

## Lewis-Clark State College

### Community Rental Information for Fall 2022

#### What Is The Process? How Do I Find And Secure Rental Housing?

1. Contact the Property Management company/private landlord/private listing and ask for the type of rental you are looking for (# of bedrooms, close to college, etc.). Schedule a time to look at the rental.
2. When viewing the rental, make sure you check:
  - a. Faucets/Showerheads for water pressure and hot/cold water. Flush toilets.
  - b. Thermostat/temperature. Verify if the heat is electric or gas and that the furnace/air turns on.
  - c. Verify which appliances are provided. For example, is there a washer/dryer hookup in the unit, or is there shared laundry, or will you need to use a laundromat?
  - d. Make sure doors and windows open/close and lock.
  - e. Look for damage to carpeting or strange smells that might indicate water damage.
  - f. Check for signs of pests and infestations.
  - g. Check the property for safety. Arrive early or stay late to watch the neighborhood to observe foot traffic, the community and traffic noise. Is this area one that fits your living style. Does it feel safe?
  - h. Ask about amenities that may be included in the rent. Water/sewer/garbage? Wi-Fi? Cable?
  - i. Ask about parking. How many spaces do you get with your unit? What about visitor parking? Is it free?
  - j. Is there a guest policy?
  - k. Is the rental furnished or unfurnished?
  - l. If you like the rental you are viewing, what are the next steps to sign a contract? (Background check, income verification, application, etc.)
3. You were approved for the rental, now what? Review the lease agreement and ask questions.
  - a. Thoroughly read the lease before signing. Ask questions about anything you are not clear on, don't understand, or need more information about.
  - b. What are the terms (length) of the lease?
  - c. When is rent due? When are late fees assessed and how much are they?
  - d. Are there mandatory fees when moving out, like a cleaning fee, that will go against your deposit?
  - e. How much will this rental cost to move in? First/last month's rent and deposit?
  - f. What is the landlord's right of entry conditions?
  - g. Rental insurance requirements.
  - h. Were there promises made during your visit that are not included in the lease? Ask to have them added.
  - i. Ask to change any undesirable clauses. You will initial and the manager/landlord will initial these changes.
  - j. Sign and get a copy to keep for your own records. You should receive a copy of all paperwork that you sign.

4. When moving in:
  - a. Fill out the move-in condition inventory sheet. Be very thorough with this. Check outlets, holes in walls, stains/tears in carpet, make sure appliances work. These things will matter when moving out if you want to receive your security deposit back. Take pictures/video as well for visual documentation.
  - b. Sign and date the condition sheet, and have the manager/landlord sign. Keep a copy.
  - c. Go to [myavista.com](http://myavista.com) to create an account for electricity/heating. Avista Utilities is the electricity provider for the area.
  - d. If wi-fi is not provided, research who you would like to provide your internet. Most cell phone companies offer home internet, or you can google providers for the area.
  - e. Change the batteries in the smoke detector/CO2 detector and check that it is working.
  - f. Check for a fire extinguisher. If one is not provided, you can purchase one.
  - g. Never leave a spare key in an easy to find hiding place.
5. Extra Tidbits:
  - a. Listings and advertisements start to become more active after graduation in May. This is when current tenants/graduates will begin notifying the landlords with their move-out dates.
  - b. The rental market is moving very quickly this year. If you are hoping to rent an apartment, do not wait until August. **Secure your housing as soon as possible.**