

FIRST TIME RENTERS INFORMATION



www.HoltonMountainRentals.com

Holton Mountain Rentals hopes that the following information will give you a little insight and help in your search for an apartment, condo, duplex, or house. We have included some of the important issues that must be considered when renting, as well as tips on choosing a landlord or management company.

- 1. Budget:** Before beginning your search for an apartment, condo, duplex or house, **prepare a budget** and know exactly what you can spend on housing. A housing budget should include the monthly rent and all utilities such as water, sewer, trash, electric, heat, cable internet access, and phone. Don't forget to figure in your personal expenses such as food, insurance, school and miscellaneous expenses.
- 2. Location:** Location is an important factor to consider. Do you have a car, or will you be walking or riding the Appalcart to work or school?
- 3. Size:** The size of dwelling unit is another important factor to consider. Your selections will include studio, one, two, three or four bedroom apartments, houses, condos or duplexes. A studio is small and suitable for only one person, but is very economical.
- 4. Amenities:** Consider what amenities are important to you; i.e., washer/dryer, dishwasher, fireplace, garage, ceiling fans, deck, internet, view, recreational amenities, etc...
- 5. Pets:** Many landlords do not allow pets, but if pets are allowed you will probably have to pay a pet fee/deposit and/or higher rent.
- 6. Maintenance:** This is an important factor that should not be overlooked. Whether you rent from a management company or an individual, ask them about their maintenance policy. Ask them what their response time is, what you as a tenant are responsible for, and how emergencies are handled.
- 7. Security:** Ask your Landlord if security lighting in parking lots is provided, and if deadbolts, peepholes and safety chains are available. Does the Landlord change locks for every new tenant?
- 8. The Lease Contract:** It is important to sign a Lease Contract, but read it thoroughly and make certain you understand it completely. If there is anything you have a question about, be sure to ask before signing.
- 9. Down Payment:** Most landlords will require a down payment and/or last month's rent in advance. The down payment amount is usually equal to a full month's rent.
- 10. Roommates:** Will you have one or more? Roommates can help make living on your own more affordable. The wrong roommate can make life very difficult! Thoroughly discuss lifestyles and all issues that might arise when living with someone. Please see our Roommate Questionnaire form.

GOOD LUCK WITH YOUR SEARCH FOR YOUR HOME AWAY FROM HOME!