

TIPS FOR MY SHARED HOUSING SEARCH!

Where to search for housing	<ul style="list-style-type: none"> • Online websites (Zillow, Apartments.com, etc.). • Explore the area you want to live in and see if you see any rental/leasing availability signs. • Valley King, Apartment Hunters • Non-profits
Beware of Scams!	<ul style="list-style-type: none"> • Many scams exist, especially on places like Craigslist and Facebook. • Verify the legitimacy of the property. • Do not give sensitive personal info until you see the property and verify legitimacy. • If it seems too good to be true, it probably is!
Ask for accurate pricing	<ul style="list-style-type: none"> • Pricing online or printed may be inaccurate. • Prices can change daily. You may be told the price one day, but until you sign the lease, the price can change. Your pricing is not legally locked in until you sign the lease.
Ask about fees	Some places may include everything, and some may charge a fee for various things. Typical fees are application fees, utilities, service/administration fees, trash, key fob, parking, taxes, etc.
Availability	Ask if the rental is available. If not, ask if there is future availability. Some locations offer a waitlist for future available rentals; some do not.
Rental Requirements: Income	Most rental properties require proof of income, like bank statements or pay stubs. Typically, you need income around 2.5 times the base rent. You combine income with a roommate, which can be from various sources, like employment or government assistance.
Rental Requirements: Credit Check/ Evictions	Most places conduct a credit check, and while some may have a minimum credit score requirement, many focus on your rental history. They typically check for recent evictions (usually in the past 3-5 years) and any outstanding debts to previous properties, such as unpaid rent, late fees, or damages. If they don't inquire about these issues, there's no need to volunteer that information. This will also apply to your roommates.
Rental Requirements: Criminal Background	Most places will perform a criminal background check for all residents, typically looking back 3-5 years. Misdemeanors are generally less concerning than felonies. Some properties are flexible, especially if the felony isn't violent or sexual in nature. If you have a sexual offender charge, ensure you can live in approved areas. If the property doesn't require a criminal background check, there's no need to disclose it unless required by law. When required by law, consult your probation or parole officer for guidance and roommate compatibility regarding potential violations (living/visiting with a child or near a school if you or your roommate has a S/O charge, weapons, and drugs (including marijuana)).
Senior Living	Specific units are designed for seniors, typically aged 55 or older, and sometimes even older. These places might require either one adult or all residents to be seniors. Keep in mind that senior living locations often have

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	longer waitlists for availability.
Disability Living/ADA Properties/Accessibility	Ask if the property is ADA-accessible if you and/or your roommates need it to be.
Required Documents/Information	<ul style="list-style-type: none"> You will need some form of identification. You will need a phone number. You will need an email; most of the process is done digitally now. Most properties will request your previous living history. If you can't recall all the details, provide your best estimate. Sometimes, you can use the street address of past shelters or social services or leave it blank if necessary. You may have to provide your social security number.
Lease Bifurcation	This is essentially a split lease, where each resident is responsible for their share of rent (and utilities if your landlord agrees). It helps protect you from eviction if your roommate faces eviction. Each person has their own lease and is responsible only for their lease. While not all properties offer this option, it's worth asking if they can accommodate it.
Deposit/Move-In Fees	<ul style="list-style-type: none"> Most places require a deposit and possibly move-in fees. It can vary from place to place and may be based on your credit. Check with the property to see what your deposit would be. In Arizona, the deposit can not exceed 1.5x the rent.
Pets	<ul style="list-style-type: none"> Some places allow pets, but others do not. If you have a service or emotional support animal, ensure you have proper documentation. Property rules can restrict the type, breed, size, and number of pets. Expect to pay pet rent and deposits. Be ready to provide vaccination records. Ensure your roommates are okay with pets and that your pets are prepared for indoor living. Consider a meet and greet with your pet, your potential roommate, and their pet if they have one. Many places do not allow pets to stay outside. Train your pet to prevent excessive noise and avoid neighbor or roommate complaints.
Laundry/ Appliances	Ask if the unit has a washer/dryer, dishwasher, microwave, etc.
Bathrooms	Do I want my own bathroom? Does my roommate want their own bathroom?
Parking	Is there parking for me and my roommate? Will we rotate who gets the parking spot?