CENTURY 21 Everest

RENT SMART
RENTAL GUIDE



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FINDING AND RENTING A HOME

Finding and renting a home or apartment that will meet your needs can be challenging in a new community. At Century 21 Everest, our goal is to make this transition as smooth as possible. There is a nationwide shortage of available rentals and rent prices have increaed significantlyin the last few years. This information should prepare you to be a savvy renter and help you find the prefect rental for you. If you need rental assistance, please contact us to schedule a paid rental tour with one of our rental experts.

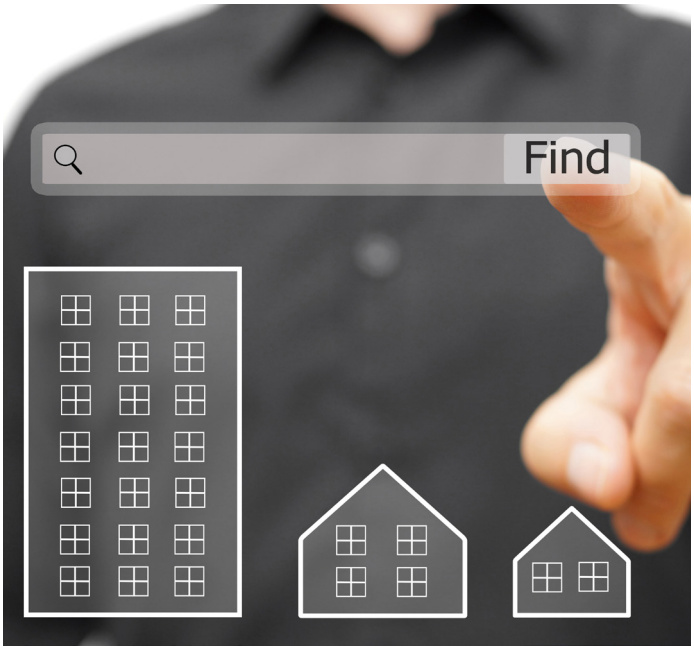


BEFORE YOU RENT:

Set a Budget. Take into consideration not only your monthly amount, but that there may also be extra deposits, fees, and charges for parking, pets, utilities, cable, trash pickup, Wi-Fi, renter's insurance, recreation, HOA dues, etc. Find out all fees upfront including application, hold, processing or screening fees.

Keep a list of priorities. Determine the priorities and amenities you cannot live without and rank them. Determine the communities best for you that fit your needs.

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WEBSITES THAT MAY BE OF ASSISTANCE AS YOU BEGIN YOUR RENTAL SEARCH

We cannot guarantee the information on these websites or the accuracy regarding available properties. Always determine the owner of the property before providing a deposit.

CLICK HERE for Utah Area Information to help you learn more about our community. This information provides community information about schools, healthcare, recreation, transportation, demographics and more.

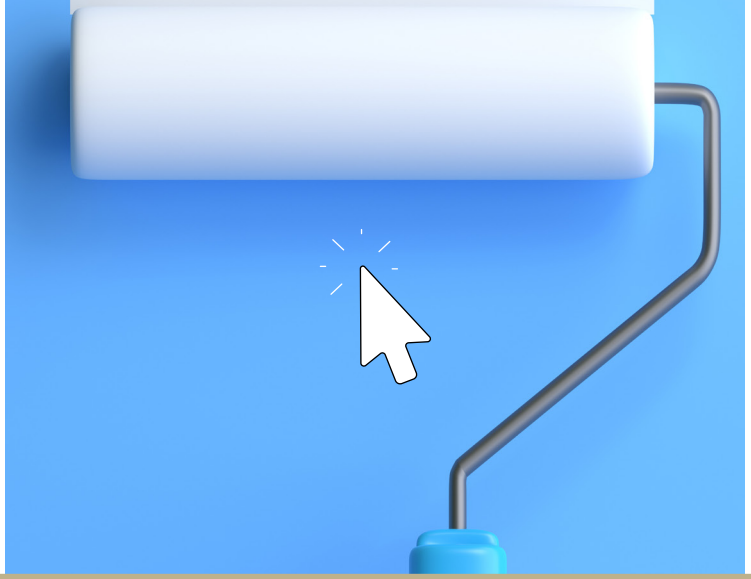
If you are interested in learning more about buying vs renting reach out to be introduced to an expert who can direct you to your options and available services.

