

RENTER'S GUIDE

Understanding your lease

Before you rent a property, it's important to make sure that you understand the terms and conditions outlined in its lease. Use the checklist below to understand what the lease means for you.

SECTION 1 | Property overview

Address: _____

Move-in date: _____

Monthly rent: \$ _____

Length of lease:

Month-to-month

Two years

One year

Other: _____

Bedrooms: _____

Bathrooms: _____

COMMUNITY AMENITIES AND RECREATIONAL AREAS

Pool

Fitness center

Playground

Other: _____

UNIT AND COMMUNITY SAFETY FEATURES

Smoke detectors

Fire extinguishers

Exit signs

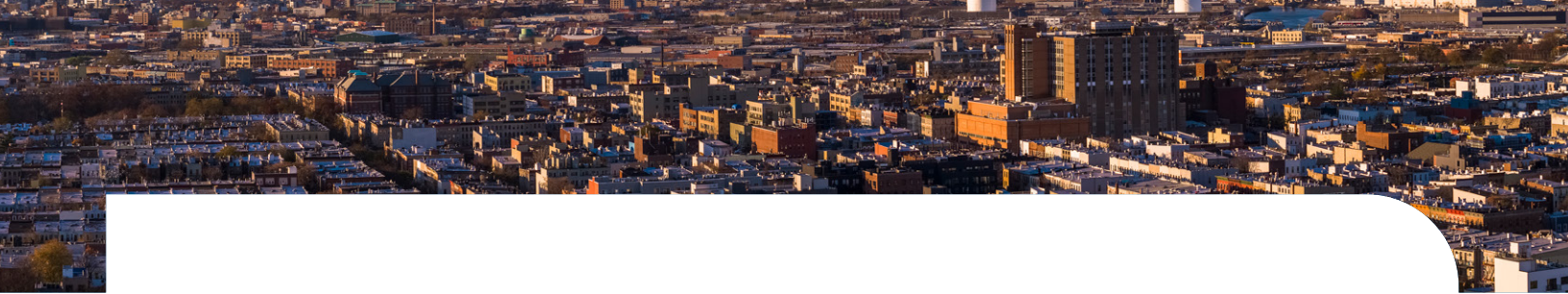
Other: _____

Does the property meet your or your family's disability-related needs?

What is the process for requesting reasonable modifications and accommodations for persons with disabilities [under the Fair Housing Act](#)?

Renter's tip: If there is something in the lease that you don't understand or find objectionable, ask the landlord for clarification.





CONCESSIONS/SPECIALS/DISCOUNTS

One-time: _____

Recurring: _____

Other: _____

ADDITIONAL FEES

Recurring charges

Pet rent: \$ _____

Trash: \$ _____

Parking: \$ _____

Cable and internet: \$ _____

Storage: \$ _____

Package handling: \$ _____

Amenity fees: \$ _____

Other: \$ _____

Utilities (water, sewage, gas, electricity): \$ _____

One-time fees

Renter's tip: Ask if any of these one-time fees have the potential to be refundable. Check the laws in your state on requirements for collecting and returning security deposits.

Security deposit: \$ _____

Elevator reservation: \$ _____

Pet deposit: \$ _____

Replacement of keys/fobs: \$ _____

First and last month's rent: \$ _____

Other: \$ _____

Move-in/move-out fees: \$ _____

Move-out cleaning and repair fees: \$ _____

Renter's tip: Before signing the lease, do a walk-through of the property with the landlord to make sure it's in good condition. When you move out, do another walk-through with the landlord to verify its condition. This should help you maximize recovery of your security deposit, assuming normal wear and tear and no pending lease charges.



RENT PAYMENT INFORMATION

Rent due date: _____

Late rent fee: _____

Rent payment method:

Cash

Direct debit (automatic withdrawal)

Check

Certified funds

Credit card

Other: _____

Is the property covered by state or local rent control?

Yes

No

Does the landlord report your on-time rental payments to the credit bureaus to be included in your credit report?
If timely rent payments are reported, it can help you [establish or improve your credit score](#).

Yes

No

How much notice will I get before my rent increases? _____

Renter's tip: Keep in mind during lease signing that you **may** have the ability to negotiate with your landlord on your lease terms (e.g., duration of lease, payment terms).



