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](https://www.appalcart.com/) 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 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/ 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)

Other features

\_\_ Does the rental unit have all the **amenities** (e.g extra features) you want?

\_\_ Have you **viewed the amenities** (e.g. “clubhouse”, fitness 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**? (This can be an issue in some parts of Watauga County)

\_\_ Does the rental unit have easy access to **laundry facilities**?

\_\_ Does the rental property have **onsite 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? Have you made a **budget**?

\_\_ What is the **source of heat** for the rental unit?

\_\_ If **utilities** are not included in the rent, how much do heat and other utilities typically **cost, especially during the winter months**?

Rental contract

\_\_ Have you **read your lease** carefully?

\_\_ Have all your **questions** about the 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 creates a legal commitment as soon as you sign it?

\_\_ Do you have a **cosigner** (someone who meets the rental company’s financial requirements and will sign an agreement to guarantee your rent is paid)? Most rental companies in Boone require a cosigner/ guarantor.

\_\_ 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

\_\_ 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 you want 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 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? (sample roommate contracts are available)

*Resources:*

***Off-Campus Student Services***

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

[*www.offcampushousing.appstate.edu*](http://www.offcampushousing.appstate.edu) *(searchable database of available rental units, subleases, and roommate finding section)*

***Student Legal Clinic*** *(lease reviews and other legal issues)*

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

***Located in Suite 324 Plemmons Student Union \* (828) 262-8284***