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