

REALTY ASSOCIATES

FLORIDA PROPERTIES



The Rental Process

Rental homes offer many advantages to tenants. The cost is generally lower for the tenant than the landlord to own and maintain the house. The monthly rent is generally lower than a monthly mortgage payment and the cost of repairs are borne by the landlord.

Finding Your Home

In the South Florida area there are rental homes in all neighborhoods. Rich or poor, large or small, rentals are every where. A tenant can find a house in almost any location if you look hard enough. Rental prices tend to be on the rise because the cost of homes has risen and all the associated expenses (taxes, insurance, mortgage, etc.) have also risen. A tenant looking at staying in one place for a while ought to seek a longer term lease to lock in the rent price.

The Application to Rent

Credit reports, employment history and current landlord referral are important parts of the rental application. So improve your credit, get a good employment report (longer is better) and get a good referral from your current landlord about your payment history and cleanliness.

The Lease

The lease is really a formality. The landlord only wants the tenant to pay the rent on time, keep a clean and tidy house, and behave yourself. That's it. The lease only spells out these 3 points in detail.

A lease is generally for 12 months in length. You will pay a predetermined rent amount for the use of the house and any normal wear and tear will be absorbed by the landlord.

The tenant is responsible for the care of the house. The tenant maintains the landscape, shampoos the carpet, changes the air filters. Any damages to the house during this time are the tenant's responsibility, including window breakage.

The tenant is given a checklist to detail any defects to the house. This is important because the tenant will not be held responsible for these damaged parts upon move out if they are noted on the initial checklist.

Always abide by the rules of the homeowners association. If you did not receive the rules and regulations, contact us for a copy. Any rule infraction will result in a fine from the association or possible eviction if the problems persist.

Any unsafe or hazardous situations should be reported immediately.

Be safe and enjoy the best rental units in South Florida!!!

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