Sample Lease Questions to Ask a Potential Landlord

Use this document to help you create a list of questions to ask when meeting with a landlord. This is not a comprehensive list of all questions, but is intended to help you get started.

Are there penalties for late payments? What are they?
__________________________________________________________________________________________________

How long is the lease? _______________________________________________________________________________
__________________________________________________________________________________________________

After the initial term of the lease, will I need to renew for a year or will I be able to lease month to month?
__________________________________________________________________________________________________

What are the lease breaking fees? ______________________________________________________________________
__________________________________________________________________________________________________

Are there any application fees? ________________________________________________________________________
__________________________________________________________________________________________________

Am I allowed to have pets? If I don’t have one now, and I get one at a later date, will my lease change? ______________
__________________________________________________________________________________________________

What utilities are included in the rent? __________________________________________________________________
__________________________________________________________________________________________________

What is the approximate cost for utilities that are not included in the rent? ________________________________
__________________________________________________________________________________________________

Are there any costs for setting up the utilities that are not covered in the rent? ________________________________
__________________________________________________________________________________________________

Is parking included in the rent or are there any additional parking fees? ______________________________________
__________________________________________________________________________________________________

Where is the parking area? ____________________________________________________________________________
__________________________________________________________________________________________________

Is there a pool? Can it be used by anyone? Are there any additional fees for using the pool or gym area, if applicable?
__________________________________________________________________________________________________

How big is the hot water heater and is the hot water heater shared with any other apartments? ________________
__________________________________________________________________________________________________

How much is the security deposit? How much of the deposit is returned at the end of the lease? ________________
__________________________________________________________________________________________________

What will prevent me from getting my security deposit back? ________________________________________________
__________________________________________________________________________________________________

Is sub-leasing allowed? _______________________________________________________________________________
__________________________________________________________________________________________________

How is routine maintenance completed for the unit? _______________________________________________________
__________________________________________________________________________________________________

Are maintenance people on call 24 hours a day? If not, who should I call if there is an emergency? ________________
__________________________________________________________________________________________________