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## Questions to ask your Landlord before signing the lease

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- Do you take checks from all tenants in the apartment/house, or just one check from the group?
- How much is the security deposit and what should I do to receive as much of my deposit back as possible?
- What utilities are included in rent? If none, what is an estimate of monthly cost?
- Is Wi-Fi available? If not, what is the estimated cost?
- How many parking places are available to the apartment and is there a monthly charge? Will I have to sign a parking contract for 12 months?
- If the last month of the lease is not a complete month, will the rent be prorated?
- If there is not a washer/dryer in the unit, where is the laundry facility? If there is a laundry room, is it coin operated or is there an electronic payment system? How many washers/dryers are there in the laundry room?
- Is there a maintenance person on call 24/7? What is the emergency phone number?
- Is there any security in the building or in the area? How does security differ on weekdays and weekends? During holidays/breaks?
- Are there exterior lights and are they working?
- When will I be expected to renew the lease?
- For a house – who is responsible for grass cutting and snow removal?
- Do all bedrooms have smoke detectors? Are they hard wired or battery operated?
- Does the house/complex have a sprinkler system? Who pays for it?
- How much is the sublet fee? What is the sublet process?
- If no one is in the apartment for the summer, can the utilities be turned off?
- Where is the nearest bus stop?
- Where and how is rent paid each month? When are payments considered late?
- Are there regular inspections? What is the policy for maintenance personnel entering the apartment?
- Are there rules against personalizing the apartment?
- Are there quiet hours?
- What is the guest policy?
- Are pets allowed?
- How often are the locks changed?
- Are there any improvements or construction planned for the building in the near future?