

Questions to Ask a Landlord

Landlord's Name:

Rental Unit Address:

Rental Size:

Available Date:



Ask in person



Ask over phone



Check yourself

Rent & Lease Issues

	Yes	No	Unsure	Notes:
How much is rent? When is rent due? Is there a late penalty fee?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
How long is the lease? When does it begin/end?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
When lease ends is there a month-to-month option?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
What utilities are included in the rent? (heat, electric, hot water, gas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is cable TV/satellite and Internet available/included?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
What is average monthly cost of utilities? Can I see previous bills?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is subletting allowed? What is the procedure for this?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any other fees or costs associated with living in this building?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
What is the policy for rent increases? Has there been in last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If the unit is left clean is there still a cleaning fee when I leave?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
What is security deposit? What are the requirements for full refund?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Issues

Is parking available? Street, lot, garage? Extra cost? Permit needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry facilities in building? Nearby? Number of units? Cost?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are pets allowed? (consider future want, allergies you may have, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where is the nearest hospital, police station, fire dept., train (the noise)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
What repairs have been done in past years? (piping, electric)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is it well lit at building entrances and nearby?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the main building entrance solid, locked, intercom/door bell well lit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private mailbox for each tenant? Locked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type of heating is used (gas/electric)? Baseboard heaters or forced air?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size of hot water heater? Shared? (how long for hot water in morning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Positioning of the building/windows? (sun, roads, garbage, lights, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a grocery store nearby? Shops? Restaurants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
What are the fire and security provisions? Any incidents in past 3 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a policy for dealing with other tenants (noise, blockages, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Questions to Ask a Landlord

Apartment/Room Issues	Yes	No	Unsure	Notes:
 Adjustments possible? Painted? Pictures on walls? Shelves/mirrors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Can the landlord enter the apartment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 If furnished, is furniture in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Is there enough lighting? Will I need to add more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Are the appliances in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 All outlets work? Light switches? At least 2 per room?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 All faucets work? Pressure? Discolored? Drain? Hot? (flush toilet)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 All doors & windows open/close/lock correctly? Weathertight? (draft)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Are walls, floors and ceilings in good condition? (cracks, leaks, holes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Bathroom has shower and a bathtub? Just a shower? Properly work?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 What floor is the apartment on? Are hallways well-lit and clean?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Private entrance or shared front door?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Control the heating/cooling yourself?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Is the apartment air conditioned? If needed can I add an A/C?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 What appliances are in the kitchen? (stove/oven)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Is there enough storage space? (closets, cupboards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Are blinds, shades or curtains for the windows already installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 How many smoke detectors,? Do they work? Sprinkler system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Is there cell phone reception in the apartment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 If there is a pest problem will you take care of it? Has there been any?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 If there is a mold problem will you take care of it? Has there been any?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 What is the process for reporting repairs? How long does it take?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Will it be thoroughly cleaned before I move in?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 If an appliance breaks will you pay for it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Was lead paint used? Has it been inspected for lead paint?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Whatever you hear though ALWAYS make sure you read the lease carefully and that it is in agreement. Everything should be in writing in the lease. Verbal agreements bear no weight in court.

Be very aware of how the landlord answers questions and provides information. Is he/she being responsive and do they seem to really care about the building and their tenants. Are there clear policies but still room for flexibility? Any quality landlord will want to answer your question and see it as seriousness on your part. Be sure to have all your concerns and issues raised and answered. 365 days is a long time.