RENTALS

www.rentler.com
www.apartmentfinder.com
www.apartmentguide.com
www.apartmentlist.com
www.apartments.com
www.forrent.com
www.rent.com
www.padmapper.com
www.peoplewithpets.com
www.mapliv.com
www.mynewplace.com
www.rentcafe.com

SALES & RENTALS

www.zillow.com
www.trulia.com
www.zumper.com
www.homes.com
www.realtor.com
www.housesforrent.com
www.homerentals.com
www.invitationhomes.com
www.craigslist.com
www.rentalsource.com
www.rentals.com
www.militarybyowner.com
www.doorsteps.com
www.hotpads.com
www.homerentals.com



OUR PAID RENTAL SERVICES

If desired you may be assigned a real estate agent to guide your rental finding experience.

• Conduct a needs assessment to understand your goals, priorities, requirements, and lifestyle interests.

• Research all sources for available properties based on your criteria.

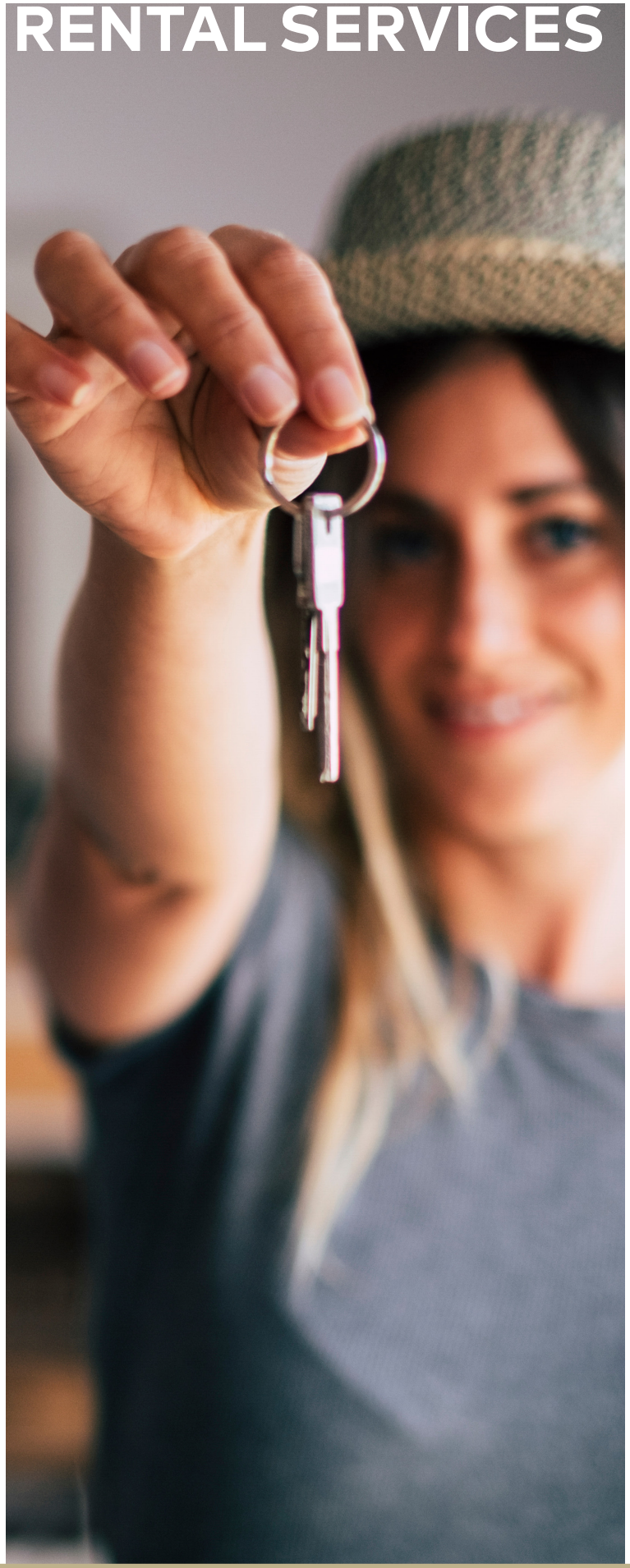
• Familiarize you with general rental costs and online resources.

