



LANDLORD QUESTIONS

When you're searching for a place to live, it's important to ask the right questions. Here are few we recommend.



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FINANCES

What is the rent? (Always good to have them say it...if they have a lower price, go with it; if they have a higher-than-advertised price, show them the listing to get the lower rate.)

What are the financial requirements to rent? Credit score? Income? Background check?

What non-refundable fees are there (application, cosigner, shorter lease, background check, admin fee, pet fees, pet rent, maintenance or building)?

What forms of rent payment do you take?

Do you accept debit credit cards?

Do you accept separate payments from each tenant (even when there is only one lease) or require just one payment from the group?

What utilities are included? Electric? Internet? Cable? Water? Sewer? Gas? Trash?

What is the estimated monthly cost for each utility not included?

Do you require renter's insurance?

What is the policy and timing for renewing a lease?

What lease term options are available?

What is the subletting/reletting policies?

What are the early lease termination policies/fees?

What is the late fee policy? (N.B.: In TN, there is a 5-day grace period before a late fee can be assessed and then it can be no more than 10% of the rent.)

TRANSPORTATION

What kind of parking is offered? Cost?

What public transportation is nearby?

SAFETY

Is there a security alarm system for the building and/or unit?

Is the alarm/security system operational 24/7 or is it dependent on the day, time and/or season?

What safety features are on the 1st floor exterior windows?

Are there working exterior lights?

Are there accessible and available fire extinguishers?

Are there working smoke detectors? And where are they located?

Are the smoke detectors hard wired or battery operated?

Is there a sprinkler system?

Is there an on-call maintenance person?

What's the process for submitting a nonemergency maintenance request?

What safety features are in the elevators?

Who is responsible for sidewalk cleaning?

How often and what kind of pest control is done? Inside and outside?

Is the HVAC system checked twice a year?

Who takes care of the filters?

GENERAL

Is there any storage space in the unit/on site?

Are there any bike storage options available?

What stores are nearby?

Is there a waitlist for the apartment?

How long can I hold the apartment?

How is a new roommate assigned, if necessary?

What are the rules about painting walls?

