

Sample Checklist: What to Look for in a Rental Property

Questions to ask about the Rental Unit:

- Is it close to services you will regularly use?
(ex. grocery store, doctor's clinic, school, park, shopping mall etc.)
- Is it in a safe community?
(Your community may offer Community Crime Maps offered through your local police service.)
 - <http://crimemapping.edmontonpolice.ca/>
 - <https://data.calgary.ca/Health-and-Safety/Community-Crime-Map/hhjd-wzc2>
- Is it close to public transportation, like the bus or strain?
- Is parking space included in the rent? If not, where can vehicles park?
- Is the home clean and well maintained?
 - Does the fridge, stove, appliances, toilets, water taps etc. work properly?
- Is there a laundry machine? If not, are any laundry facilities close by?
- Is extra storage space available?
- Does the unit come with or without furniture?
- What utilities are provided in the rent?
 - Electricity? Heat? Water? Gas? Internet? Etc.
- Are children allowed to live in the unit?
(Some buildings may set a minimum age of 55+)
- Are pets allowed?
- Is smoking allowed?

Questions to ask about the Contract:

- How much is the rental amount?
- Is a security deposit required?
- Is the lease periodic or fixed?
- What happens if you need to end the lease early?
- When and how will the rent be paid?
- Do you need to get tenant insurance?
- Did you keep a copy of the rental contract and verification of payment for your records?