

QUESTIONS TO CONSIDER and Clarify with a LANDLORD BEFORE SIGNING a Contract

If you are a BYU student in your first two semesters (even as a transfer student or as a returned missionary), you agreed to abide by university policy and are required to live in on-campus housing, BYU contracted off-campus housing, or with [qualified family members](#). Before signing a contract to live in off-campus housing, confirm that the property is officially BYU contracted housing. You can verify your property of interest is contracted by entering the address into the Off-Campus Housing website ([link website](#)).

All BYU students please review and consider the following fundamental questions before signing an off-campus housing contract.

Contract Details

- What is the term of the contract? 4 months, 8 months, 12 months, longer?
- What are the check-in/out dates, and is there any flexibility if you need to stay beyond the end of the contract?
- What happens if I renew my contract? Can I stay in my space between contracts? Is there a fee?
- What clauses allow for a contract release? How does the contract release process work?
- What happens if I choose to sublet my contract?

Payments & Utilities

- What other payments besides monthly rent should I expect? When is rent due? How do I pay rent?
- What utilities am I required to pay? How are utilities set up and billed? Am I required to establish utilities in my name, or are utilities managed by my landlord?
- What is the cost of the internet service? Is the cost of internet services included in my rent?
- What is the parking fee?
- What other fees are required by contract.
- What portion of my deposit, if any, is non-refundable?

Amenities

- What amenities are included (microwave, disposal, dishwasher, laundry, storage, pool, exercise equipment, etc.)?
- What company provides internet access? How fast is the internet?
- What entertainment options are provided, is cable TV included?
- What are the on-site parking options? Is a parking credential required, and am I guaranteed a parking spot?

Apartment Preview, ADA accessibility, & Furnishings

- What is the legal occupancy of the apartment? How many people are in each bedroom? Do I have a private room?
- What is the process for living with roommates of the same sex?
- What ADA units and accommodations are available?
- What is the process for living with my service or emotional support animal?
- What furnishings are included, if any? (some apartments in community housing may not be furnished)
- What is the process for maintaining smoke and CO detectors in the apartment?

Maintenance & Cleaning

- What is the process for requesting repairs and general maintenance?
- What is the average response time for addressing and fixing work requests? How will I be notified when work will be performed in my apartment?
- What is the process for reporting emergency maintenance?
- What is the schedule for cleaning checks, and will I receive a cleaning assignment? Am I required to be present when a cleaning check is performed in my apartment?
- What is the process if a cleaning check is not satisfactory to the assigned inspector? Is there an appeal process?
- What is the schedule for carpet cleaning? When were the carpets last cleaned?
- What is the process for cleaning mold in the apartments? Are there any ongoing issues with water leaks or flooding in the complex?

House rules

- Does the contract your landlord provided include an addendum or house rules? If yes, please carefully review these documents. When you sign the contract, you agree to abide by provisions outlined in these documents.
- You will want to understand the guest policy, pet policy, and any other code(s) of conduct.
- You may be obligated to provide a co-signer, secondary insurance, and/or accept other services that may have fees.
- You should carefully consider all obligations and recognize that the Off-Campus Housing Office cannot nullify a contract you establish with a housing provider.