

REAL ESTATE/CONSTRUCTION RENTAL CHECKLIST Before Moving In

- Read the lease BEFORE you sign it
Tip: Don't assume you know what's in the lease and don't rely on what you're being told verbally
- UNDERSTAND the lease - ask for an explanation of any portion of the lease you don't understand
Tip: Know your responsibilities and those of the landlord
 - Rental amounts
 - Rent due date
 - Rental term (from when to when)
 - Renewals (automatic or must give notice)
 - Utilities
 - Insurance
 - Repairs*Tip: Know what you can and cannot do (have pets, make noise, paint walls, etc.)*
- If you're signing the lease with roommates ask the landlord about your specific responsibilities
Tip: If your roommates move out, you may be responsible for paying the rent in full
- Ask the landlord to make a copy of the lease and other documents for each tenant (roommate)
- Request a move-in inspection WITH the landlord
- Inspect the property (unit) in detail (windows, doors, walls, plumbing, fixtures, window coverings, appliances, flooring, mechanical systems, fireplace, TV hookups, etc.)
Tip: Walk through the property with the landlord (take your time opening and closing doors and windows, trying appliances and plumbing, checking electrical outlets, etc.) and make note of any items needing repair, take photos, date and have both landlord and tenant sign documents regarding condition
- Understand what is needed to get your security deposit returned in full at the end of your lease and make sure it's in writing
- Get a date in writing from landlord when repairs from move-in inspection will be complete
- Ask landlord to show you how to operate systems and appliances in the unit
- Ask landlord to walk you around common areas, providing direction on its use (pool, spa, sauna, work-out equipment, parking, laundry facilities, etc.)
- Ask landlord about move-in policies (which elevator or stairs to use, times of the day you can move furniture, etc.)
- Know what safety and security devices are provided and how they work
- Test smoke detectors
- Check common area lighting at night
- Obtain emergency phone numbers from landlord
- Check to see where emergency exits are located
- Know whether the property is monitored by security personnel or cameras
- See also Home Checklists, Moving In Checklist