PART I – BEFORE YOU MOVE IN
1. Don’t Rush In
2. Get It In Writing
3. See the Actual House/Apartment …
4. Choose Roommates Carefully
5. Beware of Discrimination
6. A Lease is a Binding Contract
1. **Don’t Rush In**

1. There is no shortage of rental units in Champaign Urbana; the market has never been better for tenants to make choices.

2. Beware of unfinished buildings; they may or **may not** be ready for occupancy when the lease begins.

3. Roommates who commit too early to a lease may not follow through – things change as time goes by.
2. Get It In Writing

1. The lease is the agreement between you and your landlord.

2. Promises made to you before you sign must be in the lease in order to be enforceable.

3. Review the lease carefully before signing it, on your own or with the Office of Community Life and Tenant Services (Tenant Union), 326 Illini Union.
3. **See the actual house/apartment that you will be renting.**

   1. Do not settle for seeing a “model” unit.

   2. Make a thorough inspection of the space you will be renting.
4. Choose roommates carefully.
   1. Do you really know this person?
   2. Is this person financially sound?
   3. Is this person likely to stay in school for the entire term of the lease?
   4. Does this person’s lifestyle agree with yours?
5. **Beware of discrimination.**

1. It is illegal to discriminate on the basis of race, color, national origin, gender, religion, handicap, sexual preference, familial status, welfare status or student status.

2. Complaints can be made to:
   - Urbana Human Relations Commission, 400 South Vine St., Urbana, IL 61801
     217-384-2466
   - Champaign Community Relations, 102 North Neil St., Champaign, IL 61820
     217-403-8830
   - Illinois Department of Human Rights
     222 South College, Room 101, Intake Unit, Springfield, IL 62704
     217-785-5100
     100 West Randolph St., 10th Floor, Chicago, IL 60601
     312-814-6200
6. **A lease is a binding contract.**

1. Once you sign, you are responsible to fulfill its terms, especially payment of the rent.

2. This is true whether or not your landlord or your other roommates have signed the lease.

3. Be sure before you sign.
STUDENT LEGAL SERVICE
324 Illini Union
1401 W Green St., Urbana
Office Open: M-F, 8:30am-Noon and 1:00-4:30pm
217-333-9053
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