• Schedule appointments for the day of the tour. Some may have been rented prior to the tour and many have limited showing times due to the number of applicants.

• Rental expert provides a tour that includes visiting prospective properties and neighborhoods and showing points of interest.

• Assistance to review rental forms and the lease agreement, if needed.

• We cannot guarantee a rental will be secured on the day of the tour. We will provide you with the information and tools to continue your search after your paid tour if you do not find a rental. You need to secure approval in writing from your employer or re-location company (if applicable) to add days to your paid tour or be prepared to pay the fee on your own.



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EVALUATING YOUR RENTAL

DON'T EXPECT TO BE ABLE TO NEGOTIATE RENT OR FEES

In the current climate, there is a high demand for properties and a small supply, there is little room, if any, for negotiation.

KNOW WHO YOU ARE LEASING FROM

Ensure you know who the owner is, who is responsible for repairs and the status of the property before signing documents,

If you are not renting from a known property management company, we encourage you to verify the owner of the property and ask for ID to ensure the person leasing the property is the owner and has the right to lease it.

HAVE ALL YOUR DOCUMENTS READY

Be prepared to fill out an application. All parties on the lease will likely be subject to a credit check. They may ask for personal and landlord references and employer verification of income.

Have bank account numbers, pay stubs or offer letters on company letterhead for all parties, and credit card numbers with you. Have your Social Security number, checkbook, and two forms of ID with you for all parties on the lease. They may ask for a fee to hold the rental until you are approved. If you have poor credit, you may need to consider a co-signer.

BE PREPARED TO ACT FAST

If you find a unit or property you like, act on it immediately as it may be gone quickly.

The Fair Housing Act

It is illegal to discriminate against families with children under the age of 18. However, housing for senior citizens may exclude families with children. Housing for seniors includes housing that is intended for, and soley occupied by persons 62 years of age or older, or intended and operated for occupancy by persons 55 years of age or older. A person may not be discriminated against on the basis of race, color, national origin, sex, religion, age, familial status, or disability.

Know your credit score. Credit report with FICO Score from one of the following:

www.myfico.com
www.equifax.com
www.experian.com
www.transunion.com

FICO™

PRO TIPS FOR A SUCCESSFUL RENTAL SEARCH:

PROVIDE A RENTER'S RESUME OR COVER LETTER

- Opportunity to clarify why you are leaving your current location
- Provide a background about you and your household

FAQ ABOUT LEASES AND DEPOSITS:

READ THE ENTIRE LEASE BEFORE SIGNING IT. UNDERSTAND YOUR RESPONSIBILITIES AND RIGHTS.

- Determine what the deposits are for and what deposits are refundable and when are they refunded. Ask what the customary cleaning fees are that are taken out of the deposit.
- Determine if the application or hold fees are applied to first or last month's rent or are refunded in any way.
- If you think you may be transferred before the end of your lease, confirm with your employer in writing that they will cover any lease break fees or cover the rent until the lease expires.
- Will you continue to lease if the rental property is sold?
- How much notice is needed to move out?
- Is there an option to sublease if needed?

We recommend that you begin your search no more that 3-4 weeks prior to the start of your lease as many properties will not be available for occupancy or viewing before that time. Searching early in the day is recommended.

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RENTING WITH PETS

If you have pets it is helpful if you can get a reference letter from your previous landlord and provide a pet resume to describe your pet. Some properties restrict some types of animals and dogs based on breed or size and will require a separate pet deposit. There may also be restrictions on the number of pets.

- Copy of vaccination records
- Photo, description and references
- Habits (walking on leash each day) and training certificates
- What you do with the pet when you are away from home to ensure it remains quiet.

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