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

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 Waltham 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

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