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**Questions to Ask/Consider When Signing a Lease Agreement**

When signing any lease or license agreement for your living situation be sure to not only READ any documents are you looking to sign, but also ask some of the following questions.

1. Do you offer just 12 month leases?
2. How can you cancel a lease?
   1. Is there a date you can cancel by and have no penalty (e.g. 30 day written notice before move-in?)
   2. What happens if you aren’t an enrolled student? Is there a penalty/cost?
   3. What about June-August? Do you still have to pay for it?
3. To sign a lease do you have to have a co-signer?
   1. Do you do a credit-check on co-signers?
4. Can people other than students live in the community?
   1. Do you require a certain number of enrolled units?
   2. How do you verify enrollment?
5. Is any part of the deposit refundable?
6. What is included in the cost of housing?
   1. Parking?
   2. Events? What kind and how many?
   3. Food?
   4. Facilities?
   5. Are there caps on utilities (e.g. If my electricity use is over $35 do I have to pay the difference? How can I tell if I am going over?)
7. When are payments due?
   1. Is there a penalty for late payments?
   2. Can you lock me out of my unit for not paying?
   3. Do you work with the University financial aid office?
   4. Does my financial aid directly pay through the university to my housing charges?
8. When you file a maintenance work order…
   1. How long does it take to get the work completed?
      1. Is it extra money when maintenance is required?
   2. Do you provide things like light bulbs?
   3. Do you unclog toilets?
9. How does your mail service work?
10. What support do you provide for roommate conflict?
    1. Do you do room mediation?
    2. Do you do room switches?
11. Do you have bike storage?
12. Do you allow pets?
    1. Does it cost extra money?
    2. How does this work with roommates?
13. What is your guest policy?
    1. How many nights can someone stay?
    2. How do you handle guest complaints within a room?
14. What is your noise policy?
15. What is your policy on alcohol?
16. What is your policy on drugs?
    1. Under the new Prop 64 guidelines do you allow people over 21 to possess marijuana?
17. What are your safety and security procedures?
    1. Who provides your security patrol?
18. What responsibility does the landlord regarding lost or stolen items?
19. What do your Resident Assistants do?
20. What type of academic support programs do you offer?
21. What type of recreational/social programs do you offer?