

8 Quick Leasing Tips

1. Budget Wisely

- Be honest and determine what you can afford.
- Be conscious of when payments are due.
- If you have a roommate, make sure to develop a plan for how bills will be paid.
- When defining the budget, take the following items into consideration:
 - Application Fees
 - Holding Fees
 - Security Deposit
 - Rent
 - Utilities
 - Internet
 - Cable
 - Food
 - Parking and Transportation
 - Renters Insurance
 - Moving Expenses
 - Unforeseen Expenses



2. Location, Location, Location.

- Consider how close you want to live to campus.
- Visit the apartment complex at various times throughout the day and on the weekends to make sure you feel comfortable with the environment.
- Research the crime statistics for the area.
- Tour the apartment you are considering renting to check the condition of the apartment as well as to check for fire safety, home safety, and working appliances/plumbing.
- Don't be afraid to talk to other tenants about their experience.
- Talk to your friends and find out what they know about the apartment complex and property manager.

3. Read the Details

- Lease Term
 - When does the lease begin and end?
 - If I break a lease, what happens? Is there a fee?
- Subleasing
 - Does the property allow subleasing?
 - What are the policies for tenant changes?
- Co-Signing
 - Do I need a co-signer?
 - Who can I ask to be my co-signer?
- Pets
 - Are pets allowed?
 - What are the costs and policies associated with pets?
- Cost
 - What forms of payment are acceptable for rent?
 - What are the fees for late rent payments, and when are the fees applied?
 - How much is the deposit? What portion of the deposit do I get back when I move out?
 - Is there an application fee?
 - Are there any utilities included in the rent?
 - What are the amenities, and do they cost extra?
 - Are there any limitations to decorations?

4. Know Your Rights

- Under what conditions does management have the right to enter my dwelling?
- Review the [City Codes](#), or if there are questions concerning rental housing, the best approach is to contact the Planning & Codes Administration for the city where the rental unit is located.
- Consider researching the South Carolina Residential Landlord and Tenant Act.

5. Roommates

- Meet any potential roommates before agreeing to live with them.
- Talk about mutual living expectations.
- More [Roommate Tips](#).

6. Renters Insurance

- Is renter's insurance included?
- Is renter's insurance required?
- In order to protect your property, renter's insurance is important to have whether or not the apartment complex requires it.

7. Keep a Copy

- Make sure to obtain a copy of all documents you sign.
- Make sure to keep copies of all documents in a safe place.

8. Document the Move-In

- Before you move anything into the apartment, take pictures of the current condition of the apartment and the items provided with the apartment.
- Alert the property manager of any damages or items of concern.
- Keep these documents and records of communication in a safe place.