

QUESTIONS TO ASK:

RESIDENCE + LEASE

Request to see a copy of the lease. Review with a trusted adult before signing!

Put all promises in writing within the lease.

1. Are tenants under the age of 21 required to have a parent co-signature on the lease?
2. If there are multiple tenants, are there joint leases or individual leases? Who is responsible for paying the rent if a roommate does not pay or moves out?
3. Are there move-in fees and/or a security deposit required? Is first and/or last month's rent due by move-in?
4. When is rent due? What are late fee policies? How will rent be paid (check, Venmo)?
5. Are utilities/cable/internet included in rent?
6. How do residents and guests enter the building?
7. Are there reserved parking spaces for residents? If so, is there an associated fee?
8. If I want to add a roommate after signing the lease, how do I do that?
9. What are the penalties for breaking a lease?
10. Is subletting allowed?
11. Are pets allowed? Are there extra fees for having a pet?

BASIC AMENITIES

1. Do units come with in-unit washer/dryer? If not, is there a laundry room onsite?
2. Is there guest parking? If so, how much is parking?
3. What facilities does the apartment have onsite? (gym, pool, printing/business center)?
4. What's the distance to the closest grocery store? Convenience store?
5. How close is the nearest public transportation?

MAINTENANCE

1. What do I do if something breaks?
2. What is the expected turnaround on maintenance requests?
3. Does each unit have its own AC/Heating? Can I control the AC/Heating?
4. Who shovels snow? Mows the lawn?
5. Can I paint the walls? Hang curtains?

Content provided by our friends & colleagues at the University of Denver, Housing & Residential Education.

