

Rental Viewing Checklist:

Bring to Viewing

- Phone/Camera to take pictures
- Phone charger to test outlets
- Tape measure to measure dimensions
- Pen and paper to draw layout
- A friend for a second opinion

Utilities

Included in Rent:

- Water
- Hydro/electricity
- Gas
- Cable
- Wi-Fi/internet

Garbage Disposal:

- Garbage chute
- Garbage room
- Curbside pickup

Bins Provided:

- Garbage
- Recycling

Heating and cooling:

- Air Conditioning
- Heating
- Does landlord cover cost for extra fans/heaters?

Electrical/service capacity:

- Working outlets in all rooms
 - Grounded (3 prong)
- General electricity capacity (*turn everything on without tripping a breaker?*)
- Fuse/breaker box
- _____ -Fi/cell service

Kitchen

- Freezer
- Fridge
- Stove
- Microwave
- Dishwasher

Test Kitchen Sink:

- Hot and cold water
- Good Water Pressure
- Drains Unplugged

Laundry

- Washer/dryer in unit

- Washer/dryer in building
- Cost per use: _____ \$\$

Bathroom

- Working shower
- Clean tub
- Flushing toilet
- Mirror
- Counter space
- Storage
- Toilet Paper Holder
- Towel rack
- No evidence of mold
- Working outlets
- Working Ceiling fan & light

Test sink/shower:

- Hot and cold water
- Good water pressure
- Drain unplugged

Keys/Locks

- All keys tested to ensure function
- Permission to install additional locks
- Key deposit required
- Spare key available
- Fee for lockout: _____ \$\$
- Fee to change locks: _____ \$\$

Miscellaneous

- Unit comes with furniture
- Good closet space
- Storage unit
- Parking Spot/Fee _____ \$\$
- On major bus route closest stop _____
- Close to Sault College distance to Sault College _____
- Flooring in good condition

Lighting

- All rooms have functioning lighting
- All light switches work
- Windows open and are barrier free
- Windows are lockable
- Window coverings included/or landlord will install

Sunlight:

- Morning Evening No direct sunlight

Looking for a rental? Check out www.places4students.com

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Helpful Tips

Start your search early. Use more than the advertised cost to make your decision

Sault College endorses Places4Students when searching for rental unit opportunities.

www.places4students.com. Local ads or third party advertisements are not a recommend method. Be aware of scams.

Visit the rental opportunity, or at a minimum request a variety of interior/exterior pictures. Skip over listings that do not include or provide pictures on request, especially if moving from out-of-town.

Use online app such as google earth to review the area and neighborhood

Look for clean, safe environments that have been maintained

Look for cost-sharing opportunities (roommates)

Be aware of how many bathrooms are available for the number of tenants in the rental property. As a guide:

- Aim for one 3 or 4 piece bathroom for every 2 tenants, but
- Up to 3 tenants, one 3 or 4 piece bathroom
- 4 tenants, one 3 or 4 piece bathroom and at minimum a 2 piece bathroom
- 5-6 tenants, two 3 or 4 piece bathrooms minimum

If utilities (hydro, water, gas) are not provided ask for copies of the bills for the last 12 months to review

Ask for references of previous tenants

Be aware of responsibilities (grass cutting, shoveling driveway) or other basic maintenance and up-keep

Ensure all amenities required are available (ex. Parking, high speed internet, cooking appliances, laundry, wi-fi, etc.)

Ask questions and record answers such as:

- Is the hot water tank a rental? If yes, there should be a service agreement in place for quick service
- If no, does the landlord have a service contract in place to maintain and/or replace
- If no, and no service contract is in place ask how old the hot water tank is
- If more than 10 years, there may be a wait time to repair or replace older equipment

Is there a sufficient source of hot water? What size is the hot water tank?

- 50 us gallons required for 4 occupants - If less, be prepared for cold showers at times

What is the heating type?

- Forced air, hot water, electric convection heaters, electric baseboard
- electric heating types are expensive to operate

If forced air, is the furnace a rental?

- If yes, there should be a service agreement in place for quick service
- If no, does the landlord have a service contract in place to maintain and/or replace
- If no, and no service contract in place ask how old the furnace is
- If more than 10 years, there may a wait time to repair or replace older equipment

How old is the building and is there a list of updates completed within the last 5 years?

- Older buildings that have not had upgrades done within the last 5 years may indicate a neglectful landlord
- If any of the upgrades were electrical, was the work completed by a 25 0.3765.34 163.46 Tm0 0.11r4()5(o)1