

TOP THINGS STUDENTS SHOULD KNOW BEFORE RENTING

RENT

LEASES AND TENANCIES-AT-WILL

- 1** If a landlord offers you a lease, read it carefully before signing it. Leases are binding legal contracts and typically one year in length. A lease offers more security than a tenancy-at-will.

A tenancy-at-will agreement gives you the opportunity to move out after providing the landlord with a proper 30-day written notice. The landlord can also request you move out or increase the rent with a proper 30-day written notice. Read all agreements carefully before signing it and keep a copy for your records.

APARTMENT CONDITION

- 2** Before entering into a rental agreement, check out the condition of the apartment or have a friend do so. Inform the landlord of any noted conditions so you are not charged for any pre-existing damages to the unit.

PRE-PAYMENTS

- 3** Before you move in, a landlord can only collect first month's rent, last month's rent, security deposit equal to one month's rent, and lock fee.

If your landlord requires last month's rent or security deposit, the landlord must give proper receipts and pay interest to you on an annual basis. The landlord must also place the security deposit in a separate account in a bank located in Massachusetts.

FEES

- 4** Landlords and brokers cannot charge you an application, credit check, pet or holding fee. Only a broker can charge you a finder's fee. A broker has to give you written notice that states how much the fee will cost.

CODE VIOLATIONS

- 5** You are entitled to an apartment that meets local and state sanitary and building codes. Violations should be reported to your landlord in writing. If your landlord does not make the necessary repairs, call the City of Boston's Inspectional Services Department at 617-635-5300.

NOISE

- 6** Be considerate of your neighbors. Having loud parties late at night or cranking up the music may lead to complaints, and eventually to eviction.

EVICITION

- 7** If your landlord wants to evict you, the landlord must provide proper written notice and file a summary process action in court. Ultimately, only a judge can evict you. Make sure you respond to any court documents you receive. If you do not show up to defend yourself in court, you will likely lose by default.

LIVING IN BOSTON RESOURCES

RENTING IN BOSTON GUIDE

WWW.BOSTON.GOV/RENTING-BOSTON

From brownstones to high rises to single-family homes, there are many rental housing options in Boston. Learn about what you can – and should – expect from the process.

TRASH AND RECYCLING GUIDE

WWW.BOSTON.GOV/TRASH-AND-RECYCLING-GUIDE

Find out your trash day, learn the rules in your neighborhood, stay up to date on schedule changes, and learn how to dispose of special items.

GETTING AROUND BOSTON GUIDE

WWW.BOSTON.GOV/GETTING-AROUND-BOSTON

Whether you're walking, taking the T, riding a bike, or car sharing, there are many ways to get around Boston.



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