

Leasing Tour Checklist

Lease & Pricing



What are your lease dates/terms and what is the rental rate for my preferred floor plan?

The typical lease term is 12 months, and most student housing only allows for short-term leases with an additional fee. Rental rates vary throughout Tallahassee based on the apartment size, neighborhood, and community amenities.



What expenses are due upon applying? Upon signing the lease? Before or by move-in?

Typically, your application fee is due when you apply. Any security deposit, administration fees, or other deposits will be due upon signing the lease or before move-in. Your first month's rent is typically due before you move in.



Are there any additional monthly or one-time fees outside of rent?

Almost all communities will have one-time fees such as application and admin fees. Additionally, some communities may also have monthly fees such as a technology or amenity fee in addition to rent.



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What is your subletting or reletting policy?

A sublet means you are still responsible for damages to the apartment even once you move out, while relets mean you would no longer be responsible. Both typically come with a fee in order to terminate your lease early, so make sure you understand the policy just in case.



What is your subletting or reletting policy?

Even if not required, renter's insurance is recommended to protect your personal belongings and your apartment if an accident happens. Some communities will offer a liability waiver option, but that only protects the apartment and not your personal belongings.



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Amenities & Furnishings



What amenities and furniture are included in my rental rate? Are there any additional fees?

Some communities may have amenities listed that are no longer functional or are in the process of being replaced/refurbished. Others, such as a storage room, may incur an additional fee to use. Depending on the community, most student housing does not charge for a furnished apartment, but the type of furniture included will vary. If your community is not furnished, they will sometimes have furniture packages you can rent if needed.

Community Policies & Requirements



What are your income, rental, pet, and guest requirements for approval?

Typically, the industry standard for approval without conditions is a gross monthly income of three times the rent, a good credit score (670-739), and passing a background and eviction check. Most communities also have policies in place that state guests cannot stay for more than a certain number of consecutive days without being considered an unauthorized occupant. If your community is pet-friendly, you will need to review their policy for registering your pet and be prepared to pay a non-refundable pet fee and/or pet rent.



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How would I submit maintenance requests/work orders? For after hours/emergencies?

Typically most communities have an app, an email, or a phone number to submit requests, along with a separate number for after-hours/emergency work orders. You will want to have those numbers saved just in case. It is also vital to conduct a thorough walkthrough of your unit on move-in day and document any existing damage with clear photos and videos to protect against pre-existing damage charges.



What are your parking accommodations for residents?

Parking is a limited resource in Tallahassee. Some communities offer a free parking space for every resident, while some have an unassigned lot, or a reserved space you have to request and pay for. Students with a valid FSU ID are also able to ride the Star Metro bus for free, and many student communities are located on or next to a city bus stop.



What is the crime rate in your area?

This is a tricky question, and most communities will not answer it due to liability reasons. You can, however, ask about what safety features the community has. If a community does not answer, you can check online through the Tallahassee Online Police Statistics (TOPS) webpage: <https://www.talgov.com/tpd/tpd-tops>.

