



APARTMENT HUNTING TIPS FROM THE PAVILION APARTMENTS

Golden Rules – to use before, during and after your search.

BEFORE YOU SET OUT:

Make a shopping list. Are you looking for hardwood floors, dishwasher, washer/dryer, balcony, etc.? You may not find everything but it doesn't hurt to set priorities.

Be prepared! Collect some information to present to landlords/leasing agents – they'll probably ask for it, anyway. This should include:

- Credit check.
- Criminal background check.
- Proof of employment: letter of hire/pay stubs/tax returns

DURING THE SEARCH:

Narrow down your search. Know which area you want to live in and if you will be close to work or school. It's helpful to see what shape the place is in and whether more work is needed to make it habitable. Bring a tape measure to see how your furniture will fit. Apartment searches are time consuming, so know which area you want to live in and stay in that area so a fast decision can be made.

Do a careful walk-through of any unit you're serious about. The best time to ask about repairs and improvements is before you commit. Attach a list of any damage to the lease, and have it initialed by your landlord so you're not held responsible later. Find out if the apartment has been recently updated and upgraded to meet the needs of cable and internet.

Research the area. If you are serious about an apartment, find out if the area is safe and read over the crime reports.

Find out if any community features are included, such as:

Swimming pool
Tennis Courts
Volleyball courts

Workout facilities
Laundry facilities
Parking – on the street or in a lot

Some questions to ask about the apartment:

How's the water pressure?

How many electrical outlets and where are they placed?

How big is the water heater?

Is there enough closet space or will you need extra storage?

Are all appliances included?

Meet the managers. Know what you can rely on the managers for and if they are a visible part of the community. Find out which maintenance services are included. Find out if there is emergency maintenance available.

AFTER YOU'VE FOUND IT:

Read your lease thoroughly and make sure you understand it. Don't be afraid to ask. For example:

- What will your deposit payment be? Will you receive your deposit back?
- What will your monthly rent payment be?
- Which utilities are you responsible for? Which utilities are included?
- Are pets allowed?
- How is the television reception? Will you need cable?
- Is there reference to existing wear or damage or a penalty for breaking the lease?

Choose your roommate wisely. Know whether you will be able to depend on your roommate for their portion of the rent and additional utility bills. Know whether they will be clean or be able to live in a similar lifestyle to you.

THE PAVILION APARTMENTS

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