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 (student reviews of off-campus housing and general resources)
www.offcampushousing.appstate.edu (searchable database of available rental units, subleases, and students seeking roommates)

Student Legal Clinic
www.legalclinic.appstate.edu

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