SECTION 2 | What's included in the rent?

Are any of these utilities not included in the rent? If so, list the monthly cost.

Electricity

Sewer

Internet/Wi-Fi

Gas

Trash/valet

Other: _____

Water

Cable

Are there any landlord billing/processing fees added to the utility charges?

In-unit washer/dryer

Microwave

Other: _____

On-site facilities

Dishwasher

PARKING

Reserved space(s)

Guest parking

Other: _____

Street parking only

Vehicle restrictions

Accessible parking

Garage

Parking fee: \$ _____

Number of reserved spaces: _____

SECTION 3 | Pets

ANIMAL/PET POLICY

Animals allowed?

Cats only

Dogs only

Service/support animals

Application process: _____

Restrictions

Breed: _____

of pets: _____

Size: _____

Other: _____

Monthly or annual pet fee: \$ _____



SECTION 4 | Management

PROPERTY MAINTENANCE AND MANAGEMENT

Property management: Available on-site Off-site

Property maintenance: Available on-site Off-site

Maintenance and property staff hours: _____

How to submit a maintenance request: _____

Emergency phone number: _____

Emergency assistance provided: _____ (e.g., leak, flooding)

PARTY RESPONSIBLE FOR DAMAGE AND REPAIR COSTS:

Renter Landlord Other _____

SECTION 5 | Policies

PROPERTY RULES AND POLICIES

Maximum occupancy: _____ people Restriction on the number of overnight stays: _____

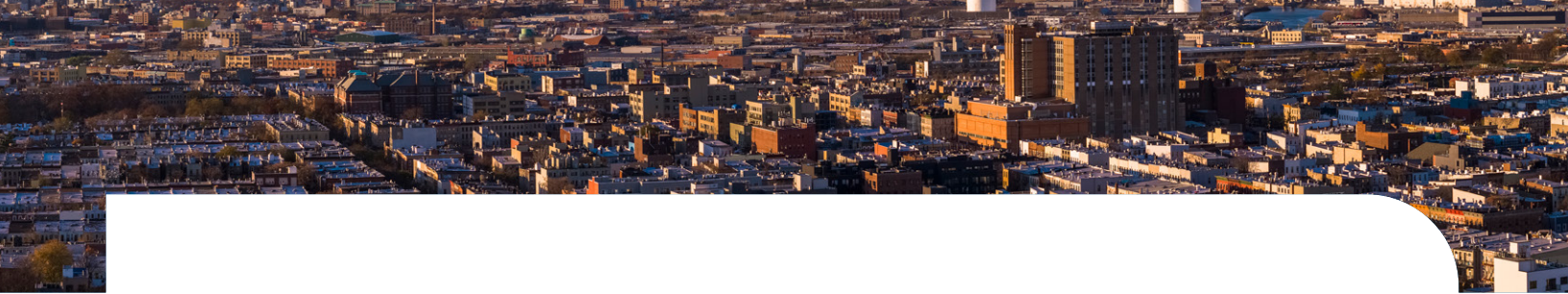
Quiet hours: _____ to _____

Smoking in unit Allowed Not allowed

PROPERTY CHANGES (e.g., painting the walls, changing the blinds)

Allowed Not allowed Change restrictions: _____





RENTERS INSURANCE

Required

Encouraged

Not required

What length of notice is the landlord and maintenance staff required to give before entering my unit?

(e.g., 24 hours, 48 hours) _____

Other rules and policies: _____

Renter's tip: Read your renters insurance policy carefully to understand the extent of your coverage.

SECTION 6 | Termination

ENDING THE LEASE

Advance notice required: _____ days/months Cleaning responsibilities: _____

Renter's tip: Ask your landlord for a list of possible move-out and cleaning charges.

SUBLEASING THE UNIT

Allowed

Not allowed

Early lease termination notice: _____ Early lease termination fee: _____

Renter's tip: See if your lease has an early termination clause that clearly defines the terms for cancelling your lease early. In some cases, breaking your lease early without a penalty is allowed under federal or state law (e.g., domestic violence laws, Servicemembers Civil Relief Act).

