

# RENTING YOUR FIRST APARTMENT



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- ONE OF THE FIRST “ADULT” THINGS YOU’LL LIKELY DO WHEN YOU HEAD OUT ON YOUR OWN IS RENT AN APARTMENT.
- THE PROCESS CAN BE A BIT OVERWHELMING FOR A FIRST TIME RENTER.
- THIS POWERPOINT WILL TAKE YOU THROUGH THE STEPS OF FINDING AN APARTMENT, NAVIGATING THE LEASE /RENTAL AGREEMENT, AS WELL AS MANAGING YOUR RIGHTS AS A TENANT.



# YOUR IDEAL APARTMENT

- WHAT ARE YOU LOOKING FOR IN AN APARTMENT?
- DO YOU WANT A STUDIO OR A ONE BEDROOM?
- MAYBE YOU WANT TO RENT ALONE OR WITH A ROOMMATE?
- DO YOU NEED THE APARTMENT TO COME WITH FURNITURE, APPLIANCES, INCLUDING WASHER AND DRYER?
- DO YOU WANT IT TO BE CLOSE TO SCHOOL OR YOUR WORK?
- DO YOU NEED IT TO BE WITHIN WALKING DISTANCE OF BUS STOPS OR GROCERY STORES?



# SECURITY DEPOSIT

- WHEN YOU SIGN YOUR LEASE, THE LANDLORD WILL USUALLY ASK THAT YOU PAY A SECURITY DEPOSIT AS WELL AS THE FIRST MONTH'S RENT. MAKE SURE YOU HAVE ENOUGH MONEY AVAILABLE (THEY MAY ONLY TAKE A MONEY ORDER OR CASHIERS CHECK) TO COVER BOTH AMOUNTS.
- THE SECURITY DEPOSIT WILL BE STORED IN A SAVINGS ACCOUNT DURING THE TERM OF YOUR LEASE. IF YOU TERMINATE THE LEASE EARLY OR LEAVE THE APARTMENT IN POOR CONDITION, THE LANDLORD WILL USE THE SECURITY DEPOSIT TO COVER THOSE COSTS AND MAY TRY TO SUE YOU BACK FOR ADDITIONAL DAMAGES.
- IF YOU LEAVE THE APARTMENT IN THE SAME CONDITION AS WHEN YOU MOVED IN , YOU SHOULD GET YOUR SECURITY DEPOSIT BACK. IT IS IMPORTANT BEFORE YOU MOVE IN TO BRING ANY DAMAGES OR BROKEN APPLIANCES TO THE LANDLORD'S ATTENTION SO THAT YOU DO NOT GET BLAMED WHEN YOU MOVE OUT. YOU ALSO DESERVE TO HAVE THOSE THINGS FIXED RIGHT AWAY.

# PET DEPOSIT & PET RENT

- A PET DEPOSIT IS AN AMOUNT OF MONEY CHARGED TO YOU IF YOU PLAN TO MOVE IN WITH YOUR PET OR IF YOU BRING HOME A PET AFTER YOU MOVE IN. THIS AMOUNT IS EXTRA AND CAN BE A “ONE TIME” DEPOSIT OR THEY MAY CHARGE YOU BOTH A PET DEPOSIT AND EXTRA RENT EACH MONTH FOR YOUR PET.
- MANY APARTMENTS HAVE A WEIGHT LIMIT FOR YOU PET AND DO NOT ALLOW CERTAIN BREEDS LIKE PIT BULLS. YOU NEED TO CHECK ON THE RULES BEFORE YOU BRING A PET HOME!



# BUDGETING FOR RENT

- FIGURE OUT HOW MUCH YOU CAN AFFORD BY LOOKING AT YOUR MONTHLY INCOME. YOUR RENT SHOULD NOT BE MORE THAN 40% OF WHAT YOU EARN EACH MONTH.
- WHEN COMPLETING YOUR BUDGET YOU NEED TO PLAN FOR OTHER LIVING EXPENSES IN ADDITION TO RENT. THESE INCLUDE UTILITY BILLS (POWER, CABLE, WIFI), FOOD, CELL PHONE, TRANSPORTATION COSTS (BUS PASS OR CAR COSTS), CLOTHING/HYGIENE COSTS, SPENDING MONEY
- IF YOU CAN'T FIND A PLACE WITHIN YOUR BUDGET, CONSIDER GETTING A ROOMMATE OR RENTING A ROOM IN A SHARED HOUSING SITUATION





