

PROJECT SENTINEL PRESENTS

BECOMING A SUCCESSFUL TENANT

CHECK THESE WHEN CONSIDERING A RENTAL UNIT

- ✓ Are the basics working – *plumbing, electricity, heating, sewage, windows and doors*
- ✓ Are there signs of water leakage or mold around ceilings, bathrooms, windows or closets
- ✓ Are there working smoke detectors, and are there deadbolt locks on outside doors
- ✓ Ask about lead-based paint disclosure, asbestos and look for mold
- ✓ Look for signs of vermin infestation in the unit and around the common areas such as trash bins
- ✓ Inspect for all pre-existing damage inside the unit such as broken windows or carpet stains, *and* make sure all such conditions are noted in writing to the landlord
- ✓ Ask about smoking restrictions in your unit, surrounding units, and common areas
- ✓ Find out the parking and storage availability and inspect those areas to make sure they are suitable
- ✓ Check all appliances in the unit to make sure they are in good condition and check the rental agreement to make sure they will be included in the rental when you move in
- ✓ Try to visit at least once in the evening so that you can check for noise or parking problems
- ✓ Check for hazards in the common area and check the safety condition of any swimming pool or recreation room provided on the property
- ✓ If there are 16 or more units, is there a resident manager on the property, and if less than 16, is there an emergency contact name and telephone number available for the owner or property manager
- ✓ Make sure the manner and place of paying rent is clearly described
- ✓ **Read your rental agreement carefully, including any “house rules” incorporated into the rental agreement, before you sign or give any deposit. Make sure it includes any conditions promised to you verbally such as new paint or carpets or appliances. You are bound to any agreement you sign -- there is no 3 day cancellation period.**

For assistance call 408-720-9888

Project Sentinel offers neutral counseling and dispute resolution services, but not legal advice or representation.

To request other formats to participate, please email scottrell@housing.org or TTY 7-1-1