BEFORE SIGNING A LEASE

**Before signing a lease, be sure you understand ALL the rights you are entitled to and limitations you accept.**

**\*\*Never Sign a Lease without physically viewing/inspecting the property. \*\***



**QUESTIONS YOU SHOULD ASK**

* Is application and/or deposit refundable if I decide not to rent property?
* Is the Service Member Civil Relief Act (SCRA) covered, to include ETS?
* What is the Resident & Landlords responsibilities to include maintenance and lawn care?
* How do I report a maintenance issue, and what is the turnaround time?
* Can the property be subleased or are roommates allowed?
* What is the amount of time to conduct a move in inspection & turn in results?
* What is the notification time for when/how the landlord can enter property?
* Is there a time limit for guest visitations?
* Is this a smoke and/or pet-free home?
* How should I submit a request to terminate the lease?
* How much prior notice is required for termination of the lease?
* Where and how must rent be paid?
* Is there a rent grace period before late fees applicable?
* How are late fees applied to my account balance?

**ADDITIONAL QUESTIONS YOU MAY ASK**

* Can you provide a maintenance history for the property?
* If no to the above, have there been mold, pest, electrical/gas issues?
* Does this home meet lead base and asbestos guidelines?
* What is the preferred form of communication between tenant and landlord?

**ADDITIONAL RESOURCES**

* Sex Offender Information: http://www.icrimewatch.net
* [Crime Statistics: https://www.areavibes.com/](https://www.areavibes.com/sierra%2Bvista-az/crime/)
* School Ratings: [https://txschools.gov/schools](https://azreportcards.azed.gov/)

Fort Cavazos Housing Services Office

“Your Housing Advocate”

(254)287-8505