



# Renting 101

Living off-campus can be a fun and exciting part of college life, but problems with renting are prevalent and can affect the positivity of your experience. We offer the following renting tips and advice so that you can empower yourself with legal knowledge and be ready for any problems that you may

## WHEN LOOKING AT A HOUSE OR APARTMENT

Make sure: doors/windows lock, appliances work, you know where the thermostat/water heater are. Request a rental inspection report from the city. Tour the actual apartment or house you are planning to rent.

## BEFORE YOU SIGN YOUR LEASE!

Read carefully. Is it a month-to-month lease or a year-long lease? How many/what type of deposits did you pay? When will deposits be refunded? Request a copy of the lease in advance. Always have your own lease. Never sign a joint lease. Take a photo of your signed lease for your records.

## WHEN YOU MOVE IN

1. Document condition of your apartment.
  2. Take pictures or video.
  3. Fill out move-in check sheet.
- These steps can help ensure you get your security deposit back.

# THE DREADED DEPOSIT & FEES

### SCREENING FEE

This is for covering the cost of a background check. The landlord **MUST** tell you in writing that they are running a check on you and tell you why they reject you, if based on the check, they decide not to rent to you.



### APPLICATION/ PRE-LEASE DEPOSIT FEE

This holds the property, so the landlord won't rent to anyone else. Your landlord must put this toward your security deposit or first months rent if you move in. The landlord can keep the fee if your decide not to rent the property.



### LAST MONTH'S RENT

The landlord can **ONLY** use this for the last month's rent, not damages.



### SECURITY DEPOSIT

This is for damages beyond ordinary wear and tear. The landlord must refund or justify fees imposed within 21 days of you providing written notice of your new mailing address to your landlord. Always keep a copy of the notice!



### INTERESTING FACTS!

- If your landlord asks for a security deposit, they provide:
1. A receipt for the deposit
  2. Written rental agreement
  3. Condition checklist upon move-in



**! REMEMBER: JUST BECAUSE IT'S IN A LEASE DOESN'T MAKE IT LEGAL !**

## PERIODIC LEASE (MONTH-TO-MONTH)

If nothing is mentioned about the length of tenancy in the rental agreement the lease is periodic. This means the rental period runs from one payment to the next. If the landlord intends to increase the rent they must notify the tenant. Proper notice is one rental period plus one day, or as outlined in your lease.

## MOVING OUT

Make sure when you move out your apartment is clean.

Talk to your landlord in advance about their expectations.

Ask if they will do a final walk through with you.

## ROOMMATES

- Select roommates that you know well; living with people you don't know can lead to unexpected surprises.
- ° Things to discuss include:
    - What's everyone's share of the rent?
    - How will the rent get to the landlord each month?
    - Will you share food costs or keep everything separate?
    - Under what conditions are guests allowed in the house?
  - ° Make sure all roommates are aware of city ordinances such as Social Host.
    - Violations of city ordinances can lead to criminal citations, fines and additional fees passed on by landlords.

**! TIP: NEVER PAY DEPOSITS OR RENT IN CASH - YOU WANT A PAPER TRAIL DOCUMENT PAYMENT !**



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