

## QUESTIONS TO ASK WHEN DECIDING WHERE TO LIVE:

### Location

- Is the location **convenient**?
- Is there enough **parking** for you and your guests?
- Is it within **walking distance** to campus OR
- Is it near **public transportation (AppalCART route)**?
- Have you checked to make sure that there are no **zoning issues** if you are considering a rental house in a traditional single-family neighborhood?

### Conditions/Quality

- Have you **viewed the actual rental unit** that you will be living in? (Or had a virtual tour)
- Are the **conditions** in the rental unit acceptable to you?
- Has the landlord made any **promises to you** about improvements or repairs to be made to the rental unit before you move in?
- If so, have those promises been put **in writing**?
- Have you asked the landlord *specific questions* about **things that are important to you**?
- Have you used **other resources to gather more information**? (e.g. talking to current or former tenants; looking at online reviews)

### Extras

- Does the rental unit have all the **amenities** you want?
- Have you **viewed the amenities** (e.g. “clubhouse”, workout room, pool) to see if they meet your expectations and are worth the extra cost?
- Are **pets** allowed? If so, are there restrictions on what type or size of pet?
- Does the rental property have access to **internet service**?
- Does the rental unit have easy access to **recycling**?

### Costs

- How much is the **monthly rent**?
- What items are **included in your rent**, and what will you **pay for separately**?
- What **other expenses** will you have?
- What is the **source of heat** for the rental unit?
- How much do heat and utilities typically **cost during the winter months**?
- Will you be responsible for obtaining **propane or other heating fuel** for your rental unit? If so, will this involve a deposit or other extra cost to you?

## Rental Contract

- Have you **read your lease** carefully?
- Have all your **questions** about your lease been answered?
- Have you reviewed all the **charges and fees** included in the lease?
- Do you understand that the lease is a **binding contract** that lasts for the full period set forth (*usually one year*)?
- Do you have money set aside to pay your **security deposit** and first month's rent when they are due?
- Have you reviewed all the **landlord's rules and regulations** (sometimes included in a separate document that is cross-referenced in the lease)?
- Does a violation of the rules result in **fines** being charged?
- Are you **comfortable** with all the rules?

## Roommates and Conduct

- If you will be **living with a roommate**, have you discussed lifestyle issues and how you will share responsibility for chores, etc.?
- Do you understand that **roommate issues are difficult to solve, legally**, so it's important to talk about expectations and what's important to you in a living situation with your roommate(s) *before* you commit to living together?
- Are you aware that if your roommate doesn't pay his or her share of the rent **you can be held responsible** if you have a **joint lease**? (Note: Most rental companies in Boone provide individual leases, but some still use joint leases, especially if you are renting a house, rather than an apartment.)
- Have you considered entering a "**roommate contract**" that spells out what you and your roommate have agreed to?
- Are you aware of the Town of Boone ordinances that may be relevant to you, such as the **noise ordinance**?
- Do you understand Appalachian State's policy for **enforcement of off-campus violations of the Code of Student Conduct**?

Resources:

### **Off-Campus Student Services**

[www.offcampus.appstate.edu](http://www.offcampus.appstate.edu) (student reviews of off-campus housing and general resources)

[www.offcampushousing.appstate.edu](http://www.offcampushousing.appstate.edu) (searchable database of available rental units, subleases, and students seeking roommates)

### **Student Legal Clinic**

[www.legalclinic.appstate.edu](http://www.legalclinic.appstate.edu)

**Both programs are located in Suite 324 Plemmons Student Union \* (828) 262-8284**