

# RENTING TIPS

- Read & understand your lease & contract terms, fees, & what is expected of you prior to your move in/out dates.
- Know what utilities are included in your rent & what utilities will be put into your name. Know if the landlord splits utilities for you or if you & your roommate(s) have to split & collect the payment.
- Know if your lease is for the entire apartment or just a bedroom.
- Who do you go to if you & a roommate have a disagreement? How does management handle roommate conflicts?
- Promptly report any repairs or problems in writing that need to be addressed.
- If you have to leave for any reason, is there a way to break your lease? To landlords, you are an adult & a customer, not just a student. If your student status changes or you decide to move out early, you are still responsible for the remainder of your lease.
- Is there a pet policy? What if you need an emotional support animal? What fees might be associated with owning a pet?
- Check & add reviews on ForRent.com, ApartmentRatings.com, Apartments.com, BBB.org (Better Business Bureau), etc.
- Do not feel pressured into signing a lease - there will still be plenty of options come spring time!

# KNOW YOUR RIGHTS

**When you move off campus, it's important to know your rights as a renter under local & state laws.**

- A landlord may not refuse to rent to you or discriminate against you in your rental agreement because of your identity, marital status, ability, family responsibilities, or source of income.
- Your apartment should be clean & ready for you on your move-in date.
- Understand all of the keys & paperwork you should be given upon move-in (apartment keys, mail box keys, misc. keys/fobs, parking permit, inventory checklist, etc.).
- Understand the purpose of your security deposit:
- Rent increases are not allowed during the term of your lease unless a provision to allow it is in your rental contract. In most cases, your landlord does not have the right to enter your apartment without your permission or a written notice at least 24 hours in advance. You should grant them access to make repairs.

For more information about renting, visit [gvsu.edu/housing](https://gvsu.edu/housing).

This is not an exhaustive list and is provided as a courtesy. It is for illustration purposes only. You have a responsibility to read and understand all documents before signing.

Should you need additional assistance, you should seek legal counsel.