

PRE-RENTAL CHECKLIST

Tenants can take this checklist with them when searching for a rental. Before signing a lease agreement, tenants should ask questions, explain their concerns, and inspect the rental.

Street Address: _____

Unit No. _____

Landlord's Name: _____

Landlord's Telephone Number: _____

FINANCIAL ISSUES	
How much is the rent per month?	\$
Is the rent expected to change in the near future?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the landlord accept personal checks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is the fee for paying the rent late?	\$
How much is the security deposit?	\$
How much is the pet deposit?	\$
How much does the landlord charge for extra services, such as:	
Storage Space	\$
Parking Space	\$
Recreational Areas (pool, exercise equipment, etc.)	\$
Other	\$
What utilities does the landlord pay and what utilities do I pay?	
Cable/Satellite TV	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Electricity	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Natural Gas	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	

Internet Service	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Lawn Maintenance	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Security System	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Telephone	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Water, Sewer, Trash	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	
Other:	<input type="checkbox"/> Landlord <input type="checkbox"/> Tenant
Provider's Name and Phone No.:	

MANAGEMENT ISSUES

Does the landlord live onsite?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does a property management company oversee the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Who owns the property and is the owner in Idaho or out-of-state?	
Are onsite maintenance personnel available for repairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How are emergencies addressed? (leaky pipes; broken appliances, etc.)	
What are the designated "quiet hours"?	AM: <input type="checkbox"/> PM: <input type="checkbox"/>
What kinds of pets are allowed?	
Is smoking allowed on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No

FACILITY/PROPERTY ISSUES

Where is the mailbox located?		
Is the mailbox locked?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will the landlord accept/hold packages for tenants?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are garbage facilities easily accessible?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a laundry room on the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
How many washers and dryers are available?	Washers: <input type="checkbox"/>	Dryers: <input type="checkbox"/>

How much does it cost per load?	Wash: \$	Dry: \$
Is there an exercise room onsite?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a swimming pool onsite?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a clubhouse onsite?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there an elevator between floors?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are the stairwells well-lighted and in safe condition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there sufficient parking?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is parking assigned and guaranteed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is covered or secure parking available?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the parking area well-lit and safe?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
How far away from the unit do I have to park?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is a fire alarm installed and is a fire extinguisher available?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is a security system installed and working?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are parents supervising their children?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are all necessary services relatively close by?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Where is the closest grocery store?		
Where is the closest gas station?		
Where is the closest newspaper vendor?		
Where is the closest gym?		
Where is the closest park?		
Where is the closest bus stop?		
Where is the closest daycare?		
Where is the closest hospital?		
Where is the closest police station/fire department?		
Are there registered sex offenders in the neighborhood/complex?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
RENTAL UNIT ISSUES		
Is the rental clean and free of mold, rodents, and insects?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the rental unit furnished?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Is the unit air conditioned?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the front door have a peephole, deadbolt, and chain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the carpet/tile clean and in good repair?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the paint/wallpaper in good condition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there excessive nail holes or any damage to the walls?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Can I hang things on the walls?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Can I install shelves or make other improvements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the plumbing and electrical system in good repair?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Where is the fuse/circuit box located?		
Are sufficient power outlets available in each room?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are the bathrooms clean and in good repair?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there any evidence of past leaks? (stains, mold, etc.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the kitchen clean and in good repair?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do all of the appliances work?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a dishwasher?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a microwave oven?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the oven have an exhaust fan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the refrigerator have an icemaker?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the refrigerator frost free?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there sufficient storage/cupboard space?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there sufficient counter space?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the washing machine and dryer work (if available)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are the washing machine and dryer of sufficient size?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What type of heating system does the unit have? (gas, baseboards, etc.)		
Do the ceiling fans work and are they clean?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do the windows have working locks?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Where are the telephone jacks located?		
Where are the cable/satellite hookups located?		

What special equipment to access cable/satellite TV?			
Are all of the rooms well-lighted?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any drafts around the doors or windows?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the unit properly ventilated?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Can you hear noise from other tenants? (footsteps, babies crying, etc.)		<input type="checkbox"/> Yes	<input type="checkbox"/> No
LEASE ISSUES			
What is the length of the lease? (month-to-month; six months, etc.)			
How much notice do I have to give before I move out?		<input type="checkbox"/> 1 Mo. <input type="checkbox"/> 2 Wks. <input type="checkbox"/> 30 Days	
When is the move-in inspection scheduled?		Date:	Time:
How many days do I have to conduct a move-out inspection?			
What cleaning company does the landlord prefer to use?			
OTHER QUESTIONS/ISSUES/PROBLEMS			
WHAT I LIKE ABOUT THE RENTAL:			
WHAT I DISLIKE ABOUT THE RENTAL:			
WHAT REPAIRS NEED TO BE MADE BEFORE I MOVE IN?			

WHAT I NEED TO DO BEFORE I MOVE IN: