

RENTERS CHECK LIST

ITEMS TO REVIEW	DETAILS	Yes	No	N/A
Rent & utilities within my budget	Is rent more than 40% of monthly income? (30% preferred).			
Duration of lease	Will I be able to stay for the length of the lease? (1 year, 6 months)			
Rent due date	Can I pay on time & what happens if I don't? Do I get receipts?			
Deposit requirements	Do I have to pay it all at once? When do I get it back?			
Unit inspection with landlord	Does the landlord have a walk-through checklist? Is it signed? Do I get a copy?			
Rules and regulations	Are they reasonable & can you follow them? (overnight guests, smoking)			
Adequate Parking	Where do I park? Are spaces assigned, designated or guaranteed?			
Amenities (sheds, pools, garage)	Do I have access? Are there extra charges for any of them?			
Yard maintenance & snow removal	Who is responsible? Do I need my own lawn mower or shovel?			
Landlord stability	Will rental unit be for sale soon? Is there a chance of foreclosure?			
Furniture	Is furniture in good condition and free of stains & insects?			
Appliances	Are all the appliances furnished & working? Look inside and test.			
Clarify who pays utilities	Are there separate meters? Do I pay gas, electric, garbage, water & cable?			
Utilities are affordable	Check past bills with utility companies.			
Location meets needs	Check for Traffic, stores, bus stop, noise level, schools and anything else.			
Physical accessibility	Stairs, bathroom, kitchen, parking and facility extras are accessible.			
Pets (not Support Animals)	What size, breed and number of pets are allowed? Is there a pet deposit?			
Overall appearance of rental	Is the building well maintained and in good condition?			
Neighborhood safety	Would I feel comfortable coming home late at night?			
Lighting - outside, hallway & interior	Are they located in the proper places? Do they work? (flood & safety lights)			
Doors – interior & exterior	Is the door solid? Is there a deadbolt? Are locks in working condition?			
Flooring condition	Are the floors clean and in good condition? If not, why? Will they replace?			
Walls & ceilings condition	Are they clean and maintained? Check for cracks, chips & lead paint.			
Windows & screens condition	Are they in good repair with storm windows? Do they open easily and lock?			
Check plumbing	Run all faucets, flush toilets, check for any drips and leaks.			
Check wiring	Look for frayed & exposed wiring.			
Check outlets	Are they conveniently located & working? Do they meet your needs?			
Check heat & AC	Do they work? Do you have control of thermostat? Who makes repairs if needed?			
Location of fuse/breaker box	Do you have access? Are you able to change fuses or flip the breakers?			
Outlets for appliances	Are there plug-ins for the stove, dryer, refrigerator, AC and other appliances?			
Signs of rodents & insects	Check in cabinets, under furniture and basement for droppings or nests.			
Signs of mold	Check for signs & smells of mold in cabinets, laundry, bathrooms & basements.			
Trash containers	Where are they located? When is pick-up & is the area clean?			