

Questions TO ASK WHEN TOURING APARTMENTS

It never hurts to ask questions. Below are the top questions you should ask when touring a prospective apartment or rental home before you sign a lease. Visit the OCL website to print additional copies of this page.

COST

1. What is the rent cost per month?
2. What is included in the rent? Utilities, water, electric, cable, internet? Is there a cap on utilities, if so how much is the cap?
3. Are the apartments furnished? Is there an additional cost for furniture?
4. Are there any move-in specials? Do I need to sign the lease within a specific amount of time to take advantage of specials?
5. What other costs are necessary to move in? Application fee, administrative fee, deposit?
6. What options do I have to pay my rent? Can I pay with a credit card, check or other options?
7. Will I need a guarantor? If I have a guarantor, will you waive the deposit? What is the cost if I don't have a guarantor?
8. Will I need to set up my own electric or other services?
9. When is the rent due? Is there a grace period? What are the late fees? When do they take effect?
10. Are pets allowed? Is there an additional deposit or monthly charge?
11. What are the requirements for a full refund of my deposit?

LEASE

12. What type of lease do you offer? Joint or individual?
13. How long is the lease? Can I get a shorter lease? Is there an additional monthly fee?
14. If I need to, can I sublease, relet or break my lease? Will I need to pay a sublease or relet fee?
15. Can I get a copy of the lease to review prior to signing? (Student Legal Services can review your lease before you sign it at studentlegalservices.ufl.edu)

ROOMMATES & NEIGHBORS

16. Do you provide roommate matching? How do you match roommates?
17. What happens if I don't like my roommate; will you move me? Is there a fee to move?
18. Who lives in the complex? Is it undergraduate students, graduate students, non-students or families? Is it possible that my roommates will be non-students?

AMENITIES

19. Where is the nearest bus stop? What routes serve this complex? Do I have to walk through an unlit area to get to the bus? How often do they run?
20. What facilities are offered (pool, gym, study rooms)? What are the hours?
21. Is parking provided? Do I have an assigned spot or do I need to purchase a parking permit? Is there a monthly or yearly cost? Is there guest parking? Do I need a city parking pass?
22. Does the complex organize any community events? If so, what types of events?

MANAGEMENT

23. How can I report problems with roommates or other tenants? How do you handle roommate and neighbor issues?
24. What types of maintenance issues do you have?
25. How old is the apartment complex or rental house?
26. When was the last time the complex and the unit I'm interested in were remodeled?
27. How do you handle pest control? What are your most common pests? Have you had any issues with bed bugs?
28. Do your maintenance or pest control providers enter apartments without giving notice?
29. How do I fill out a maintenance request?

SAFETY

30. What type of security features do you provide? Do you have a security officer? If so, what type of support do they provide?
31. Is the community gated? Do you need a code or card to access the gate?
32. What is the most common safety complaint of residents?
33. Do the windows lock? Does the door have a deadbolt? Does the door have a peephole? Do individual resident rooms have a lock? Can I install locks? How can I verify that you've changed the locks between residents?
34. Have you had any crime on the property? If yes, how have you addressed crime that has occurred?