

RED FLAGS

Follow your gut!



Never sign a lease if you can't see the apartment in person or do a live-walkthrough.



Do not pay any money until you have received an application and a copy of the lease and addendum.



Does it seem too good to be true? Know average rental costs and do your research.



Know how to identify a scam here!



BEFORE YOU SIGN

Read the lease thoroughly!

Have questions?
Contact us!

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5 MINUTE CHECKLIST

A standard lease must include:

- ✓ Name of all tenants
- ✓ Landlord contact information
- ✓ Address of the apartment
- ✓ The term of the lease
- ✓ Monthly rent amount and when it is due
- ✓ Repairs: who to contact
- ✓ Subletting conditions
- ✓ Utilities: included/not included?



Get the full lease genius checklist here!

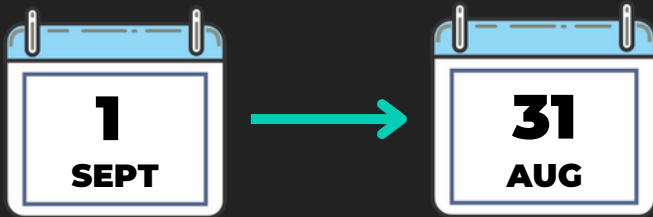


BE A LEASE GENIUS!

Tips and tricks for reviewing & signing your lease.

WHAT IS A LEASE?

A lease is a binding legal agreement that describes all terms of the rental contract between you and your landlord. Leases typically last for one year.



DID YOU KNOW?

The standard lease may also include an attachment from your landlord, known as an addendum.

These are "extra rules" that the landlord will apply to your apartment.

KEY TERMS TO KNOW

Cosigner (Guarantor): Someone who signs your lease with you for credit purposes

Landlord (Lessor): Apartment owner

Property Manager: Person/company hired by the landlord to oversee the property

Realtor: Represents the landlord, shows the apartment, and charges realtor fee

Security Deposit: Fee equal to 1 month's rent, used by landlords to pay for damages to an apartment

Sublet: Taking over a spot on a lease while the tenant is away (co-op, abroad, etc.)

KNOW YOUR RIGHTS

Housing Codes: Landlords must provide a safe and sanitary apartment.

Fire Safety: Landlords must maintain smoke detectors in units and commons spaces.

Notice: Landlords, maintenance people, and realtors must give reasonable notice prior to entering an apartment.

Retaliation: Landlords cannot evict you or raise rent in response to you exercising your legal rights.

IMPORTANT TIPS

- Don't be afraid to ask questions and negotiate with your landlord.
- No more than 4 unrelated persons may live together in Boston.
- Know what fees are legal and which ones are not.
- Sign and keep a copy of the lease.
- Get everything in writing.
- Write down and photograph any damages upon moving in.
- Pay your rent on time and follow the terms in your lease.