

Chapter 1 : Think your apartment should be rent-stabilized? Here's how much your landlord may owe you

There are few things more exciting than moving to your very first apartment! Whether you're signing a lease or closing on a purchase, moving to a new pad gives you the freedom to decorate and design a home that fully represents you.

Acquiring all the things you need for your first apartment is an expensive undertaking, so you need to go into it with a plan. Before you head to the store or the Amazon search box, come up with a budget of what you can spend right away in light of moving costs and other related expenses. Then stick to it. Spend wisely, and stick to immediate needs. This first apartment checklist should help you get started. Add on as you can, but make sure you have these from the get-go. One medium or large fry pan; one small pot; one large pot Oven-safe dish: One medium or large size casserole dish Baking sheet: One large or medium cookie sheet Dishes: Plates and bowls two of each Flatware: Forks, knives, and spoons two of each Drinking glasses: Just one will suffice to start Coffee maker or French press: If you prefer tea, heat water in your small pot instead of getting a kettle right away. Spatula; large spoon Cutting board: One silicon, plastic, or wood board Measuring cups and spoons: One set of each Oven mitts: One set Dish towels: Four to six Dish drying rack, if no dishwasher Garbage can Keep in mind that none of these items have to be top quality. Ikea is a great choice as well for kitchenware, and their knives are surprisingly high quality. Things you can buy later: Toaster oven, microwave, food processor, cake pans, serving dishes, crock pot or Instapot. Kitchen-size and small Broom and dustpan Sponges: Separate sets for dishes and cleaning Soft rags and microfiber cloths Anti-bacterial wipes.

Chapter 2 : Chicago Tribune - We are currently unavailable in your region

If your apartment is in good condition when you leave, you will likely get it back. If not, all or a portion of your deposit may be held to cover the costs. On top of the security deposit, you need to put down your first month's rent, and in some cases, the last month's rent too.

Before packing up your things though, be aware that moving to a first apartment comes with a great deal of responsibilities. Good luck and happy moving! If renting, make sure to ask your landlord for permission first. Another way to infuse personality and fun into a rental is by applying peelable and removable wallpaper. Figure out your mail situation – Does your apartment building have a community mailbox center where you pick up your mail? Or does your individual apartment have its own mail slot in the door? Or will you need to ask a neighbor to pick them up? If they are, you may want to consider setting up a PO Box. These types of mailboxes are located inside of a post office, and are safe and secure. Many post office locations also offer extended business hours and hour access to your mail. Read how to set up a PO Box when you move. Utilities include cable and internet, water and sewer, gas, electricity, satellite, security system, trash and phone. While some utility services can wait until a week or two after the move think: Spruce up your entryway – Want to make a good first impression on friends and guests? All of these entryway accessories give you a place to put your belongings while also making your apartment look neat and tidy. Purchase cleaning supplies – Give your apartment a good clean before moving furniture inside. Make sure to vacuum and mop all floors, dust surfaces, and clean bathrooms thoroughly. Otherwise, you could find yourself locked out one of these days. Purchase furniture – Before moving to your first apartment, be sure to take measurements of the rooms. This way, you can figure out whether your existing furniture fits or not. Most people moving to a first apartment will need to purchase at least a few basic pieces of furniture. If on a budget, try investing in a comfortable couch and bed. The rest can be found at consignment stores or local donation shops. Have an extra set of sheets and towels on hand – To avoid washing the same sheets and towels over and over again, have an extra set or two on hand. This will also come in handy if and when you decide to host guests in your apartment. To make the experience more pleasant, introduce yourself to the new neighbors after you move in. Not only will this give you a sense of community and new friends! Replace smoke detector batteries – As soon as you move in, replace all smoke detector batteries with new ones. Even a small, portable one is better than nothing. Tool boxes should come with all of the wrenches, hammers and screwdrivers needed to hang wall decor, put together furniture and fix mishaps in the home. Of course, for the more difficult fixes, we suggest calling a qualified handyman. However, you and your handy toolbox should be able to handle basic modifications. Change your address – When moving to your first apartment, remember to let your bank know as soon as possible. Be sure to update credit card information with your new billing address. To ensure that you receive your mail, go to com and choose the date you wish to begin forwarding your mail. Figure out trash pickup days – Since trash and recycling pickup days vary from city to city, make sure to ask neighbors for the details. Make a point to locate nearby grocery stores, parks, schools, museums, libraries, hardware stores, hospitals and pharmacies. Discover more about your neighborhood through Moving. Entryway Your entryway is the first and last thing people will see in your new home. Here are a few item recommendations for your entrance: Wall hooks for hanging coats, jackets, and dog leashes Umbrella stand or holder Basket, rack or other designated place for shoe storage Console table and mirror Round foyer table for large entryway Living Area and Den Your main living spaces are the most important and often most utilized places in your new home. Here are a few item recommendations for your living spaces: Couch or sectional Additional lounge seating chairs, stools, futon etc Coffee table or ottoman Lighting lamps or standing lamp Area rug.

