

WALK-THROUGH BEFORE SIGNING MY LEASE

Are there stains, cracks, and/or tears in the flooring? Yes No

Are there spaces between the window panes and the wall? Yes No

Are there holes in the walls (like from where someone hung pictures or shelves)? Yes No

Are the windows single-paned? Yes No

See if each window will open. Do they all open? Yes No

If there is a window that won't open, ask the landlord why it won't open:

Are there smoke alarms in the home? Yes No

If yes, test them to confirm they work. Did they beep? Yes No

If no, will the landlord install new smoke alarms before I move in? Yes No

Will you have a reserved parking space for your car? Yes No

What appliances are included with the lease?

Stove Refrigerator Air Conditioner
Heater Microwave Washer/Dryer

Others: _____

QUESTIONS YOU NEED ANSWERS TO

Will I get a copy of my lease that is signed by the landlord? Yes No

What are the rules about guests that visit me?

Will there be a cost if I want to add someone to my lease? Yes No

If so, what is the cost? _____

Is there a no-smoking rule at the house/apartment building? Yes No

If the landlord needs to enter my apartment, how much notice will the landlord give?

24 hours 48 hours Other: _____

How are maintenance requests submitted?

How long do maintenance requests take before they are addressed?

Does maintenance cover the appliances that are provided? Yes No

Will I be responsible for any yard work or lawn care? Yes No

Will I be allowed to paint the walls if I want to? Yes No

If so, will I be required to paint the walls back to their original color when I move out? Yes No

Nobody is immune to getting bed bugs. If bed bugs do happen to infest the home while I'm living here, how will the treatment be handled to remove them?

Bed bugs require professional treatment. Who do you contract to treat for bed bugs?

RENT & SECURITY DEPOSIT

What is the monthly rent? _____

By what day each month is rent due (1st, 5th, etc.)? _____

Is there a fee if my rent is late? Yes No
If so, how much is it? _____

Will my rent increase if I re-sign a lease after the first year? Yes No

If so, by how much? _____

How much is the security deposit? _____

After the lease ends, how long will it be before my security deposit is returned? _____

Where is the security deposit being held?

- Bank name: _____

- Account number: _____

- Routing number: _____

NOTE: The law (KRS 383.580) says landlords are required to give you this information. This is part of their lease agreement!!

UTILITIES

Which utilities, if any, are included with the rent?

- Electric Yes No
Water Yes No
Sewage Yes No
Internet Yes No
Gas (if applicable) Yes No

If utilities are not included, what is the average monthly bill for each utility (**NOTE: Beware of landlords who don't know this!**):

- Electric \$ _____
Water \$ _____
Sewage \$ _____
Internet \$ _____
Gas (if applicable) \$ _____

Does the unit have its own hot water tank? Yes No

If so, where is it located? _____

Are there penalties if any utilities should get shut off while I'm living here? Yes No

If so, what penalties? _____

Does the home have central air conditioning? Yes No

If no, does landlord provide air conditioner window units? Yes No

If no, can I install my own air conditioner window units? Yes No

The purpose of this checklist

So you're about to sign a lease.

That's awesome! There's lots of us happily renting homes. Sadly, though, not all landlords are looking out for their tenants. As a result, renting leaves us with little protection over our home. That can make it hard to get things repaired or replaced. And if things get really bad, our landlord may even kick us out of our home.

This brochure is a guide to help you fight that possibility. It is taken from experiences of other renters who found out the hard way that their landlord was terrible. Consider the info here as sort of a "If I had only known then..." tool to use before something bad happens. Because the legal system probably isn't going to protect you. It's all on you, the renter, to protect yourself.

And while this brochure doesn't cover everything, it can help you find out now what could become problems for you later. It can help you know what to expect from your new landlord. It can help you know what your new landlord will expect of you. It can help you know if that new place is actually going to be a good fit for you.

The goal with this is to help you avoid disaster: money problems, illness, and even eviction. You deserve to know if your new landlord will be a slumlord before you rent from them. Hopefully, this checklist helps you figure that out BEFORE you're trapped in a lease.

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TENANT'S PRE-MOVE-IN CHECKLIST

A renter's guide to protect yourself against shady landlords

