Good Questions to ask your prospective landlord:

- What type of heat does the apartment have (gas or electric)?
- Who pays for the heat, and what is the average cost?
- Who controls the thermostat
- When is the heat turned on?
- Is the apartment air conditioned?
- Who pays for other utilities (telephone, cable, etc)?
- Do you provide regular exterminating services?
- Can I hang pictures on the walls without being penalized?
- Are draperies, curtain rods, or blinds included?
- Are there limits to the number of occupants permitted in the apartment?
- Are pets or children allowed? Is there an additional charge?
- Are there any restrictions regarding guests, parties, etc.?
- Is parking available and if so, is there an additional fee?
- Will the apartment be ready for occupancy at the start of the lease?
- Will you put any promises or commitments in writing?
- What are the requirements for a full refund of my security deposit?
- Who do I call in an emergency?
- What do I do if I lose my key?

Things to learn about the facility locale, and amenities:

- Are the interior rooms and building commons areas reasonably clean?
- Are the walls in reasonably good condition?
- Is the carpet or flooring clean and in good condition?
- Are the appliances gas or electric and are they in good condition?
- Is the refrigerator clean and in good condition?
- Is there sufficient lighting?
- Do the light fixtures work?
- Will I need to provide additional lighting?
- Are there enough electrical outlets?
- Are there sufficient phone jacks?
- Does the toilet function properly and not leak?
- Do the hot and cold water faucets function and not drip?
- Do the sinks, shower, and tub drain quickly?
- Are there any signs of water damage around water fixtures or on the ceiling?
- If the apartment is furnished, is the furniture in good condition?
- Will my furniture fit comfortably in the apartment?
- Is there sufficient closet space?
- Are there any signs of infestation?
- Are there laundry facilities in building?
- Is there storage space available in the building?
- Are the exterior grounds maintained in reasonable condition (grass/shrubs trimmed with no visible debris)?
- Are there proper containers provided for trash disposal with clear instructions (pick-up schedule, recyclables, etc.)?
- Who lives in the adjoining apartments and the neighborhood?
- How close are grocery stores, shops, restaurants, entertainment and public transportation?
Safety and Security:

__Is the main building entrance door sturdy, locked, and is there an intercom or doorbell for guest access?__

__Is there a private mailbox (preferably lockable) for each apartment?__

__Is the building number visible and readable from street?__

__Is the exterior lighting sufficient?__

__Does the building have a security system?__

__Does the building have a fire escape? If not, where is the nearest emergency exit?__

__Are there two emergency exits to the street? Are they kept clear and do they open outward without a key?__

__Is emergency lighting provided?__

__Are the hallways well lit?__

__If it’s a multi-unit building, are there fire extinguishers available and identified on each floor?__

__Are there handrails on all stairs?__

__Is the apartment door in good condition? Does it have a deadbolt lock and/or a security chain?__

__Are there smoke detectors in each sleeping room of the apartment?__

__Are the windows unbroken, functioning, and lockable, especially on lower floors? (Bars or other security features are recommended for ground floor windows).__

● Are screens provided?

● Does each bedroom have a minimum of one functioning exterior window?

__Is there a fire extinguisher near the kitchen?__

__Are electrical outlets in bathroom and kitchen GFI type?__

__Is the heating system in good functional condition?__