

Renting An Apartment

The Checklist

- ✓ utilities: gas, electric, cable, trash, water – which, if any, are included? find out what the bills usually run.
- ✓ dishwasher, garbage disposal, microwave: are they included?
- ✓ make sure the air conditioning and heater work. open all the drawers, cabinets, and doors.
- ✓ amenities: i.e. pool, gym - are there extra fees?
- ✓ laundry: on-site, in-unit, none?
- ✓ cable hook-up: in which rooms? bedrooms? who is the provider?
- ✓ noise level: sound from outside; neighbors upstairs, next door, or in the hall; are there schools, hospitals, late-night bars, or sports venues nearby?
- ✓ pets: allowed? is there a size limit? are there fees? are those fees monthly or refundable?

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The Checklist, con't

- ✓ parking: included with rent, extra fee, or street parking? if it's street, do you live near something that would make parking very difficult (such as sports arenas)?
- ✓ floors: hardwood, carpet, tile, other? you will need to own whatever equipment it takes to clean them (i.e. vacuum, mop)
- ✓ outdoor space: yes or no? shared?
- ✓ room dimensions: take a tape measure with you when looking at apartments. what furniture will you need to fit the space?
- ✓ storage: note how many closets there are and if there is other storage available in the building (ie for bike, holiday boxes, etc.)
- ✓ outlets: see how many are in each room; are they up to code?
- ✓ water: check the pressure in the shower and kitchen and bathroom sinks. flush all the toilets.

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The Checklist, con't

- ✓ natural light: what floor is the unit on? which rooms have good amounts of light? are window coverings/blinds included?
- ✓ decorating: are you allowed to paint, decorate, hang things on walls, etc.? do you need to return the place to its original state before moving out (i.e. patch wall holes, paint it back to white)?
- ✓ commute to work: how long you spend commuting each day will likely be a factor in the desirability of an apartment.
- ✓ proximity to transit: buses, subway, bike routes, etc.
- ✓ neighborhood attractions: coffee shop, grocery store, restaurants, nightlife, gym, shopping, etc.
- ✓ rent increase: how much did rent go up, if at all, over the past three years?

Take photos to review later!

Renting An Apartment

Security



Day AND Night AND Weekends:

The perfect apartment may not be so perfect after the sun goes down or on the weekends. Before signing on the dotted line, complete a night time and weekend check of the neighborhood, the outside lighting, entrances, and parking.

Check the security of the surrounding area, the apartment building, and the apartment.

Entrances and Exits:

Make sure there is adequate lighting at all entrances and exits.

Look for streetlights and how the parking area is illuminated at night.

Locks:

Examine the door locks

Deadbolt locks are the most secure.

Check that the windows lock and that there is a security bar on all sliding glass doors.

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Tenant Rights and Responsibilities

RIGHTS:

Withholding rent if the landlord doesn't make repairs in a reasonable amount of time.

Safe and sanitary premises.

No changes in terms and conditions for the length of the lease.

Landlord cannot enter premises without the tenant's consent, or unless an emergency exists.

RESPONSIBILITIES:

Paying rent on time.

Taking reasonable care of the property, not making alterations that the landlord must fix later, and paying for any damage.

Notifying the landlord if any major repairs are needed.

Giving notice if leaving at the end of the lease and paying rent for balance of lease if landlord can't find new tenants.

Renting An Apartment

The Costs of Moving



Rent for first and last month*

Security deposit

Utilities deposits (electricity, telephone, heat, etc.)

Renting a moving truck

Hiring movers

**Your credit report may have a huge impact on your ability to rent an apartment!
If you have a low credit score the landlord may require you to pay first and last month's rent in advance along with the deposit and other fees!*