

## **Renters' Checklist**

### **Questions to ask the landlord:**

\_\_\_ What type of heat does the apartment have (gas or electric)?

- Who pays for the heat, and what is the average cost?
- Who controls the thermostat
- When is the heat turned on?

\_\_\_ Is the apartment air conditioned?

\_\_\_ Who pays for other utilities (telephone, cable, etc)?

\_\_\_ Do you provide regular exterminating services?

\_\_\_ Can I hang pictures on the walls without being penalized?

\_\_\_ Are draperies, curtain rods, or blinds included?

\_\_\_ Are there limits to the number of occupants permitted in the apartment?

\_\_\_ Are pets or children allowed? Is there an additional charge?

\_\_\_ Are there any restrictions regarding guests, parties, etc.?

\_\_\_ Is parking available and if so, is there an additional fee?

\_\_\_ Will the apartment be ready for occupancy at the start of the lease?

\_\_\_ Will you put any promises or commitments in writing?

\_\_\_ What are the requirements for a full refund of my security deposit?

\_\_\_ Who do I call in an emergency?

\_\_\_ What do I do if I lose my key?

### **Things to learn about the facility locale, and amenities:**

\_\_\_ Are the interior rooms and building commons areas reasonably clean?

\_\_\_ Are the walls in reasonably good condition?

\_\_\_ Is the carpet or flooring clean and in good condition?

\_\_\_ Are the appliances gas or electric and are they in good condition?

- Is the refrigerator clean and in good condition?

\_\_\_ Is there sufficient lighting?

- Do the light fixtures work?
- Will I need to provide additional lighting?

\_\_\_ Are there enough electrical outlets?

\_\_\_ Are there sufficient phone jacks?

\_\_\_ Does the toilet function properly and not leak?

- Do the hot and cold water faucets function and not drip?
- Do the sinks, shower, and tub drain quickly?
- Are there any signs of water damage around water fixtures or on the ceiling?
- If the apartment is furnished, is the furniture in good condition?
- Will my furniture fit comfortably in the apartment?
- Is there sufficient closet space?
- Are there any signs of infestation?
- Are there laundry facilities in building?
- Is there storage space available in the building?
- Are the exterior grounds maintained in reasonable condition (grass/shrubs trimmed with no visible debris)?
- Are there proper containers provided for trash disposal with clear instructions (pick-up schedule, recyclables, etc.)?
- Who lives in the adjoining apartments and the neighborhood?
- How close are grocery stores, shops, restaurants, entertainment and public transportation?

**Safety and Security:**

- Is the main building entrance door sturdy, locked, and is there an intercom or doorbell for guest access?
- Is there a private mailbox (preferably lockable) for each apartment?
- Is the building number visible and readable from street?
- Is the exterior lighting sufficient?
- Does the building have a security system?
- Does the building have a fire escape? If not, where is the nearest emergency exit?
- Are there two emergency exits to the street? Are they kept clear and do they open outward without a key?
- Is emergency lighting provided?
- Are the hallways well lit?
- If it's a multi-unit building, are there fire extinguishers available and identified on each floor?
- Are there handrails on all stairs?
- Is the apartment door in good condition? Does it have a deadbolt lock and/or a security chain?

\_\_\_ Are there smoke detectors in each sleeping room of the apartment?

\_\_\_ Are the windows unbroken, functioning, and lockable, especially on lower floors? (Bars or other security features are recommended for ground floor windows).

- Are screens provided?
- Does each bedroom have a minimum of one functioning exterior window?

\_\_\_ Is there a fire extinguisher near the kitchen?

\_\_\_ Are electrical outlets in bathroom and kitchen GFI type?

\_\_\_ Is the heating system in good functional condition?