

Rental Guide



OF THE TRI-STATE AREA

Fall/Winter 2019-2020 - Volume 22, Number 1
A Guide to Apartments, Townhouses & Commercial Properties

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2449 1st Avenue Winwood II	1510 7th Avenue Building B
1356 3rd Avenue	1540 7th Avenue Building D
1424 3rd Avenue Executive House	1842 7th Avenue
2476 3rd Avenue Winwood I	1846 7th Avenue
2950 5th Avenue Huntington House	1902 7th Avenue
1325 6th Avenue Building A	1914 7th Avenue
1505 6th Avenue The Castle	1028 8th Street ParkLane
1509 6th Avenue	620 15th Street Castle Arms
1513 6th Avenue	637 15th Street Building E
1517 6th Avenue Building C	623 17th Street
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Things You Need To Know Before Renting An Apartment



SOME ITEMS TO ADDRESS...

- **Set A Budget** - Consider how much you can afford and follow the "rule" not to exceed 30% of your monthly income
- **What To Search For** - Make a list of your requirements.
 - Do you want a quiet building close to school or work?
 - Do you have a pet? Is Parking Free?
 - What about dishwasher or laundry facilities?
 - What extra amenities do you need or want?
 - Check out the Neighborhood at various times to see if that is what you expected?
- **Application** - You will likely have to complete an application and pay for application fees or credit reports. Be prepared with personal references, past addresses with landlord phone numbers, your monthly income or copy of your credit report.
- **Understand What Is Included** - Does the rent include heating, water, electricity, cable or internet connection? Ask for an estimate of the average utility bill cost.
- **Know Your Landlord**

Check List Continued on Page 13

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Things You Need To Know Before Renting An Apartment



CHECK LIST CONTINUED

■ **Inspect The Apartment** and if there is any damage, ask for it to be repaired so you are not held responsible. Inspect:

- Pipes, sink faucets - make sure both cold and hot water really comes out and at a decent pressure
- Electricity & appliances should be working, lights, air conditioning, heat, etc.
- Walls and windows.
- Take a friend with you for a second set of eyes.

■ **Read Before You Sign** - Obtain a copy of any rules and regulations.

Go through everything before you sign. Check for the following:

- The beginning and expiration date
- The rental price and information about your security deposit
- What are the reasons a landlord can terminate your lease contract
- Are there penalties for moving out before the expiration date?
- Are there any responsibilities for repairs
- Is subletting allowed?
- Is there a policy about guest visitors?
- Understand any automatic renewal clause.

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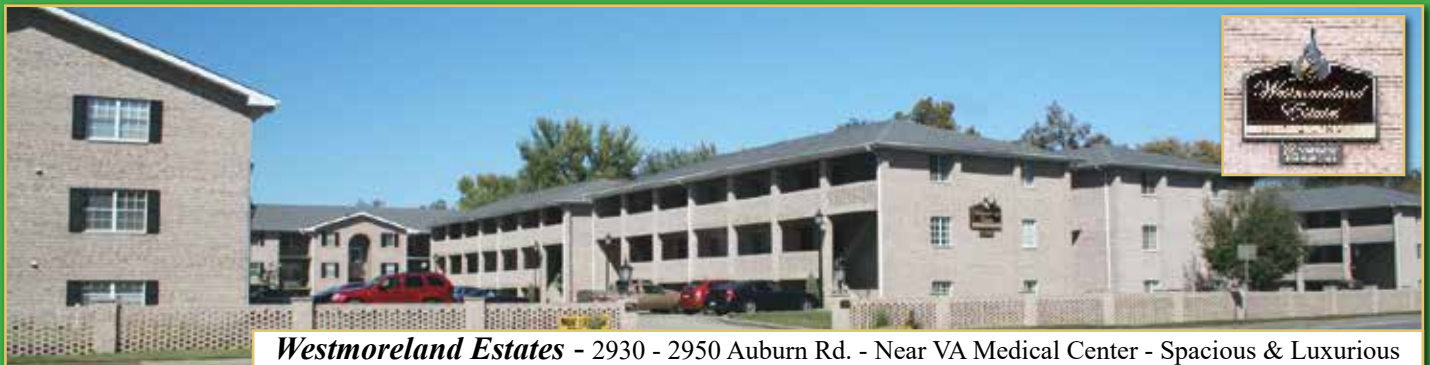
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