



THINGS TO CONSIDER WHEN SELECTING A UNIT

When selecting a unit there are many factors, you should consider, such as the neighborhood, the condition of the unit, and the Owner/Agent. Ask yourself the following questions:

The Neighborhood

- ✓ Do I think the neighborhood is safe?
- ✓ Did I call the police and check the crime rate for the area?
- ✓ Did I go by at different times to see what type of activity is going on at these times?
- ✓ Is the unit close to grocery stores, doctors, centers of employment or agencies that I visit often?
- ✓ Are there good schools nearby?
- ✓ Is there public transportation available?
- ✓ Is the neighborhood well kept?

The Unit

- ✓ Is the unit clean and free from insects, mice and rats?
- ✓ Are there working smoke detectors?
- ✓ Are there unsafe hazards, such as bare electrical wires, torn carpets or linoleum, broken windows, or torn window screens?
- ✓ Does the plumbing work? Is it in good shape (faucet handles, drain plugs, etc.)?
- ✓ Is the rent for the unit reasonable?
- ✓ What utilities will I have to pay for?
 - ❑ Gas
 - ❑ Electric
 - ❑ Is the heat gas or electric?
 - ❑ Water
 - ❑ Sewage
 - ❑ Trash
 - ❑ Is the water heater gas or electric?
- ✓ Are the stove and refrigerator supplied?

- ✓ Are there any side payments (monies other than your rental portion) that you would need to pay i.e. for garage, pets. etc.

The Owner/Agent

- ✓ Does the Owner/Agent understand the Section 8 Program? If not, the Owner Packet is attached to the Request For Tenancy Approval.
- ✓ Is the Owner/Agent currently working with the Section 8 Program?
- ✓ What is the rent the Owner/Agent is asking for the unit?
- ✓ Has the Owner/Agent explained how he will collect rent?

I send my rent to _____

- ✓ How will the Owner/Agent handle repairs? Maintenance phones: _____
- ✓ How much is the Security Deposit? Maximum Security Deposit the Owner/Agent can collect is **ONE MONTH'S CONTRACT RENT OR COMPARABLE TO SECURITY DEPOSIT CHARGE FOR UNASSISTED TENANTS**
- ✓ Does the Owner/Agent seem like someone I can get along with?
- ✓ When will the unit be available? Date _____

If the Owner/Agent states that he is going to do anything extra; for example put in new carpet, stove, refrigerator, linoleum, paint, or any other updates, get it **in writing** with an approximate date of completion.