# HOW TO FIND AN APARTMENT

START YOUR SEARCH ONLINE OR BY CONTACTING RENTAL OFFICES OF PLACES THAT YOU ARE INTERESTED IN

- REVIEW HOUSING LISTS PROVIDED TO YOU BY THE INDEPENDENT LIVING UNIT AT WASHOE COUNTY
- LOOK ON CRAIGSLIST
- MOST BIG APARTMENT COMPLEXES HAVE A WEB PAGE WHERE YOU CAN LOOK AT FLOOR PLANS, THE AMENITIES THEY OFFER, AND THE COST OF RENT. SMALLER UNITS MIGHT ONLY HAVE A PHONE NUMBER. GIVE THOSE APARTMENTS A CALL AND ASK ABOUT THEIR AVAILABLE UNITS AND COST.
- MANY APARTMENTS REQUIRE THAT YOU EARN 2 OR 3 TIMES THE RENT. SO IF YOU WANT TO MOVE TO AN APARTMENT THAT IS \$800.00 A MONTH YOU NEED TO EARN \$1600.00 OR EVEN \$2400.00 A MONTH IN ORDER TO BE APPROVED.

# VIEW THE APARTMENT BEFORE YOU COMMIT

You'll want to visit places you are interested in person to see their condition and possibly submit a rental application. Be prepared that rental applications and credit checks cost money.

Make this process as efficient as possible by visiting as many places as possible in a single day.

Some places will need you to schedule an appointment so that they will have someone available to show you the unit. You'll want to set aside about 45 minutes for each visit and take an adult with you so that they can assist you in answering all your important questions



# MAKE A GOOD FIRST IMPRESSION

- YOUR FIRST IMPRESSION STARTS WITH THE PHONE CALL TO SET UP THE APPOINTMENT. BE POLITE AND SPEAK CLEARLY.
- WHEN YOU VISIT A POTENTIAL APARTMENT, THE LANDLORD OR APARTMENT MANAGER WILL BE EVALUATING YOU. THEY WANT TO MAKE SURE THE PEOPLE THEY RENT TO ARE RELIABLE, POLITE, AND EASY TO GET ALONG WITH.
- BE ON TIME! IF YOU SHOW UP LATE TO YOUR APPOINTMENT, THE MANAGER OR LANDLORD COULD TAKE THAT AS A SIGN YOU ARE IRRESPONSIBLE.

# QUESTIONS TO ASK WHEN VIEWING APARTMENTS

- WHAT'S THE MONTHLY RENT?
- ARE ANY UTILITIES INCLUDED WITH THE RENT? IF NOT HOW MUCH IS THE AVERAGE MONTHLY POWER/GAS BILL?
- HOW MUCH IS THE SECURITY DEPOSIT?
- WHEN IS RENT DUE?
- DOES THE UNIT HAVE A PARKING SPOT?
- ARE PETS ALLOWED AND IF SO HOW MUCH IS THE PET DEPOSIT AND WHAT TYPES OF PETS?
- DO YOU TAKE CARE OF SMALL MAINTENANCE ISSUES OR AM I RESPONSIBLE FOR SOME OF THE REPAIRS IN THE APARTMENT?
- *BE FRIENDLY AND POLITE WHEN YOU ASK THESE QUESTIONS.*

# MONEY NEEDED TO MOVE IN

- APPLICATION FEE/CREDIT CHECK
- FIRST MONTH'S RENT
- SECURITY DEPOSIT
- PET DEPOSIT (OPTIONAL)
- UTILITY DEPOSITS FOR NEVADA ENERGY TO TURN ON POWER
- CONNECTION FEES FOR CABLE OR WIFI
- FURNITURE
- OTHER HOUSEHOLD ITEMS



