

smarter RENTER

What to Look For In An Apartment That Hasn't Been Built



A COMPLETE CHECKLIST FOR RENTING NEW CONSTRUCTION OR LONG-DISTANCE

Talk about your nerve-wracking experience. It's tough enough to rent a new apartment after you've toured the place. But what if the apartment building hasn't even been constructed, or if you're out-of-town and can't take a physical tour?

Renting an apartment sight unseen is becoming a common challenge in Madison. **With a surge in new apartment buildings in the downtown area, renters must now rely on blueprints and renderings to determine if an apartment is a good fit.**

The problem with renting sight unseen is that **you won't have the luxury of a tour, which is where people usually spot the quirks of an apartment.**

Our Checklist Covers It All

To help you cover all the bases of renting sight unseen, we've created this checklist. The checklist allows for comparisons between three different apartments, but feel free to print extra copies if you'd like more.

This PDF is interactive: You can enter information right into this digital form and then save it!

If you'd like a more detailed explanation of what each category means, refer to our [Smarter Renter Blog post – 16 Things You Must Know When Renting Sight-Unseen.](#)

<i>Enter apartment names here ></i>	1.	2.	3.
The tour			
Did you see a model unit?			
Did you see renderings?			
Were photos available?			
Outdoor spaces			
Balcony? Patio? Deck?			
View from outdoor space?			
Enough privacy? Protected from rain?			
Sunny? Shady?			
On a busy street? Noisy?			
<i>Notes:</i>			
Ceilings and windows			
Ceiling height?			
Windows in each room? Do they open?			
How do windows open? Is opening limited?			
<i>Notes:</i>			
Flooring			
Carpeting: Padding? Pile height?			
Hardwood floors: Sealed? Special cleaning products?			
Tile floors: Ceramic (cracking)?			
<i>Notes:</i>			

A COMPLETE CHECKLIST FOR RENTING NEW CONSTRUCTION OR LONG-DISTANCE, Cont.

	1.	2.	3.
Closets			
Do the closets have doors? Curtains?			
Closet organizers? Shelving? Clothes rods?			
Is there a linen closet?			
Is there a closet in each bedroom?			
Is there a kitchen pantry?			
Is there storage anywhere?			
Notes:			
Furniture			
Leather? Vinyl? Fabric?			
What quality? Metal? Wood?			
Notes:			
Appliances			
Full size? Apartment sized?			
Stove: # Burners? Gas? Electric? Range? Cooktop?			
Microwave: Size? Turntable? Over range?			
Garbage disposal			
Laundry: Front load? Stacked? Full size?			
Notes:			
HVAC			
Heating source: Baseboard? Forced-air?			
AC source? Wall? Central?			
Can you adjust the temperature?			
Where are vents in each room?			
Notes:			
Cabinets			
Type of cabinet: Solid wood? Veneer? Metal?			
Enough kitchen storage?			
Enough bathroom storage?			
Notes:			
Seasons			
Will driveway or parking lot be plowed?			
Will the apartment receive much sun?			
Notes:			
Fireplaces			
Type: Wood? Gas?			
Where does it vent?			
Can you recirculate the heat?			
Notes:			

A COMPLETE CHECKLIST FOR RENTING NEW CONSTRUCTION OR LONG-DISTANCE, Cont.

	1.	2.	3.
Doors & Trimwork			
Solid core? Hollow core?			
Baseboard? Moulding? Painted? Stained?			
Security locks? Peepholes? Deadbolts?			
<i>Notes:</i>			
Sound proofing			
How thick are walls? Are wood floors soundproofed?			
Types of neighbors?			
Rules for late night noise?			
<i>Notes:</i>			
Location			
What are you close to?			
What do you wish was closer?			
Distance to: Elevator? Pool? Street? Garbage? Laundry?			
<i>Notes:</i>			
Overall Summary			

Additional Resources for Renting Long-Distance

If you're renting long-distance, use our checklist, but also be sure to review the following articles filled with helpful tips:

- [How to Rent a Madison Apartment Sight Unseen](#)
- [Hunting Long-Distance for Apartments in Madison, Part 1](#)
- [Hunting Long-Distance for Apartments in Madison, Part 2](#)

Have Questions? We Can Help.

Steve Brown Apartments has leasing agents that can work with you to ensure you find an apartment that fits your budget and your lifestyle.

We've built plenty of new apartment buildings and continuously work with renters from out-of-town, so we know how to get you the information you need to make the right choice. After all, we're the folks you made this checklist for you in the first place!

You can call us at 608-255-7100, email us at info@stevebrownapts.com, or visit us online at www.stevebrownapartments.com.