

## **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