

# MUST ASK QUESTIONS

- 1. WHAT HAPPENS IF MY APARTMENT ISN'T READY ON MY MOVE-IN DATE?** (*New construction, remodeling, and late move-outs can cause occupancy delays*)
  - Where will I stay until my unit is ready and who will pay for it?
  - Can I cancel my lease if my unit isn't ready?
  - Do I have to pay rent if my unit is not ready on time?
- 2. WHAT TYPE OF LEASE WILL I SIGN, JOINT OR INDIVIDUAL?** (*Joint = all tenants jointly liable; Individual = liable for your own room & jointly for common areas*)
  - What will I owe if my roommates leave early?
  - Who is responsible for damage to the bedrooms and common areas?
  - What if there was damage when I moved in?
  - How can I cancel my lease if I need to?
  - **TIP:** Your move-in inventory is **CRITICAL** to getting your security deposit back. If you see any damage, make sure you note it on the move-in inventory **AND** use the **FREE** app **RentRhino** to help you take photos.
- 3. WILL I GET TO SEE MY ACTUAL UNIT BEFORE I SIGN THE LEASE?** (*Beware of "model" apartments*)
  - What if I see damages to the apartment, will you fix them before I move in?
  - **TIP:** Most units are leased as-is. Don't let model units lure you into a lease. Landlords are not required to make repairs unless they affect your health & safety, so be sure that you like the apartment before you sign.
- 4. DO I NEED A GUARANTOR?** (*A signed lease is binding, even without a guarantor*)
  - What if I can't find a guarantor?
  - Can I move in without a guarantor?
  - If I sign a lease but can't find a guarantor, can I cancel my lease?
- 5. WILL YOU HELP ME IF I HAVE A PROBLEM ROOMMATE?** (*Examples: smoking, drug use, loud or aggressive behavior*)
  - Can I cancel my lease?
  - Will you kick them out?
  - Can I change apartments and what will it cost me?
  - What do I do if they are engaged in illegal activities?

## Attorney for Students

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