

You and Your Landlord

- Check into and find out about the individual or company that owns and/or manages the house.
- Ensure you have examined the house (even if it is recommended by a friend) prior to signing the lease. Remember, safety and costs are your main priorities. Not location.
- Ask your landlord who will have access to keys to your house and how the keys are protected.
- Ask your landlord if they change the locks when a tenant leaves? Will they allow you to change the locks?
- Ask your landlord if you will be notified in advance if repair or maintenance work is scheduled.
- Do not accept a verbal agreement from a landlord as final work on some special arrangement, condition or repair. Always have the information written into the lease or agreement. If it is not part of the normal lease, it can be added as an addendum, which should be signed by you and the landlord.
- Insure you understand the lease agreement, including what improvements the landlord will pay for and what expenses you will be responsible for.
- If you share a house with someone else, ensure everyone signs the lease at the same time. If a conflict should arise between you and a roommate you will not be stuck with the bill if he/she moves out or fails to pay the required rent.
- Make sure all blanks on the lease are filled out prior to signing the lease.
- Inspect the house prior to moving in. List all items that do not work properly or are otherwise damaged (this is usually called a move-in condition report). Keep a copy of the list and submit a copy to the landlord so the items can be repaired.
- Take pictures or video the house upon move in and this will assist you from paying property damages when the lease ends.
- Obtain Renter Insurance.

Personal Safety

- Decrease your chances of assault by walking with someone else.
- Avoid walking in areas with limited lighting, especially alleys and parks.
- If you think you are being followed, walk towards areas that are most likely to be populated and call CSPD immediately.
- Tell others where you are going and when you expect to return.
- Stay alert and keep your mind on your surroundings.
- Be suspicious of everyone and everything. Trust your instincts.
- Act confident and walk with a purpose. Make eye contact.
- Wear comfortable clothing and shoes and avoid carrying lots of packages.
- Carry your whistle.