

MUST ASK QUESTIONS

1. **WHAT HAPPENS IF MY APARTMENT ISN'T READY ON MY MOVE-IN DATE?** (*New construction, remodeling, and late move-outs can cause occupancy delays*)
 - Where will I stay until my unit is ready and who will pay for it?
 - Can I cancel my lease if my unit isn't ready?
 - Do I have to pay rent if my unit is not ready on time?

2. **WHAT TYPE OF LEASE WILL I SIGN, JOINT OR INDIVIDUAL?** (*Joint = all tenants jointly liable; Individual = liable for your own room & jointly for common areas*)
 - What will I owe if my roommates leave early?
 - Who is responsible for damage to the bedrooms and common areas?
 - What if there was damage when I moved in?
 - How can I cancel my lease if I need to?
 - **TIP:** Your move-in inventory is **CRITICAL** to getting your security deposit back. If you see any damage, make sure you note it on the move-in inventory and keep a copy; and better yet, take pictures)

3. **WILL I GET TO SEE MY ACTUAL UNIT BEFORE I SIGN THE LEASE?** (*Beware of "model" apartments*)
 - What if I see damages to the apartment, will you fix them before I move in?
 - **TIP:** Most units are leased as-is. Don't let model units lure you into a lease. Landlords are not required to make repairs unless they affect your health & safety, so be sure that you like the apartment before you sign.

4. **DO I NEED A GUARANTOR?** (*A signed lease is binding, even without a guarantor*)
 - What if I can't find a guarantor?
 - Can I move in without a guarantor?
 - If I sign a lease but can't find a guarantor, can I cancel my lease?

5. **WILL YOU HELP ME IF I HAVE A PROBLEM ROOMMATE?** (*Examples: smoking, drug use, loud or aggressive behavior*)
 - Can I cancel my lease?
 - Will you kick them out?
 - Can I change apartments and what will it cost me?
 - What do I do if they are engaged in illegal activities?



TEXAS TECH UNIVERSITY
Office of the Provost: Division of Undergraduate Education & Student Affairs

Student Legal Services

<http://www.depts.ttu.edu/sls/>

6. WHAT IS YOUR BED BUG POLICY? (Bed bugs can cost a tenant thousands of dollars to remove)

- Can you explain the bed-bug addendum or the bed-bug provision in your lease?
- Do I have to inspect for bed-bugs before I move in?
- Will I be held financially responsible if bed bugs are found in my apartment? Is there any way to prove I didn't cause them?
- **TIP:** Bed-bugs are hard for experts to find, and just because you can't see them, doesn't mean they aren't there. They will hide in baseboards, vents, and inside furniture. Be sure you understand bed-bug lease provisions.

7. WHAT KIND OF PARKING WILL I HAVE?

- Is there covered parking in case of hail storms?
- Where will my guests park?
- How close is the parking space to my unit?
- Will I have my own reserved space? How do I get someone out of my reserved space?

8. CAN I RIDE THE TTU BUS TO CAMPUS FROM THIS COMPLEX? (Not all apartments are on the TTU bus route; some provide private transportation)

- Where is the nearest TTU bus route?
- If not on TTU bus route, do you provide private transportation? When and Where does it run?

9. HOW LONG DOES IT TAKE TO GET SOMETHING REPAIRED? (Texas law only protects tenants if they make written repair requests - sending them via certified mail is the best way to protect yourself)

- How do I get something repaired?
- Will you give me advance notice before entering my apartment?
- Can you enter my apartment when I am not there?
- **TIP:** If your property is damaged, the landlord does not pay, SLS recommends that you buy Optional Renter's Insurance (visit: <http://www.salliemaeinsurance.com/renter>)

10. DEPOSITS, PETS & OTHER LEASE VIOLATIONS

- Are my deposits refundable? How do I get them back?
- Do you allow pets? Is a deposit required? Is it refundable? What are the fines for an illegal pet?
- How long can visitors stay? Will I be fined if they stay longer? Are there exceptions?
- Are there fines for noise violations? Keg parties? Trash outside my unit? Other fines?
- How many people are allowed in my apartment at one time?

STUDENT LEGAL SERVICES

Student Union Building, Room 307

Call for an appointment: 806-742-3289

FREE LEASE REVIEWS