

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. These guidelines are intended to guide renters about practical, common-sense steps to take when renting any property.

- 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.