## APARTMENT INSPECTION

- MAKE SURE LANDLORD GAVE YOU CORRECT INFORMATION ABOUT THE APARTMENT
- CHECK FOR PROBLEMS. AS YOU WALK THROUGH THE APARTMENT, CHECK THE FOLLOWING THINGS:
  - LOOK FOR SIGNS OF MOLD, MILDEW, AND INSECT INFESTATION.
  - OPEN AND CLOSE ALL THE DOORS AND WINDOWS, AND ALSO CHECK THAT THE LOCKS FUNCTION PROPERLY.
  - FLUSH THE TOILET AND RUN THE WATER IN THE SINKS AND SHOWERS. PAY ATTENTION TO WATER PRESSURE AND TEMPERATURE.
  - LOOK FOR OBVIOUS DAMAGE LIKE BROKEN FIXTURES, HOLES IN WALLS, BROKEN TILE, ETC.
  - CHECK FOR WEAR AND TEAR IN THE CARPET.
  - MAKE SURE APPLIANCES WORK
  - TAKE PICTURES OF ANYTHING THAT IS DAMAGED BEFORE YOU MOVE-IN SO THAT YOU WON'T BE HELD ACCOUNTABLE IF YOU MOVE OUT

# LEASE



- AN APARTMENT FOR LEASE IS BASICALLY THE SAME THING AS AN APARTMENT FOR RENT. A LEASE IS A CONTRACT BETWEEN A LANDLORD AND A TENANT. IT DEFINES THE REQUIREMENTS FOR THE TENANT TO RENT THE APARTMENT AND ACKNOWLEDGES THE LANDLORDS RESPONSIBILITIES FOR KEEPING THE APARTMENT IN A LIVABLE CONDITION.
- AFTER YOUR RENTAL APPLICATION HAS BEEN APPROVED, THE LANDLORD WILL ASK YOU TO COME TO THE OFFICE AND SIGN A LEASE.
- MAKE SURE TO BRING ANOTHER ADULT WITH YOU TO REVIEW THE LEASE OR RENTAL AGREEMENT BEFORE YOU SIGN IT!

# AFTER MOVING IN

- UP DATE YOUR ADDRESS WITH WASHOE COUNTY HUMAN SERVICES AGENCY
- GET RENTER'S INSURANCE—YOU CAN CALL A LOCAL CAR INSURANCE AGENT (LIKE STATE FARM OR ALLSTATE) TO ASK ABOUT HOW MUCH IT WILL COST AND TO SIGN UP.





## BE CONSIDERATE

- SHOW RESPECT FOR YOUR NEIGHBORS. COMPLAINTS ARE OFTEN MADE WHEN RENTERS MAKE A LOT OF NOISE, HAVE FRIENDS/FAMILY MEMBERS CONSTANTLY GOING IN AND OUT OF THEIR APARTMENT AND PEOPLE LOITERING AROUND THE BUILDING.
- THERE ARE RULES ABOUT HOW LONG A GUEST CAN STAY WITH YOU. MAKE SURE YOU DO NOT GET EVICTED FOR HAVING PEOPLE 'CRASH' AT YOUR APARTMENT THAT ARE NOT ON THE LEASE.
- IF YOU HAVE PETS, PICK UP AFTER THEM AND DON'T LET THEM BARK OR TEAR UP YOUR APARTMENT WHEN YOU ARE AWAY
- TAKE CARE OF YOUR TRASH AND PUT IT IN THE DESIGNATED DUMPSTER. DON'T PILE IT OUTSIDE YOUR DOOR. DON'T LEAVE CIGARETTE BUTTS EVERYWHERE AND MAKE SURE YOUR GUESTS DON'T LEAVE TRASH AROUND THE BUILDING.

# PAYING RENT

- LANDLORDS CAN BE PICKY ABOUT HOW RENT IS PAID.
- THEY WANT IT IN A CERTAIN FORM (CHECK, MONEY ORDER, ETC.) AND DEPOSITED IN A CERTAIN PLACE.
- MAKE SURE YOU KNOW WHERE AND HOW THIS IS TO TAKE PLACE.
- MAKE SURE YOU KNOW WHICH DAY OF THE MONTH RENT IS DUE AND WHAT HAPPENS IF YOU PAY LATE.
  - MOST LANDLORDS WILL CHARGE A FEE ON LATE PAYMENTS.

