

RESOURCES

Indiana Legal Services

www.IndianaLegalServices.org
Toll Free Intake: Mon–Thu 10am–2pm (EST): 1-844-243-8570

Indiana Legal Help

Legal resources and information:
www.IndianaLegalHelp.org

Indiana Housing Now

Online database of affordable housing. Use this website to find properties that are income-based or another forms of adjusted rent:
www.IndianaHousingNow.org

Need rent or utility assistance?

Call 2-1-1 or go to FindHelp.org.
You may also check with your local Community Action Agency, community center, or Township Trustee's Office.

Indiana Justice Project's Habitability Guide

www.indianajusticeproject.org



DISCLAIMER: This document is intended to provide information about the law only; it does not create an attorney-client relationship. Consult an attorney for questions about your particular situation. You may have more rights than listed here. Laws change, so please be sure your information is current.

RENTING CHECKLIST

BEFORE YOU RENT

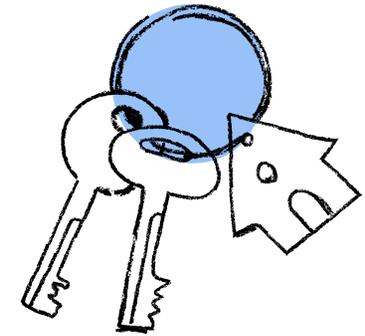
- Prepare for rental applications by checking your rental history.
- View the exact unit you want to rent.
- Review your lease before signing.
- Ask the landlord all your questions before signing the lease.
- Take photos and videos at move-in.

WHEN YOU RENT

- Pay your rent and keep receipts.
- Communicate with your landlord, in writing if possible.
- Put maintenance requests in writing and keep records.
- Allow entry for maintenance and pest control (with proper notice from the landlord.)
- Talk with your neighbors.

AFTER YOU RENT

- Document your move-out and take photos and videos showing the state of the unit.
- Provide a forwarding address to your landlord.
- Keep your records.



INDIANA TENANTS' RIGHTS



A GUIDE FOR RENTING IN INDIANA

BEFORE YOU RENT

Check Your Rental Record

- Check www.MyCase.in.gov for previous evictions and to see if they can be sealed.

Walk-Through the Apartment

- Walk-through the apartment you will be renting, not just a show unit.
- During your walk-through, check for signs of:
 - infestation
 - cleanliness
 - working appliances, and
 - signs of disrepair.

Review Your Lease

- Lease start and end date
- Late fees policy
- Security deposit policy
- Month-to-month provision
- How to make maintenance requests



**If you have questions, ask the prospective landlord before you sign a lease.*

At Move-In

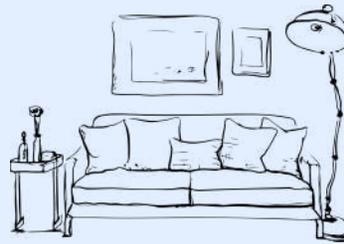
- Keep a copy of your lease.
- Take photos and videos of the property for your records.



WHEN YOU RENT

Renter Responsibilities

- It is important to **pay your rent**. Indiana has no legal defenses for not paying rent, including bad conditions.
- Keep documentation of all rent payments. If you pay rent in cash, get a receipt every time.
- Communicate with your landlord, preferably in writing.



Renter Rights

- Put your maintenance requests in writing and keep a copy for your records.
- Take photos and videos of maintenance needs and keep for your records.
- Your landlord **must** give 24-hour notice before entering your apartment unless there is an emergency.
- You cannot refuse maintenance or pest control (without proper notice).
- Talk with your neighbors.

AFTER YOU RENT

Document your move out by confirming in writing with your landlord that you are out of the unit and have returned the keys. Also, take pictures to show the state of the unit when you move out.



When you move out, **provide a forwarding address to your landlord**. This is necessary for getting your security deposit back and will be used for any ongoing communications.

Keep your documentation.

REMINDERS FOR EVICTION HEARINGS:

- Read the notice of claim.
- Attend your hearing.
- Bring **printed** evidence.
- In Marion County, look for a legal clinic at court.

