

Renting VS Leasing



Renting

Month to month basis

Landlord can make changes to rental agreement within 30 days with notice

Tenant can move out at the end of any 30-day period

Leasing

Typically 6 months to a year

Changes are more difficult to make, rent is locked in

Tenant can be charged fees or remainder of lease if they move early

Rental Application

You are applying to rent the apartment and this allows the landlord to review you as a potential tenant

- Your general information
 - including I.D./D.L. and Social Security
- Income and employment information
 - Including paystubs and dates worked
- Housing history including dates, locations, and reason for leaving
 - Be prepared to provide contact information for reference
- Other references; professional and/or personal
- Authorization for a credit check
- Household information, including people and pets

[Application Preparation Sheet](#)



Lease/Rental Agreement



- Lease and rental agreements will outline everything you and the landlord agree too and clearly state responsibilities and obligations.
- Read your agreement thoroughly before signing.
- If it's not in your agreement, it didn't happen.
- If it is in your agreement, expect to be held to it.
- At the very least, should include the lease term, rent information, security deposit details, maintenance and repairs, pets, restrictions, rules, regulations, what happens at the end of a lease, and reasons to terminate.

Read all documents thoroughly before signing them. If you have questions, ask. If you are in doubt, have someone look over the agreement/document with you.

Always get a copy of all signed documents.

TIPS TO AVOID SCAMS



1. Leave a paper trail

Make sure communication is on paper, email, or text. In case of problems in the future, you want to be able to prove what happened and what was agreed on.

2. Look at the place first

Prior to giving out any of your personal information, make sure you see the place first. By doing this, you will make sure that the place is actually for rent and not just images on a website.

3. Beware the middleman

Landlords should not expect you to speak to someone who is not in charge of renting. You should always speak to the landlord directly, or that is a BIG red flag.

4. Meet the landloard in person

Again, prior to giving out any of your personal information, meet the landlord in person. They may say they are out of town, live in another state, etc. But you always want to meet them to make sure they are a real person renting their own place.

5. Sign a written lease or agreement

This is your binding contract. If it's not in the lease or renters agreement, it didn't happen! Make sure you read through in detail, and that all preagreed upon items are written in here.

6. Lease must identify owner

The landlord is not always the owner of the house/room/apartment. The lease should identify the owner of the residence.

7. Do your research

Look into the space on your own. Conduct research online. Drive by the residence on your own to make sure everything looks right.

8. Talk to current/past tenants

This may be uncomfortable at first, but if you see tenants in the space, you can always ask them about their experiences. They have the right to say no, but if they do share, you can gain some valuable information.