Questions to ask before you sign a lease

- What are the terms of the lease? (when does it start and end)
- How much is the security deposit?
  - Is there a recovery fee, if so, how much is it?
  - Do you have a form for a move-in inspection
  - What do we have to do to get our security deposit back?
- Will all of our names be on the lease, if not, why not?
- Will you accept checks from all of the names on the lease or only one from the group?
- What utilities are included? (including WiFi)
- What are the estimated additional monthly charges for utilities not included
- How many parking places are available to the apartment?
- Is there a charge for parking? Is parking a monthly or a 12 month agreement?
- If there is not a washer/dryer in the unit, where is the laundry room? Is it coin operated?
- How many washers/dryers are available?
- What is your sublet policy? Is there a sublet fee?
- If no one is in the apartment over the summer, can the utilities be turned off?
- Where is the nearest UVa bus stop?
- Is there a maintenance person on call 24/7?
- Is there a security guard in the building or in the area? Full time or weekend only?
- Are there exterior lights?
- Do all bedrooms have smoke detectors?
- Does the house/complex have a sprinkler system?
- Who is responsible for grass cutting and snow removal? (for a house)
  - Who is responsible for snow removal during the end of year break?
- When will lease renewals be sent out?