There you go, we have laid out some steps that you can follow to have a nice happy dog in your apartment. But, remember what makes a dog truly happy is the affection that his master is showering on him- so do not hold back on that.

Your landlord might require renters insurance. This insurance protects your possessions in case of an emergency or catastrophe and provides liability coverage for personal injury or property loss. Your landlord will want a complete picture of your financial health when you apply. You can check your credit report through each of the three major credit bureaus: TransUnion, Equifax and Experian. When you might need a guarantor If you have no credit history, apartment history or have just started working, a landlord might require a guarantor, also called a co-signer, on your lease. Most guarantors for recent grads are parents. For most, that means an apartment hunting site such as PadMapper and the ubiquitous source for the online search, your local Craigslist. Melanie Siben, a New York City real estate agent at Charles Rutenberg, suggests maintaining a healthy level of suspicion throughout your online search. These are all red flags: Compare similar apartments in the area. Before you visit a place, have everything you might need to lock it down quickly on hand, including: Your letter must be officially signed and on company letterhead. If you wait too long, you may miss out. Comb through fine print Most landlords will give you a standard lease agreement to sign. But the lease riders, or clauses, are the fine print you should examine the closest. In the state of Oklahoma they can charge you the full amount of the lease if you move out early. They want to make sure the property is returned to a state that it was originally in and so future renters will have a clean environment. If you make any verbal agreements at this time, get them in writing. When you move in, submit a report and take photos of any prior damage. Final takeaway Knowing how to approach finding your first apartment gives you the power to make the best possible decision. The great thing about your first apartment is that it will always be your first.

Chapter 4 : About Your Privacy on this Site

Whether you're short or your new apartment has high ceilings, a step stool will be extremely valuable during the early phases of unpacking and is a must-have for your first apartment. We recommend something light and easily portable.

Share 1 Shares This article is the second in a 5 part series that describes what a good screening process should entail. This part of the series describes the apartment showing and how to use this as a step in the screening process. Last week, we talked about screening your tenants during the first stage, the point of first contact. In that article, we discussed the 5 questions you should ask the prospective tenant during the initial phone call or email. In this part, we discuss the moment where you show the apartment and how to identify red flags that indicate potential future problems with prospective tenants. Five Stages to a Good Screening Process Last week we talked about the five stages to a good screening process shown above. Have them fill out a rental application that includes references from prior landlords and employers. Run a credit report and criminal check. Quick tips on showing the property You have some potential tenants coming over soon to view your rental property. Consider following these tips to ensure they fall in love with your property. The goal is to find great tenants as quickly as possible. This will save you the time and hassle of showing the apartment over and over. Consider the curb appeal of the property. Make sure shrubbery is well taken care of and any trash has been removed. A messy property tends to attract messy renters. Fix any problems in the apartment beforehand. Take care of leaky sinks, rogue appliances and other issues before a tenant sees the property. This includes making sure the apartment is clean. A prospective tenant who sees problems and dirt will believe that its OK for them to mistreat the property as well. Well-maintained, clean apartments get well-groomed, clean tenants. Have selling points ready to discuss. If the property has plenty of storage, a nice deck, large bedrooms or unique amenities, be sure to mention these. Although you may not always think of yourself as a salesman, you are selling here. Let the tenant see things in the best light. If there are nice windows, let the natural light fill the room. Be prepared with a rental application, credit check authorization forms, etc. Short answer "yes!" This will most likely be your first face-to-face meeting with your new renters. You can learn a lot about how they carry themselves and take care of their own property. Chances are your prospective renter will treat your property the same way, if not worse. If there will be multiple tenants or an entire family, you can suggest that all people to be on the lease come look at the apartment. You can also start to learn their manners. Did the renters wipe their feet before entering? Did you see or smell if any of them smoked? Good qualities come in pairs as do bad qualities. Plus, its just better transacting with polite people. Red Flags to Watch Out For Here are a few additional red flags to watch out for while you show the apartment. If any of these come up, you should highly reconsider renting to these potential tenants. Did other people show up to the apartment than what had been said or indicated during the first phone call or email? Make sure you understand who you are renting to. Each person should submit an application and authorize a background check. Did the prospective tenant speak negatively about their current or previous landlords? What kinds of complaints were you hearing? Can you validate these complaints with those landlords? Neither of which you want to inherit. Follow up on this by speaking with their current landlord. Were the prospective tenants on time for the apartment showing? Were the prospective tenants easy to coordinate with? In a perfect world, your tenant would pay on-time every month and the apartment would never require any maintenance. Make sure they can be reliable enough should you need to coordinate maintenance in the future. Are they criticizing the property? What if they stop paying based on some inconsequential thing? Listen to the questions that your prospective new tenants ask. These questions indicate whats important to them and how they prioritize things. Are they asking how to best host a party or if the neighbors are complainers? About Avail Our online rental software helps do-it-yourself landlords be the best they can be by providing tools to screen tenants, create leases and collect rent, all online. Made for the part-time landlord, full-time everything-else Find Quality Tenants.

