

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?