

### Money Matters

- Within Budget
  - o Security Deposit
  - o Broker's Fee
- Additional Costs
  - o Utility Costs
  - o Furnishing Costs

### Location

- Okay distance from campus?
- Okay distance to transportation?
- Okay distance to groceries/restaurants?
- Okay floor of building?
- Okay neighborhood/neighbors?
- Accessibility?
- Parking?

### Management

- Contact
  - o Phone
  - o E-mail
  - o On-call hours
- Reviews
  - o Websites
  - o From former tenants
  - o From current tenants

### Property

- Security
  - o Main entrance secure
  - o Windows secure
  - o Doors secure
  - o Acceptable lightning
  - o Two Ways Out
- Living Conditions
  - o Water
  - o Heat
  - o Ventilation
  - o Circuit Breakers
  - o Smoke Detectors
  - o Pest Free
  - o Garbage Collection Site
  - o Clean and Sanitary
- Other
  - o Mailbox?
  - o Storage space?
  - o Laundry available?

### Lease ([Visit Our Guide](#))

- Subleasing
- Pets
- Smoking
- Guests

### General Tips and Guidelines

- Make sure to stay in budget and watch out for additional costs and fees
- Specify how utilities are billed (hot water, gas, electricity) and if they are included
- Inspect building outside of unit including roof, walls, doors, windows, staircases, sidewalks, garbage, etc.
- Review general statistics such as age of unit, traffic flow, crimes in area, etc.
- Know process of how to report property issues and contact [City of Boston](#) if needed
- Water must heat to at least 120 F and have sufficient amount for entire building if common source
- Heating must be at least 68 F during days and 64 F during nights between September 15 to June 15
- Management is responsible for extermination of pests in buildings containing two or more units

