

## BEFORE YOU RENT

*Always visit the rental property **in person** before making any decision. If possible, bring a family member or friend with you — a second opinion can help you notice things you might otherwise miss. Visiting in person also allows you to better assess the space and visualize your belongings in it.*

### Things to Check During the Viewing

#### General Condition

- Are major appliances (stove, fridge, microwave, washer/dryer, if included) in working order?
- Do lights, electrical outlets, toilets, sinks, and heating systems work properly?
- Are windows present and able to open? (Note: bedrooms must have a window for safety and ventilation.)
- Is the unit clean and reasonably well maintained?
- Are there visible damages (walls, floors, ceilings, fixtures) that should be repaired before move-in?

#### Maintenance Responsibilities

- Who is responsible for routine maintenance and repairs?
- If applicable, who takes care of yard work, snow removal, or garbage/recycling?

#### Pets

- Are pets allowed?
- If yes, are there size, breed, or number restrictions?
- Is a pet deposit required?

#### Safety Considerations

- Are all doors and windows equipped with proper, working locks?
- If this is a secondary suite, does it have a separate and secure entrance?
- Ask who, besides you, may have access to the unit (e.g., landlord, property manager, maintenance staff).

#### Who's Living in the Home

- Ask how many other people live in the property.
- Clarify whether the unit is completely self-contained or shared (kitchen, bathroom, laundry, entrances).

#### What Is Included in the Rental

- Is the unit furnished or unfurnished?
- What utilities are included (electricity, heat, water, internet)?
- Is parking included? If so, where and under what conditions?
- Is laundry available, and is it private or shared?

#### Before You Commit

- Ask for the total monthly cost, including rent, utilities, and any additional fees.
- Confirm the move-in date, lease length, and payment method.
- Ensure all agreed-upon conditions are written into the rental agreement before signing.



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