

Things to Consider When Renting

- Are there smoke detectors that are electrically connected with battery backup and all of them are interconnected?
- Do all of the smoke detectors work?
- If there is a sprinkler system in the building, is it tested regularly?
- Do all of the rooms have at least 2 electrical outlets?
- Are the windows in the house in good shape, have proper locking hardware, and open and close with ease?
- Are there two ways to get out of each bedroom (e.g. window and door to hallway)?
- Is there adequate water pressure?
- Is there evidence of any water leaks in the unit?
- Is there hot water?
- Does the water drain properly?
- Are the utilities turned on, or will you have to turn them on and pay for hookup fees and deposits?
- Who pays for the utilities (gas, water, electric, cable)?
- What fuel is the unit heated with (e.g. gas, electric, oil)?
- Is the hot water heater fueled by gas or electric?
- Do the exterior doors shut tight and do they have a lock and a dead bolt?
- Is the apartment furnished?
- What appliances are supplied?
- Is there a laundry facility?
- Is there off street parking and where is it located?
- What is the general condition of the rental?
- Is there a fire extinguisher in working order?
- Are the bedroom doors lockable?
- Where is the electrical panel?
- If the property was built before 1950, does the owner have an up to date Lead Paint Inspection for the property, and is there a copy the inspection present along with a copy of the tenants hand book?
- Is the tenant or the landlord responsible for the outside maintenance of the property (grass mowing, snow removal, snow plowing of parking areas)?

Things to Remember When Moving In

- Make sure you have the owner's name and phone number.
- If the property has an Owner's Agent, make sure to have their name and phone number.
- Ask who is to be the primary point of contact, and keep the 24 hour emergency number handy.
- Tour the property with the owner or owner's agent before moving in.
- Take pictures or a video of the property.
- Make notes of anything that might be wrong with the property.
- Take inventory of appliances, furniture, or anything else that is in unit.
- Write down the condition of all inventory.
- Document the condition and cleanliness of the rental unit before you move in.
- Make sure you get a copy of the lease and read it carefully so you know your responsibilities.