

SPACE COAST RENTAL GUIDE

A step-by-step checklist for tenants | Brevard County, Florida

1. Set Your Rental Budget

- ☐ **Monthly costs** — Plan for monthly rent, utilities, renters insurance, parking/pet fees, and commute costs.
- ☐ **Up-front costs** — Budget for application fees, deposits, and move-in charges; confirm amounts before applying.

2. Choose Your Location

- ☐ **Compare neighborhoods** — Compare neighborhoods by commute, lifestyle, and access.
- ☐ **Be comfortable with the area/neighborhood** — Like the property? View neighborhood at different times of day.

3. Get Application-Ready

- ☐ **Gather documents and funds** — Have photo ID, recent pay stubs or income documentation, employment details, rental history, references, and funds available.
- ☐ **Ask before applying** — Confirm screening criteria, income requirements, pet restrictions, and application fees.

4. Tour and Verify the Property

- ☐ **Inspect essentials** — Check AC performance, appliances, water pressure, signs of leaks, storm shutters/windows, parking, laundry, internet availability, and phone reception.
- ☐ **Verify local considerations** — Confirm flood/storm considerations and any HOA or condo rules.

5. Apply and Review the Terms

- [ ] **Verify before sending money** — Confirm the property and listing contact are legitimate before sending money.
- [ ] **Read the lease** — Review rent due dates, late fees, deposits, utilities, maintenance duties, pet terms, renewal rules, early termination, and HOA approval requirements.

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6. Complete Move-In Requirements

- [ ] **Complete payments and setup** — Pay only through verified instructions; obtain receipts. Arrange utilities, renters insurance if required, keys/access, and any building registration.
- [ ] **Document condition** — Photograph any existing damage and submit a dated move-in condition report.

7. Protect Yourself During the Lease

- [ ] **Keep records** — Keep a copy of the signed lease, payment records, and written maintenance requests.
- [ ] **Follow notice procedures** — Report problems promptly and follow the lease's notice procedures before renewal or move-out.

SPACE COAST TIP: For condos and HOA communities, ask about separate association applications, approval timelines, elevator reservations, parking rules, and minimum lease terms. Never assume an advertised move-in date is guaranteed.

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Disclaimer: Educational guide only. Lease terms and applicable Florida law control; confirm details with the landlord or property manager.