## **Renting an Apartment notes**

<https://ag.ny.gov/sites/default/files/tenants_rights.pdf>

Why rent?

* Mobility
* Minimum responsibility
* No dept

Define what you need

* Location
* Cost — no more than one-third of gross income
* Size (storage?)
* Pets okay?
* Furnished?
* Parking?

Questions to ask and things to look for?

* How long has it been on the market
* Is the unit clean? — landlord takes good care of the property
* Does everything work
* Are the locks in good shape
* Do the windows have a good seal
* Is there noise from the neighbors
* Have there ever been cockroaches here (they will be back)
* If the current tenants are there talk to them

Lease

* What's included? Parking? Laundry? Gas? And electricity? Trash? Water?
* When is the rent due? What if it’s late?
* How is the rent paid? Discount for checks?
* Month to month? Year?
* Subletting okay? (renting as a renter is good for college)
* Can I end the lease early? What happens if I do?
* How much is the security deposit? Internet paid?
* Who is responsible for repairs and maintenance
* Can the landlord enter the apartment? Under what circumstances?
* How much notice when I move out

Moving in

* Always do the condition checklist and take photos or videos Share this with the landlord (film everything)
* Don't let them keep your security deposit

Know your rights!!

Renters Insurance

* GET IT

Rental scams

* Hijack ads for places
* Don't give money until you sign the lease

Avg 40,680

Monthly 3390

Make yearly 122,040

Make monthly 10170

Computer science starting about 65,000-70,000/year

About 1800 in rent per month

## **Cars**

Rent a car instead of buying one as a teen/ low income

Do not lease a car

What questions to ask before seeing it:

Why sell?

Who drove it?

Where has it been driven?

What kind of mileage does the car get? - if they can tell you you're speaking to a car nerd

Do you have your maintenance records?

Are you the first owner? — better if they are

Has it ever been in an accident?

New breaks? Tires? Anything replaced?

Nicks? Dings? Ripped interior?

Any complaints about the car? Would you buy another of this make and model?

Test Drive:

Look very carefully —- well maintained

Drive 30 mph and slam on break to check the alignment

Go fast on straight away

Underhood — dirty or clean

Bring a friend who is knowledgeable if you're not

Does the owner drive it?

Take it to a car wash?

MOST IMPORTANT:

**Have it checked out by a mechanic before deciding to buy it**

Go to several dealers

Consumer reports for the far price - bring printouts

Bargain- never pay sticker

Remember fees and taxes

Be careful with financing (borrowing to buy the car)

**Insurance? What affects my rate?**

Type of car

Location

Age of car, with some exceptions

Your driving record

Your age

How many miles do you drive a year

Over a 3.0 GPA send transcripts save money

Choosing a car

Mileage?

Ratings?

Chance of being stolen?

<http://www.fueleconomy.gov/feg/bestworst.shtml>.

<http://www.consumerreports.org/cro/cars/index.htm>.