

Renter's Checklist

Consider the following questions to ask the landlord about the property available for rent:

The Lease

- What type of property is it?
- What is the rent price?
- What utilities is the tenant(s) responsible for?
 - What is the average cost of utilities?
- How many tenants are permitted?
- Are there pets and/or children allowed? If yes, is there an extra charge?
- What is the process of applying to lease this property (i.e. application, sign a lease, security deposit, first month rent, etc.)?

The Property

- Who is responsible for cutting the grass/shoveling snow?
- Do you provide regular exterminating services?
- What are the restrictions with regards to guest visits, parties, etc.?
- Will the apartment/house be ready for occupancy at the start of the lease?
- What are the dimensions of the rooms, furniture, etc.?
- How is the house heated (gas or electric)?
- Is air conditioning available?
- Can I decorate the rooms (i.e. hanging pictures on the wall, painting, etc.)?
- Are there draperies, curtains, or blinds for the windows?
- Is the interior of the property reasonably clean?
- Is there any damage or distortions to the structure of the property?
 - Walls, carpets, flooring, etc.
- Which appliances are included with the house?
 - Do they run on gas or electric?
 - Who is responsible for fixing them if they break?

- Is the house/apartment furnished?
- Is there laundry available in the building?
- Is there sufficient lighting in the apartment/house?
- Do all light fixtures and power outlets work?
- Is there a phone jack?
- Do the hot and cold water faucets, shower, sinks, and toilet function properly (i.e. no leaking, drain quickly, etc.)?
- Is there reasonable storage space?
- Are there proper containers for disposal (garbage and recycling bins)?
 - Is there recycling pick-up? When?
- Who lives next door/ in the building/ in adjoining apartments?
- How close are the university, grocery stores, shops, restaurants, and entertainment to the apartment/house?

Safety and Security Questions

- Does the property have a current occupancy permit that was granted by the local municipality?
 - Does this property meet the code of licensure?
 - Did this property pass inspection for this year?
- Are there working smoke detectors, carbon monoxide detectors, and fire extinguishers?
 - Do they meet the health and safety standards?
- Where is the mailbox? Where can I pick up my mail?
- What if I lose my key?
- Is the exterior light sufficient?
- Where are the emergency exits to the facility?
- Are the doors and windows to the building/apartment/house sturdy, and locked?
 - Does the building have a security system?
- In the case of an accident that results in damage to the property, who is responsible for the damages?



This Checklist provided by W&J Rentals

All of our properties are listed on our website at: www.calu-apartments.com

Our apartments are property managed by the Vito Dentino Agency

For further information or to request a showing, please contact either Barb or Sherri at 724-938-7745