

## RENTERS CHECK LIST

ITEMS TO REVIEW	DETAILS	YES	NO	N/A
Rent and utility costs are within my budget.	Is rent more than 40% of monthly income? (30% preferred).			
Duration of lease.	Will I be able to stay for the length of the lease? (1 year, 6 months)			
Rent due date.	Can I pay on time & what happens if I don't? Do I get receipts?			
Deposit requirements.	Do I have to pay it all at once? When do I get it back?			
Unit inspection with landlord.	Does the landlord have a walk-through checklist? Is it signed & do I receive a copy?			
Rules and regulations.	Are they reasonable & can you follow them? (overnight guests, smoking allowed, parties)			
Adequate Parking.	Where do I park? Is it designated, guaranteed?			
Amenities ( sheds, pools, garage, etc).	Do I have access to them? Extra charge for any of them?			
Yard, mowing, trimming & snow removal.	Who is responsible? Do I need my own lawn mower?			
Landlords are stable.	Will unit (apartment/house) be for sale soon?			
Is it furnished?	Is furniture in good condition and free of stains & insects.			
Do appliances come with the apartment?	Are they clean and in working condition? Check inside of refrigerator & stove.			
Clarify who pays utilities.	Does each unit have a separate meter? Do I pay gas, electric, garbage, water & cable?			
Can you afford the utilities?	Check past bills with utility companies.			
Does the unit/complex meets my needs.	Check for Traffic, stores, bus stop, noise level, etc.			
My physical accessibility needs are met.	Stairs, bathroom, parking and facility extras are accessible.			
Accept non-support animals.	What size, breed and number of pets allowed. Is there a pet deposit?			
Overall appearance of unit/complex.	Is the building well maintained and in good condition?			
Neighborhood is safe.	Would I feel comfortable coming home late at night?			
Outside, hallway & interior lighting.	Are they located in the proper places and do they work? (Flood lights, safety lights)			
Condition of doors.	Solid exterior doors with deadbolt locks & in good working condition.			
Condition of the flooring.	Are they clean, maintained and in good condition? If not, why? Will they be replaced?			
Condition of the walls & ceilings.	Are they clean and maintained? Check for cracks, chips & lead paint.			
Condition of windows and screens.	Are they in good repair with storm windows? Do they open with ease and lock?			
Check plumbing.	Run all faucets, flush toilets, check for any drips and leaks.			
Check wiring.	Look for frayed & exposed wiring.			
Check outlets.	Are they conveniently located in working condition and meet your needs?			
Check heating and air conditioning	Is it working & do you have control of thermostat? Who makes repairs if needed?			
Location of fuse/breaker box	Do you have access & are you able to change fuses or flip the breakers?			
Outlets for appliances.	Are there plug-ins for stove , dryer, refrigerator, or AC?			
Look for signs of rodents, insects.	Check in cabinets, under furniture and basement for droppings or nests.			
Check for mold.	Check for sings of mold in cabinets, laundry area, & basements & damp, moldy odors.			
Trash containers.	Where are they located? When is pick-up & is the area clean?			