepted?
2. Is there a size limit?
3. Are there fees? Are they refundable?
4. Are vaccinations for pets required?
5. Do they need to be registered with the town/village?

TIPS FOR BEING A RESPONSIBLE TENANT

1. **Pay your rent on time!** (*This is really important*)
2. **Read the lease** so that you understand what you are agreeing to, ask questions if you do not understand something in the lease
3. **Keep a clean living space.** Try to keep the apartment or rental unit in as close to the condition you moved into as possible
4. **Communicate** any problems to your landlord or property management company so that they can be taken care of in a **timely manner**.
5. **Don't allow other people to move in** who are not listed on the lease agreement without notifying the landlord or property management to **get permission**.
6. **Respect your neighbors**
7. **Keep Music and other loud music to a minimum**
8. **Take out your garbage**
9. **Don't get a pet** without notifying the landlord or property management to **get permission**.

IF THERE IS A PROBLEM

1. Check your lease to see if how to deal with the problem is addressed within the lease.
2. Call your landlord/management to see if they are able to assist with the problem
3. If your landlord/management is unwilling to assist with solving the problem check the tenants rights guide to see if there is a solution to addressing the problem.