Questions to Ask the Landlord

Basic

- How many rooms? How many bathrooms? How many closets?
- Are the bedrooms equal size? What size bed can fit in the rooms?
- Is there a dining room?
- How long has the unit been on the market?
- Does the landlord/maintenance live in the building?
- How close is it to public transportation?
- What are the neighbors like? (Students, families, professionals?)
- What is the neighborhood like?
- How many other units are in the building?

Utilities & Amenities

- Are there any utilities included in the rent?
- Is there off-street parking available? Is that included in the rent?
- Do I need a permit to park on the street?
- Is there a laundry in the unit? The building?
- Is there a gym? What are the hours? What is the cost?
- Are all units individually metered for utilities?
- What appliances are included in the unit?
- Are there carbon monoxide/smoke detectors? (Note that your landlord is required to install detectors by law)
- Is the apartment de-leaded?
- Is there extra storage space provided? (e.g., in the basement)
- Where is the nearest grocery store?

Lease Terms

- What is the start date/end date of the lease?
- When is rent due?
- What forms of payment do you accept for rent?
- Where should I send rent?
- How much are late fees, and when are they applied?
- Is the lease collective, or individual? (If someone moves out, will I have to pay for their rent?)
- Is subletting allowed?
- What is the cost of breaking the lease?
- How to pick up the keys on the first day of the lease?

Fees & Deposits

- What is the monthly rent?
- What am I required to pay up-front? (First month, last month, security?)
- How much of the deposit is refundable?
- Is a credit check required?
- Is a guarantor/co-signer required?

Policies and Procedures

- What notification do you provide before entering the apartment (for inspection/repairs)?
- What is the proper way to make a maintenance request?
- Is there an emergency maintenance contact? Is there a lock-out service?
- What is the policy on guests?
- What do I do with my trash and recycling? When is it picked up?
- Are there any limitations on decorating/painting the apartment?
- Are pets allowed?