20 Questions to Ask a Landlord Before You Sign

Ask these at the viewing or by email, and write down every answer.
Verbal promises tend to disappear once the lease starts.

1. **What is the total monthly cost, fees included?** ☐
   Rent plus every recurring fee.
2. **Which utilities are included in the rent?** ☐
   Water, trash and heat are sometimes included.
3. **How much is the security deposit, and when is it returned?** ☐
   Ask about the deadline and how deductions are explained.
4. **How long is the lease, and what happens at the end?** ☐
   Does it renew by itself or turn month to month?
5. **What does it cost to end the lease early?** ☐
   Get the exact fee or the notice period.
6. **How much notice do you give before a rent increase?** ☐
   Ask about the last time rent went up.
7. **Is there a late fee, and is there a grace period?** ☐
   Know the day and the amount.
8. **How do I request a repair, and how fast is it handled?** ☐
   Phone, portal or email, and typical wait.
9. **Who pays for pest control?** ☐
   Ask in writing, before you sign.
10. **Are pets allowed, and what do they cost?** ☐
    Deposit, monthly pet rent and breed or size limits.
11. **Can I sublet if I need to leave?** ☐
    Ask what approval looks like.
12. **Can a roommate be added to the lease?** ☐
    Ask what changes for the deposit.

13 **What are the guest rules?**
Look for limits on long stays. ☐

14 **Is parking included, and where?**
Ask about guest parking too. ☐

15 **What are the quiet hours?**
And how complaints are handled. ☐

16 **Is renters insurance required?**
Some leases require it and a minimum amount. ☐

17 **How much notice before someone enters my unit?**
Ask about emergencies and routine visits. ☐

18 **What is the move-in and move-out process?**
Inspection, elevator booking, key handover. ☐

19 **Is the building for sale or changing management?**
It can change fees and rules. ☐

20 **Can I talk to a current tenant?**
A short chat tells you a lot. ☐