

Rental Touring Checklist

- ☐ Take a friend—never tour a rental unit alone.
- ☐ Make sure you see the actual unit you will be renting, not a model.
- ☐ Are there safety features such as smoke detectors and carbon monoxide detectors? Do they work?
- ☐ Do all of the door locks and deadbolts work, and do the bolts stick out at least one inch?
- ☐ Do windows open and close properly? Do they lock? Are window coverings provided?
- ☐ Check out the area at night with friends to see if it's well lit and to get a feel for the neighborhood.
- ☐ Check your cell phone reception in the unit—can you send and receive texts and calls? (Test it out!)
- ☐ Does the plumbing work? Check all faucets and showers, and flush all toilets. How is the water temperature and pressure? Is there any sign of water leaks?
- ☐ Do the fans in the bathrooms work? Do you see signs of mold?
- ☐ Do the appliances work? Turn them on to make sure.
- ☐ Check for damages from current tenants, pets, rodents, insects, water, and fire throughout the unit, especially on the floors, walls, and ceilings, and inside cabinets, drawers, and closets.
- ☐ Are there enough electrical outlets throughout the unit? Do they work? (Hint: Bring your phone charger and plug it in to check).
- ☐ Do the lights work in all of the rooms?
- ☐ Does the unit have enough storage space? If you need parking for a bike, moped, or car, is it available?
- ☐ If there are any items that need to be repaired or replaced, discuss what repairs or improvements will be made with your prospective landlord, and write them into the lease.
- ☐ If you are seriously considering a rental property:
 - Ask for a copy of the lease and addendums. This will give you a chance to review the documents.
 - Read the lease carefully. Pay special attention to “Non-standard Lease Terms.”
 - Consider asking the current tenants about their experiences with the owner or management. Are they pleasant and professional? Do they respond quickly to maintenance and repair requests?
 - Contact the City of Madison Building Inspection Unit to ask about building-code violations.
 - Contact utility companies to inquire about average costs for heat, electricity, cable, and internet service.