

Temple Off-Campus Housing Guide

Red Flags, Do's & Don'ts



Housing Red Flags

- Rent that is way below market value (usually a scam)
- Landlord won't meet in person or show the property
- Asked to wire money / use Bitcoin / send money fast
- Being pressured to sign quickly ("others are waiting")
- Landlord gives dramatic story (out of the country, can't meet, etc.)
- Listing asks you to pay through another site or fake escrow service
- Property seems legit but no verified license or unclear details

DO's (Before You Commit)

- DO tour the property in person before paying anything
- DO research the landlord + property (reviews, licensing, etc.)
- DO read the lease carefully (legally binding for the full term)
- DO understand who pays utilities (water, electric, gas, etc.)
- DO check if it's in a safe/monitored area

DO's (Lease & Legal)

- DO know your tenant rights (can't be locked out, utilities can't be shut off illegally)
- DO make sure lease terms are clear and written in plain language
- DO confirm security deposit details (amount + conditions to get it back)

DO's (Living Situation)

- DO communicate with roommates early about expectations
- DO designate one person to communicate with landlord
- DO start your housing search early (months in advance)

DON'T (Money + Lease Mistakes)

- DON'T send money before seeing the place
- DON'T wire money or use untraceable payments
- DON'T assume a listing is legit just because it's online
- DON'T sign a lease without fully understanding it
- DON'T assume the lease is fair just because it's easy to read
- DON'T ignore clauses that waive your rights

DON'T (General Mistakes)

- DON'T rush into a "too good to be true" deal
- DON'T rely only on pictures or online descriptions
- DON'T ignore communication issues from landlords early on

Overall Advice

- You are responsible for doing your own research — Temple does NOT guarantee listings
- A lease is a legal contract — once signed, you are locked in
- Breaking a lease or having violations can hurt your rental history
- Look for properties that meet safety standards and are maintained
- If a landlord is hard to reach now, it will be worse later
- Always keep records of emails, payments, and agreements
- If it feels rushed, too cheap, or too easy — it's probably a red flag.