**5 Things Landlords Want Tenants to Know About**

There are many factors that impact the relationship between a landlord and a tenant. From paying rent on time to treating the property with care, the rapport between the two can range from strenuous to smooth sailing, and everywhere in between. Here is some advice from local landlords to keep that relationship on the up-and-up, whether you’re already in an apartment or on the hunt for one.

**#1 - If there’s a problem, no matter how minor, speak up**

Sometimes it may take time, but something that is slowly going wrong in your apartment will eventually turn into a significant issue that could have been avoided. And in some cases, when the big trouble goes down, you’re reaching out to the landlord on a weekend that might require an emergency plumber along with time-and-a-half pay. If something doesn’t sound right, don’t turn up the stereo and ignore it like you would a knock in your car’s engine. Speak up.

When you do call – preferably immediately – and get the landlord’s voicemail, always leave a message. If you do not receive a timely response from the landlord, submit your concerns in writing.

**#2 - Be honest with your landlord about finances**

Landlords would much rather work with you than not get the rent, so be honest with them if you run into a sticky situation. And more importantly, in the search for an apartment, do not fudge any of your income or credit data. They will find out.

So if you have concerns about your current income or credit situation, it’s best to address it with the landlord and understand that you have options.

**#3 - Know what a guarantor can do for you**

Landlords are seeing an increase in foreign applicants without U.S. credit, whether they be students or professionals, and they are without a guarantor in the United States. Also a number of retirees, U.S. students, and self-employed people need parents who qualify as guarantors, but there are situations where that option is not viable (retired, part-time income, etc). Owners and property managers are looking for ways to qualify these people, and many without guarantors are missing out on getting the apartments they want.

If a family member cannot qualify as a guarantor, there are services that will act as the guarantor on behalf of the tenant. There is a fee when you use a guarantor service, that can range anywhere from 65 to 100% of a month’s rent for U.S. citizens, and 110% for internationals without U.S. credit.

*Source: Chris Rattey for* [*www.Insurent.com*](http://www.Insurent.com)

**#4 -** **First impressions do mean something**

A showing is the first time you’re either meeting your potential landlord, or someone that represents them. You want to be impressionable, so treat the situation as you would going for a new job. Come to the table confident and prepared.

Have a printed and dated credit report with you, a copy of your identification, along with a recent W-2 or pay stub to offer up. Landlords will do this research on their own, but providing them a head start is a win for a prospective tenant.

**#5 - Know and keep up with the apartment basics**

One of the most common problems is that tenants disable smoke alarms because they beep instead of changing the battery. This is also in violation of health & safety codes. Tenants are losing the ability of how to take care of an apartment, about knowing how apartments operate and function.

Renters are not homeowners, so many of the practical tasks and maintenance required for proper care of the apartment or house goes by the wayside. This could be something as simple as turning down storm windows to the critical upkeep of smoke detectors. Don’t be afraid to reach out to your landlord with questions of how any portion of the home operates, no matter how small.

Check you rental agreement, in some cases you may not be responsible for snow removal and in many other cases, you the tenant is responsible for snow removal on property walkways, sidewalks and driveways.

Additionally, you are the tenant are likely going to be responsible for taking your own trash and recycling to the curb each week. Get familiar with your community trash & recycling program to get your weekly pick schedule and determine what they will/will not take.

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