

Are You Ready to Sign Your Lease?



Cranbrook Apartments



Adóbe at Evergreen



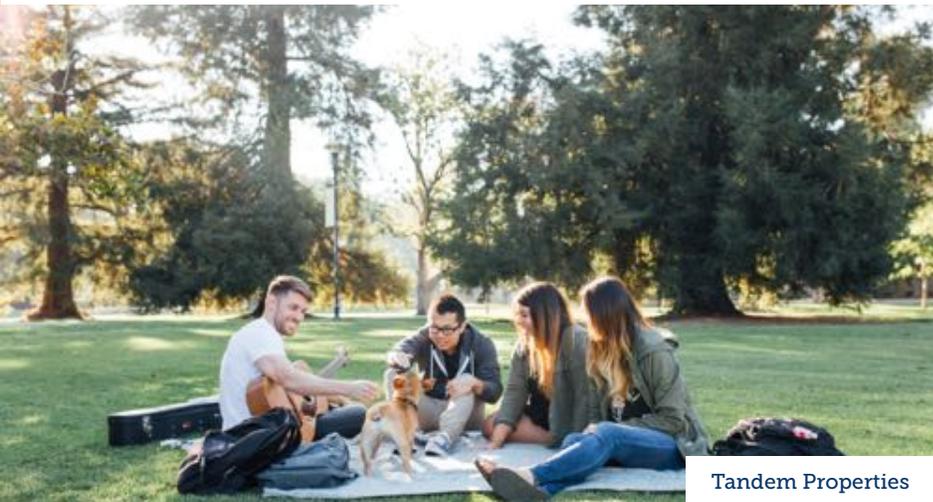
The Willows



Russell Park Apartments



Arlington Farm



Tandem Properties



Chaparral Apartments



You've explored Davis, found roommates, toured apartments, and selected the perfect home. Before signing your lease, make sure you and your roommates are ready! Read through these tips, Do's & Don'ts, and the Question and Budget Worksheet to ensure you're ready to make a commitment to your new home.

Tips

Plan your budget in advance to ensure you can afford your new rent.

Set rules and agreements with roommates to ensure your lifestyles are compatible.

Read reviews on sites like Yelp, Facebook, and Google to learn about your new community, the apartments, management, and maintenance.



Ask questions! The management team is there to help you understand your lease.

Understand the pluses and minuses of a joint-and-several lease versus a by-the-bedroom lease. Different lease types may include different benefits and reduce roommate conflict.

Do's & Don'ts

Signing a lease is a big deal. Here are some do's & don'ts to keep in mind when you're ready to take that leap!

Do...

- ✓ Thoroughly read and **understand your new lease** and any additional documents.
- ✓ **Understand what your responsibilities will be**, including reporting maintenance issues, taking care of your apartment, setting up and maintaining utilities (such as gas & electric, internet, or water), and more.
- ✓ **Ensure you can afford to pay rent on time.** Paying late can result in additional fees and affect your rental history.
- ✓ **Sign a lease only when you are 100% ready.** Don't feel pressured by friends, a landlord, or anyone else.

Don't...

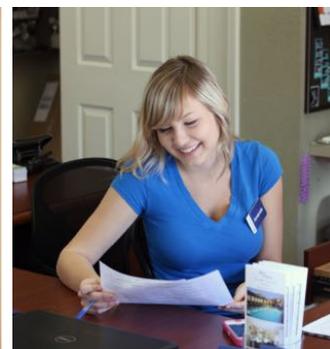
- ✗ **Sign a lease if you or your roommates have signed another lease.** It may not be possible to break that first lease and you don't want to be on the hook to pay for two apartments.
- ✗ **Sign a lease if you are unsure of your roommates.** If you have doubts about your compatibility, talk it out before signing a lease together.
- ✗ **Settle for an apartment you don't love.** Even living with your best friend won't make you love an apartment you didn't like to begin with.



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If you need additional help, contact one of your friendly Tandem Housing Specialists! We are UC Davis students and alumni who have been in your shoes, so we can answer any of your housing-related questions!



TandemProperties.com

Are You Ready to Sign Your Lease...

Don't Forget to Ask!

Take this worksheet with you on your apartment tours. When you think you're ready to sign, be sure you have an answer to these questions.

1. Am I signing a joint-and-several or by-the-bedroom lease?

2. Is the location conducive to my lifestyle? Example: on a Unitrans line or close to shopping.

3. Does this apartment community have the amenities I'm looking for?

4. Can I customize my home? Example: painting an accent wall in my bedroom.

5. If I plan to have a pet, have I discussed it with my roommates? Will there be any additional costs such as a deposit or pet rent?

6. What deposits and fees will I need to pay to sign a lease? What form can I pay these in?

7. Will there be a credit check?

8. Do I need a cosigner?

9. What information do I need to know to complete an application?

10. What do I need to bring to my lease signing appointment?

Are You Ready to Sign Your Lease...

Do the Math!

Budget & Finance Worksheet

Possible Costs Due at Lease Signing	Cost
APPLICATION FEE	
CREDIT CHECK FEE	
SECURITY DEPOSIT	
TOTAL	

Possible Costs On Or Before Lease Start	Cost
FIRST MONTH'S RENT	
LAST MONTH'S RENT DEPOSIT	
OTHER: _____	
TOTAL	

Other Housing Related Costs	Included in Rent	Need	Want	Cost
RENT	✓	✓		
WATER, SEWER, AND GARBAGE		✓		
GAS AND ELECTRICITY		✓		
INTERNET				
RENTER'S INSURANCE				
PARKING				
OTHER: _____				
OTHER: _____				
TOTAL				

Remember! When totaling your expenses, remember to differentiate between yearly cost, monthly cost, and one-time fees.

