

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? _____
