

Awareness of Renters' Rights Could Save You Money

With the economy in a downturn, and home foreclosure on the rise, inevitably the amount of consumers in need of rentals will increase. Two of the most costly mistakes renters make are failing to properly inspect a rental before signing the lease and not conducting a written move in inventory of the premises at move in.

You wouldn't buy a used car without thoroughly inspecting the engine or purchase a home without a home inspection as these are high ticket items. So why would you rent a home which could cost you several thousand dollars in rent for the year without conducting a thorough inspection?

If a written move in inspection is not performed there is no proof of damages that were present at move in. Thus you could be at an unscrupulous landlord's mercy. Therefore, I suggest you follow these guidelines -

- Check it out thoroughly. Look for signs of upkeep and signs of neglect.
 - Flush the toilet
 - Check water pressure
 - Are there signs of insect and/or rodent infestation
 - Look at the ceilings and walls for signs of water damage
 - Gaps between windows and frames will mean higher utility costs
 - If the rental is poorly maintained there is a big chance it will cost you \$\$\$ and frustration

- Conduct a written move in inspection with the landlord as required by Kansas Law within 5 days of move in. Be sure all parties on the lease sign the inspection and that all parties receive a copy.
 - Notate all damages no matter how minor
 - Take pictures of the rental at move in
 - Have a witness view the rental
 - If the landlord refuses to conduct the inspection, do it yourself, keep a copy and hand deliver or mail a copy to the landlord with U.S. Postal Service Delivery Confirmation
 - Remember the written inspection is what you will be measured against at move out

Be informed and save money. Check out your rights and responsibilities on our website

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