

10 Things to Ask Before You Sign a Rental Lease

Mission

4CORE serves Southwest Colorado as the leading resource for the effective and efficient use of energy to promote and sustain vibrant local communities.

Ready to move in? Before you sign, take care of your health and your pocket book by asking these questions:

1. If you are paying utilities, what is the estimated cost of utilities each month? How about in winter when heating costs are higher? Often times, you can call the utility to find out these costs if the landlord doesn't know.
2. Who arranges for and pays for maintenance and repairs? If it is the landlord, how long does the repair process usually take?
3. What are policies on visitors, pets, and subletting?
4. Has the landlord ever done a radon test, and if so, what were the results? If any results came back 4 picocuries per liter of air (pCi/L) or greater, a retest and mitigation should have been done. If it wasn't done, occupants are at risk for increased chances of lung cancer.
5. How long ago was the furnace, gas stove, or other combustion appliance tested for gas leaks? 80% of homes weatherized by 4CORE had health and safety issues, usually related to gas stoves, furnaces, water heaters, or other appliances.
6. How old are the appliances and are any of them ENERGY STAR rated?
7. Is there any mold or asbestos in the home? If so, indoor air quality could be poor and you might not want to move in until these are removed. In addition, make sure that you know about the presence of any lead paint and that work on the home has followed lead-safe practices.
8. How well are the windows and doors air sealed? This might be something you look for when you go to view the house. If there are obvious gaps, ask them to be repaired before you sign.
9. Are there any reasons the land lord or property manager would break the lease before it is expired?
10. Have previous tenants experienced any respiratory-related health problems that you are aware of?

Other things to consider:

- Get rental insurance for your belongings- a land lord's insurance will not cover you- just the property.
- If children or elderly people are going to be living with you, they are at a higher risk for indoor air quality issues. Make sure radon and appliance testing are addressed before signing.

For more information:

visit www.fourcore.org, email info@fourcore.org, or call 970-259-1916