Fact Sheet: Housing & Landlord/Tenant Issues

EVERYTHING should ALWAYS be in WRITING!

Before you sign a lease, know:
- amount of rent
- length of the lease
- due date of rent
- late charges
- who is responsible for utilities and certain repairs
- the amount of a security deposit

ALWAYS visit/inspect the property to ensure that it is habitable or livable.
ALWAYS have a move-in inspection. Note ALL repair issues. Take pictures.
ALWAYS have a move-out inspection. Note ALL repair issues. Take pictures.

Don’t sign rent-to-buy leases or land contracts.

Be a good tenant:
- Pay your rent on time
- Don’t cause disturbances
- Don’t damage the property. Keep it clean.
- DO take care of the appliances and systems.

Landlords must provide safe housing with systems and appliances in good working condition. Give your landlord written notice of needed repairs. If they don’t repair, you may have a legal remedy, but still pay your rent.

AVOID EVICTION FILINGS. Always try to settle late rent issues by offering a repayment plan. If there are issues with the property condition etc., try to reach an agreement for an early lease termination. If there is a court hearing, always attend!

Security Deposits:
- Return your keys
- Remove all personal property and leave the property cleaned
- Provide your forwarding address in writing to the landlord and keep proof that you did
- Within 45 days, the landlord must send you a list of deductions and remaining deposit money
- If landlord does not provide deductions and remaining deposit, you are owed the FULL REFUND

For more information, please call 877.236.0730 Ext. 5

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