

renting imprints

- 💡 You may incur additional fees and charges if you do not pay your rent on time and in full.
- 💡 Tenants should not damage property beyond normal “wear and tear” without an expectation to lose a portion or all of their security deposit.
- 💡 Tenants should consider the benefits of a renter’s insurance policy.
- 💡 Rental applicants can’t be discriminated against bases race, gender, etc.
- 💡 It is the landlord’s responsibility to provide a safe and habitable place to live.
- 💡 Tenants have the right to receive advanced notice prior to a landlord entering the premises.
- 💡 Tenants should always provide landlords advanced noted when moving.
- 💡 A lease is a critical document that describes a legal agreement between the tenant and the landlord.
- 💡 Verbal agreements are much harder to prove as evidence in a court.
- 💡 Always require written lease.
- 💡 Leases are either fixed-term agreements or periodic agreements.
- 💡 Fixed-term agreements are in place for a specific period of time and may not change during that time.
- 💡 Periodic agreements mean the lease terms can change from month to month and the tenant can leave any month he or she wishes with notice.
- 💡 Good landlords have rules to protect the tenant and their guests.
- 💡 There are laws restricting landlords from applying unfair stipulations to the tenant(s).
- 💡 Landlords must accept responsibility if the property causes harm to a tenant or guest due to a landlord’s neglect.
- 💡 Landlords cannot keep the security deposit without reason as stipulated by law.
- 💡 A lease should contain all rules on renting the house or apartment.
- 💡 Changes in the lease should be marked in pen and initialed by both landlord and tenant.

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- 💡 A lease is not fully enforceable until signed by tenant and landlord, and a witness may be involved.
- 💡 A deposit is money given to the landlord in case the tenant is irresponsible.
- 💡 A deposit is often times collected in case you neglect to pay rent, (e.g. first and / or last month's payments).
- 💡 A security deposit can be used by the landlord to pay for damages to the rental property that the tenant is responsible for.
- 💡 The security deposit should be given back to tenant typically within 30 days after the end of the lease, if the rented property was kept in good condition.
- 💡 Some landlords may require the tenant to get renter's insurance.
- 💡 Utilities are things like heat, electricity, cable, etc.
- 💡 Sometimes utilities are included in your monthly rent, sometimes it is a separate bill from the landlord, and sometimes the tenant must set up the utilities directly in their own name.
- 💡 The landlord is required to fix damage that is not the tenant's fault.
- 💡 A landlord may fix things themselves or let the tenant call for repairs and then have the tenant pass the bill to the landlord.
- 💡 Tenant must tell landlord immediately about problems.
- 💡 Tenant should document damages for evidence.
- 💡 A walkthrough documents the condition of rental property at move-in so damage can't be falsely attributed to tenant at move-out.
- 💡 A walkthrough is done with tenant and landlord together.
- 💡 A camera and friend can be brought as further evidence and witness of the condition of the house or apartment.
- 💡 The tenant must let the landlord know that he or she is moving out in advance. The amount of time in advance is set by states, but 30 days is a common requirement.

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- 💡 A walkthrough at the end of the lease documents the condition of the rented place when moving out.
- 💡 Be sure to clean the house or apartment thoroughly before check out.
- 💡 Take photos as evidence of your rented place's move out condition.
- 💡 If you sent a letter requesting your deposit and have not received the deposit within 30 days, in most states the landlord must return your full deposit regardless of any damages.
- 💡 If you want to break your lease early the landlord has veto power to either enforce continue or end lease.
- 💡 You may be able to negotiate with your landlord to end your lease early.
- 💡 You may try to get another tenant to take your place by subletting if your landlord agrees.
- 💡 A checklist helps to narrow down ideal qualities in a roommate.
- 💡 Openly discuss any romantic relationships and how that may impact the living situation.
- 💡 A roommate agreement outlines how the roommates will behave in the house or apartment.
- 💡 The landlord has ultimate authority over allowing roommates outside the lease agreement.
- 💡 As opposed to sub-letting a new lease ensures that each roommate will be accountable to the lease agreement.
- 💡 The cost should be no more than 30 percent of take home income.
- 💡 The internet can be used to find a rented place, but be aware that there may be scams.
- 💡 The classifieds in the newspaper show homes for rent. Many colleges and businesses have partnerships with rent agencies.
- 💡 You can use a broker to help find a rental property, especially when you live far away or are too busy.
- 💡 The broker is typically paid after they have located a property you select to rent.
- 💡 The broker is typically paid by the landlord and that cost is embedded in the rent.

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- 💡 Make sure you understand the geographic areas (good and bad) around prospective rental property.
- 💡 Consider the cost of living in the geographic area for prospective rental property.
- 💡 Ask to meet with neighbors prior to making a decision to rent.
- 💡 Do you care if you live on a main street, near the highway or train station?
- 💡 See if the rental property includes furniture and appliance.
- 💡 Make sure your furniture fits in the rooms and through the doors.
- 💡 Know what is included in the price and not included (parking, snow removal, etc.).
- 💡 Landlords will typically have a bias against pets, and they may charge a fee or require a deposit.
- 💡 Landlords will require you to complete an application.
- 💡 Many landlords will check your credit report.
- 💡 Accept the condition of the rental property before you sign the lease or request an improvement.
- 💡 Walk through the apartment with the landlord and document any damage before signing the lease.
- 💡 Read over the lease carefully before signing.
- 💡 Make a photocopy of your lease agreement and keep in a safe place.
- 💡 Make multiple copies of your keys and ensure the locks have been changed since the last tenant.