Renting a House Checklist

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# Tasks:

☐ **Rental interior**

☐ **Size**

*Don't just go by square footage - the number of rooms and their size is important.*

☐ **Bedrooms/bathrooms**

*The more baths a household has, the better - especially for large families.*

☐ **Floors**

*You could be held liable for replacing damaged or stained floors after you move in, so look for durability and neutral colors.*

☐ **Air conditioning/heating**

*Make sure that some form of ventilation exists unless you live in a very moderate climate. Ask if a specialist has inspected any central units recently.*

☐ **Rental exterior**

☐ **Lawn/yard/flowerbeds.**

*Will you be responsible for upkeep, or will the landlord?*

☐ **Fencing**

*Is any existing in good condition? If you will need to enclose a pet or have a safe place for children to play, make sure the fence is sturdy.*

☐ **Watering system.**

*If you would be responsible for lawn landscaping upkeep, is there an installed sprinkler system to streamline the job?*

☐ **Pool**

*Has the pool been properly maintained, and is it safe? Again, find out who is responsible for upkeep, you or the owner.*

☐ **Security**

*Is a security system installed and active? If not, ask about options.*

☐ **Rental location**

☐ **Schools**

*Check to see if the school district is ranked highly if you have children. If you are attending university, you may want to live near campus.*

☐ **Doctors/hospitals**

*It's always good to live close to quality medical care facilities.*

☐ **Emergency services**

*The rental should be clearly marked with the house number, so it can be found by emergency services in a crisis.*

☐ **Houses of worship**

*You may want easy access to a church, mosque, synagogue, temple or other place of worship.*

☐ **Markets/shopping centers**

*Don't forget the need to be able to go shopping, eat out or order in, have dry cleaning done, haircuts received, and banking accomplished.*

☐ **Garage/parking**

*You will need to know the rules concerning parking and ensure there is room for your vehicle(s).*

☐ **Public transport**

*Is there a bus stop nearby? Can you catch a cab or take the subway? If you don't have a car, these are prime considerations.*

☐ **Distance from work**

*If you want a short trip to work and back, you have to take into account the length of your commute plus traffic conditions.*

☐ **Pet friendly**

*If you have a pet, you will need to ensure you are in compliance not only with the terms of your lease but with local ordinances as well.*

☐ **Expenses**

☐ **Rent**

*Can you afford it? You may also be asked for a deposit and first month in advance.*

☐ **Utilities**

*Connection fees, new service, and even physical visits may be necessary to get your electric, gas, water, phone, cable or internet hooked up.*

☐ **Moving**

*Can you move yourself, or do you need to hire a moving company? These costs will need to be factored in.*

☐ **Walk through**

☐ **Interior of house**

*Note everything that you find amiss and write it down.*

☐ **Exterior of house**

*Note anything broken, work or needing replacement.*

☐ **Ask for time**

*Get at least a week to report additional problems after move in - a walk through is often rushed and won't catch everything.*

☐ **Have it signed**

*Your list of possible problems should be signed and dated by both you and your landlord.*