

LOOKING FOR AN APARTMENT

QUESTIONS TO ASK YOURSELF:

1. How much can I spend on housing?
2. Do I want to live with someone else (roommate)?
3. If so, how do I find a roommate?
4. How far is the Apartment from school? Is it close to a bus stop?

QUESTIONS TO ASK THE MANAGER OR LANDLORD:

1. Amount of rent.
2. Expected rent increase.
3. Amount of deposit.
4. Conditions for receiving full refund of deposit after move-out.
5. Type of rental agreement (month-to-month, etc.).
6. Security Deposit?
7. Credit check (paid by applicant or landlord?).
8. When can I see the apartment?
9. Termination requirements.
10. House/Apartment rules.
11. Parking availability.
12. Amenities (pool, jacuzzi, tennis courts, club house, etc.).
13. Cable TV availability and charge.

VOCABULARY AND TERMS TO KNOW

Landlord: The owner of an apartment/house.

Manager: The person who manages the apartment/house.

Tenant: You, the renter.

Month to

Month Rent: This is when you don't have a long-term lease or contract. The tenant may stay for a month or longer as he/she wishes. However, if the tenant plans to move, California Law requires that a 30 days notice be given to the Landlord. (Example: you notify your landlord on October 1 that you will move out on November 1).

Notice: A written letter to the Landlord informing him about your plan to move out (in 30 days). Keep a copy of any letter sent or given to your landlord.

Lease: A contract stating that you will live in an apartment for a specific period of time, i.e., 6, 9, or 12 months. If you move out before the end of the Lease, you will usually lose your security deposit. A 30-day's notice to your landlord is still required.

Security

Deposit: An amount of money paid to the Landlord as a guarantee that you will leave the apartment in similar condition as when it was rented to you. The Landlord may use the deposit for cleaning or repairs (if caused by a misuse or abuse by the tenant). In all cases the Landlord must return the unused portion of the deposit within two weeks of your leaving the apartment.

Utilities: The monthly gas and electric bills that the tenant pays each month. Most apartments will pay for water, sewage and garbage pickup.

Amenities: Refers to such things as a swimming pool, barbecue, jacuzzi, sauna, laundry room, etc.

Furnished/

Unfurnished: A furnished apartment has furniture (dishes, table, chairs, sofa, bed, chest of drawers, refrigerator, stove, oven). An unfurnished apartment usually has only a refrigerator, stove and oven with no moveable furniture provided.