Chapter 5 : How to Decorate Your Apartment Balcony and Create an Outdoor Oasis

Ask your apartment manager if you can switch out your old thermostat for Nest's latest standard model - besides working with Alexa and your smartphone, it also creates a cooling and heating algorithm for your apartment based on your movements.

It still may be subject to stabilization. Read more about the basics of rent stabilization here. Whether a particular apartment is properly deregulated depends upon the date that the legal rent exceeded the then-applicable threshold. If your building had a J tax abatement or a tax abatement in place when you moved in, even if the abatement has expired, you are most likely still rent-stabilized, Himmelstein says. Your apartment can only be de-stabilized when the abatement expires, if there is a rider in your lease stating that this is the case. Otherwise, the apartment remains stabilized until you vacate it. The rental history of your apartment may reflect significant hikes in rent that seem unlikely to be justified by a combination of vacancy increases and apartment improvements. Rent stabilization status is waived for buildings with six or more units constructed before if the landlord substantially rehabilitated the property on or after January 1, A landlord may claim their building has fewer than six units, but in reality, it was or is a property of six units or more. Building is a horizontal multiple dwelling. A building may appear to be a standalone structure with fewer than six units, but in fact be integrated financially and physically with a neighboring building, and the combined units amount to six or more. A history of common ownership and operation of two adjacent buildings that share a heating system, electrical service or other commonalities can lead to a determination that the buildings should be considered a single building and therefore together have more than six apartments. Determining whether an apartment should be stabilized If you suspect your apartment might have been illegally de-stabilized, there is some research you can do on your own. Be sure to request the entire history going back to When a tenant who suspects their apartment should be stabilized approaches his firm, Himmelstein says, they begin with an investigation and give an initial opinion as to how strong their argument is. With a landlord who may be wrongfully claiming that they had enough vacancy increases and apartment improvements to raise the rent over the stabilization threshold, for instance, they will try to obtain documents upon which the landlord relies to establish this.. Ordinary repairs and maintenance such as painting, plastering, scraping, sanding and shellacking the floors do not qualify; new appliances, cabinets, re-wiring and new windows are examples of items that would constitute improvements. In this case, the challenge is to figure out whether the landlord did enough work to get the rent over the threshold. The four-year rule on overcharge claims can also be suspended if the landlord has committed fraud to de-stabilize the apartment. Languedoc cites one case in which a landlord was found to have created a fictitious tenant on their rental history; in another, a landlord and contractor both falsely testified that certain renovations had been made. What the tenant receives depends upon the difference between what they paid and what their landlord was legally entitled to, based on the base date rent and the allowable rent increases over the ensuing years. In cases of landlord fraud, the court picks the lowest of these three options as the basis for the award to the tenant. Tenants also receive a mandatory nine percent annual interest for each month of the untrebled portion of their overcharges. Where to litigate Tenants have three options for litigating their claims of wrongful rent de-stabilization. The first, going to state Supreme Court, Himmelstein says, has the advantage of allowing attorneys broad discovery, which means landlords must turn over all documents and be deposed and produce their witnesses, such as contactors who performed the improvements, for depositions. Tenants can also file an overcharge complaint with the DHCR, a more affordable process that is easier to do without an attorney, but can also take longer. These cases are typically litigated on paper, without a hearing or live testimony. Finally, a tenant can withhold rent and force their landlord to sue them in housing court, or stay in their apartment after the lease is expires and force their landlord to bring a holdover proceeding against them. They can then litigate the status and overcharge claims in defending those cases and will likely be granted some pre-trial discovery. On the downside, the tenant will have to wait for their landlord to sue, and a visit to housing court may land them on the tenant blacklist. It turned out that their building had had a J tax abatement when the tenants moved in. After Himmelstein sent the

landlord a letter, the landlord conceded that the tenants were stabilized, but claimed that he had taken over for a previous landlord and had not known about the abatement. He settled with all three tenants, rolling back their rent significantly and compromising on their overcharges. Three months later, a fourth tenant approached the firm. Himmelstein has now been retained on a fifth case for the same building.

Chapter 6 : Evicting People Who Are Not on the Lease From Your Apartment | Home Guides | SF Gate

Before you start apartment hunting, think about your needs, and make a list of features you really want or need your new home to have. Prioritize the must-haves, and then make a list of features that you want, but don't necessarily need. [2].

Chapter 7 : Moving to Your First Apartment? Tips on What You'll Need | www.nxgvision.com

If you don't have roaches, and you don't want to get them, it's a good idea to try some (or all) of these preventative measures to make sure these uninvited guests stay out of your apartment.

Chapter 8 : Look Out for These Red Flags When You Show the Apartment to Your Prospective Tenant | Av

How to design your apartment balcony. Though designing an apartment balcony is largely a matter of catering to your own personal tastes, there are a few things you can do to finish off your design and bring it to the next level.

Chapter 9 : Your First Apartment: A Guide to Finding the Perfect Spot

Using the storage your apartment comes with, such as a bathroom vanity, to your full advantage is a smart small-apartment idea for saving space. By maximizing what you already have, you eliminate the need for add-on storage units that make a room feel cramped.