This checklist is meant to serve as a guide when making decisions about your off-campus residence. The items listed here are minimum recommendations, and this checklist should be brought with you when touring properties that you might rent.

In addition to satisfying either Diamond (preferred) or Cherry criteria as part of Temple’s Best Nest program, the property should also meet the following standards:

Security:
- ☐ The property should meet Temple’s safety profile for its own on-campus residences. This includes a guard at the entrance who checks IDs, or another form of secured access to the property
- ☐ The property should be located within Temple’s patrol zone

Safety:
- ☐ Adequate outdoor lighting (as defined within the Best Nest program)
  ◊ Adequate outdoor lighting is defined as having light that illuminates at least two feet of its immediate surrounding area and illuminates the ground surface beneath it.
- ☐ Outdoor cameras with retrievable footage (as defined within the Best Nest program)
- ☐ Locks on all exterior doors (make sure they work as you tour the property)
- ☐ Locks on all interior doors (make sure they work as you tour the property)
- ☐ Locks on windows (minimum on first and second levels of the house; make sure they work as you tour the property)
- ☐ Working smoke detectors throughout the entire property (test them as you tour the property to make sure they work, and ask landlord to certify in writing they have been tested in accordance with the manufacturer requirements)
- ☐ Working carbon monoxide detectors throughout the entire property (test them as you tour the property to make sure they work, and ask landlord to certify in writing they have been tested in accordance with the manufacturer requirements)
- ☐ Fire extinguishers located throughout the property – best practice is one in the kitchen and at least one per floor (ask landlord to certify in writing that they work)
- ☐ Working sprinkler system throughout the house (generally, newer rowhomes and multi-unit residences are required by law to have sprinkler systems)
Good Neighbor:
☐ Minimal noise violations in the past year (as defined by the Best Nest program; status can be viewed on the City of Philadelphia’s Permits, Violations, and Licenses website)
☐ Minimal trash violations in the past year (as defined by the Best Nest program; status can be viewed on the City of Philadelphia’s Permits, Violations, and Licenses website)
☐ The landlord should provide an adequate number of large trash and recycling bins (as defined by the Best Nest program)

Other:
☐ Insurance levels – you should ensure that your landlord has adequate insurance and that you have renters insurance. Renters insurance offers protection against damage to your own personal property and can help with relocation costs if you need to vacate the rental for a covered reason, whereas the landlord’s insurance protects against liability claims (which can help protect you and your cosigner as well) and damage to the rental property itself. You should ask for proof of insurance from the landlord of the following recommended insurance levels:
   ◊ General liability insurance
      ◊ For landlords with 4+ units - $1M per occurrence, $2M aggregate
      ◊ For landlords with fewer than 4 units - $500K per occurrence, $1M aggregate
   ◊ Excess liability + property insurance
      ◊ Excess Liability - $1M if just a single unit being rented out; $5M for a building with multiple units
      ◊ Property – Coverage on all-risk basis that covers the total insured value of your real property (which will vary by the size, location, and number of units)
☐ Roof access/safety – make sure you understand what protections may be in place regarding roof access and safety on the roof
☐ Check reviews – it’s important to understand what former tenants are saying about the property and its landlord (e.g., if the landlord is responsive to maintenance requests, if the property has any issues that should be disclosed, etc.)