



## TOP 10 Things To Know About Renting

- RESEARCH your landlord and READ every line of your lease. Any verbal agreements, discussions or concessions must be put in WRITING.
- Do a thorough inspection when you move in, take photos and document everything in WRITING. (Example: If there is a carpet stain when you move in and you do not report it, it becomes YOUR carpet stain that you will be financially responsible for.)
- If something breaks and it is a LIFE, HEALTH, or SAFETY issue, report it to your landlord IMMEDIATELY. (Electrical issues, heating issues, strange smells, water leaks, broken windows, etc...) A phone call/text followed up with an email would be appropriate.
- If you are under the terms of a lease, your landlord may not make any changes to the terms of the lease unless you agree in writing. For a month-to-month tenancy, a landlord can make changes within the states landlord/tenant law.
- Your landlord cannot enter your property without proper notice, typically 24 hours. The only exception to this is a Life, Health, or Safety emergency. If the landlord needs to show the unit to a future tenant, please be as accommodating as possible.
- Terminate your lease in WRITING delivered by certified mail, return receipt requested, email with delivery/read receipt, or hand delivery. If terminating under the SCRA, include a copy of your orders or a memorandum from your commanding officer verifying your current or future military status.
- When it is time to move out, do a walk through with the landlord. Take photos, and document everything in WRITING. You can request a pre-move out inspection as well. This would be in addition to the final move out inspection.
- Your landlord has 21 days after your lease ends to refund your security deposit and/or send a written explanation (with a detailed description of charges) as to why the landlord is keeping any of it.
- You will be responsible for any damage or any cleaning that is needed that you cause. Even if it exceeds the security deposit. Normal wear and tear is not chargeable.
- If you have a dispute with your landlord about damages and the security deposit, you may be able to file an action in small claims court.