

11 Questions EVERY Tenant should ask before Renting

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1. **What approval process will you use to approve my application?**
Guidelines should be clearly outlined or articulated and easy to understand.
2. **Do you own the property?**
Only an owner and licensed real estate broker are allowed to rent out a property.
3. **When will I get my security deposit back after I move out?**
Colorado Law states that it must be returned no more than 60 days after move-out.
4. **What will you deduct from my security deposit?**
Any mandatory deduction must be stated in the lease, otherwise, negligence or abuse must be easily conclusive. You should be provided with a check in sheet when you move in. This sheet should be kept on record and reconciled when you move out.
5. **When can you come into my home?**
Proper notice is stated in the lease, in most cases, it is 24 hours.
6. **What happens if something breaks or leaks in the property?**
Work orders may need to be submitted in writing and should be completed within 10 business days. A 24/7 tech is mandatory for emergencies.
7. **When do I pay rent and what happens if I can't?**
All leases should state when you are required to pay and when the late fee is assessed. Excessive late fees may be dismissed in a court of law.
8. **What am I committing to when I sign a lease agreement?**
A lease is a binding contract and is enforceable under the provision of tort or contract law. A legal representative or consultant/aid should be consulted previous to signing any lease or contract. Real Estate negotiations are required to be in writing in most states and are not accepted verbally.
9. **If I have no heat at 1 am in the morning, who do I call and what will happen?**
This is a great test question to see if the owner has a maintenance network set up. If the owner has no response, you could be the maintenance network.
10. **Are you current on your mortgage payments?**
Most county assessors web sites post pending property foreclosures
11. **Do you have any energy efficient or green properties?**
Some owners pay an additional expense to ensure their properties are energy efficient and environmentally friendly; these properties save over the long run. Consistently rent these properties for long term savings.