# RENTER'S RIGHTS

- YOU HAVE THE RIGHT TO A LIVABLE SPACE AND WHILE YOU'RE NOT ENTITLED TO FIVE-STAR AMENITIES, YOU DO HAVE THE RIGHT TO RENT A PLACE THAT HAS:
  - SAFE FLOORS, WALLS, AND A ROOF THAT DOES NOT LEAK. IT SHOULD HAVE SECURE DOORS AND WINDOWS
  - ALL ELECTRICAL, PLUMBING, HEATING, AND AIR CONDITIONING SYSTEMS FUNCTIONING
  - WORKING HOT AND COLD WATER
  - NO RODENTS OR PROBLEMS WITH INSECTS SUCH AS ROACHES OR ANTS
  - ACCESS TO TRASH DUMPSTERS OR CANS FOR GARBAGE



# YOU HAVE THE RIGHT TO PRIVACY

- WHILE THE LANDLORD OWNS THE PROPERTY, THEY CAN'T BARGE IN ANYTIME THEY WANT.
- ALL STATES HAVE LAWS STATING RENTERS HAVE A RIGHT TO PRIVACY WHILE RENTING . THE LANDLORD SHOULD GIVE YOU NOTICE IF THEY PLAN TO INSPECT YOUR PROPERTY OR SEND SOMEONE OVER TO DO MAINTENANCE
- THE ONLY TIME THE LANDLORD CAN COME INTO YOUR RENTAL WITHOUT PERMISSION OR NOTICE IS WHEN THEY'RE RESPONDING TO AN EMERGENCY THAT THREATENS INJURY OR PROPERTY DAMAGE (FIRE, FLOODING, ETC.)

# HOW DO I GET MY SECURITY DEPOSIT BACK?

- CLEAN YOUR APARTMENT AS WELL AS YOU CAN. THIS INCLUDES HAVING THE CARPET PROFESSIONALLY CLEANED.
- YOU CAN'T BE CHARGED FOR ORDINARY WEAR AND TEAR THAT COMES WITH LIVING IN AN APARTMENT, BUT YOU CAN BE FOR DAMAGE AND EXCESSIVE FILTH.
- IF THE LANDLORD DOES HAVE TO DEDUCT FROM YOUR SECURITY DEPOSIT TO REPLACE AND CLEAN YOUR APARTMENT, YOU'RE ENTITLED TO AN ITEMIZED BILL THAT EXPLAINS THE PURPOSE OF EACH DEDUCTION.
- THE LANDLORD HAS 14 TO 30 DAYS AFTER YOU MOVE OUT TO RETURN YOUR SECURITY DEPOSIT.
- IF YOU BELIEVE YOU WERE ENTITLED TO GETTING YOUR DEPOSIT BACK AND DIDN'T LET AN ADULT KNOW WHO CAN ASSIST YOU WITH THE PROCESS

# WHAT IS AN EVICTION NOTICE?

**AN EVICTION NOTICE IS A WRITTEN LETTER TO EITHER  
COMPLY WITH YOUR RENTAL OR LEASE AGREEMENT OR**

**MOVE OUT**

**YOU CAN RECEIVE AN EVICTION NOTICE IF YOU:**

- **HAVE NOT PAID YOUR RENT ON TIME**
- **ALWAYS PAY YOUR RENT LATE**
- **CAUSE SIGNIFICANT DAMAGE THE PROPERTY**
- **BUY OR SELL DRUGS AT THE PROPERTY**
- **RECEIVE COMPLAINTS FROM NEIGHBORS  
ABOUT EXCESS NOISE FROM YOU OR YOUR PETS**
- **FAIL TO FOLLOW THE TERMS OF YOUR LEASE**





# WHAT DO I DO IF I DON'T GET ALONG WITH THE LANDLORD?

- ALWAYS CONSIDER GETTING LEGAL HELP WITH A TENANTS' RIGHTS ISSUE. A LAWYER WILL BE ABLE TO EXPLAIN THE LOCAL LAWS AND HOW THEY APPLY TO YOUR SITUATION.
- WASHOE LEGAL SERVICES AT (775) 329-2727
- NEVADA LEGAL SERVICES (775) 284-3491