

Make an Informed Decision

Read your contract before signing.

- What constitutes a lease violation?
- When do you get your deposit back? Does this change if you sell your contract?
- Can you terminate or sell your contract?
- How does the landlord collect rent?
- How will the landlord respond to maintenance requests?

DO NOT give them money before you see the location and sign the contract.

- If you are not able to see the location in person, request a video tour or as many pictures as possible. Request different pictures than what is on the online listing.

Know the terms to get out of the lease or to sell the contract.

Know tenant rights, laws, and protections in Utah

Here are a few resources:

- <https://www.hud.gov/states/utah/renting/tenantrights>
- <https://ipropertymanagement.com/laws/utah-landlord-tenant-rights>
- <https://www.findlaw.com/state/utah-law/utah-tenant-rights-laws.html>

Evictions

[Eviction Information for Tenants](#)

[Utah Eviction Process](#)

Security Deposits in Utah

- [Utah security deposit law](#)

What to do if you believe your landlord is breaking a lease agreement.

- 1) Contact Landlord and try to resolve issues.
- 2) If problems cannot be resolved, try to terminate the lease.
- 3) If landlord doesn't allow you to terminate your lease:
 - Try to sell your lease or sublet your lease to someone else.
 - Seek legal counsel.
 - [Here is a Pro Bono option](#)
 - [Free Legal Clinics](#)

What to do if your landlord is not providing safe and decent housing.

- 1) Ask the landlord to fix the problem that is persisting.
 - Put the request in writing. Try to go through the properties maintenance/repair request process. Ask for a copy of your request so you have proof of when and what was requested.
- 2) If the landlord isn't willing to fix the problem, ask to terminate the lease.
- 3) If you believe your building is not safe or up to code. Please contact the [Cedar City Building and Zoning Department](#) (435) 865-4519.
- 4) If you feel bullied or threatened by your landlord, do not talk to them alone. Take a friend or family member with you.
- 5) Seek legal counsel.
 - [Here is a Pro Bono option](#)
 - [Free Legal Clinics](#)

How to Protect Yourself from Scams Targeting Renters!

Do

- Learn the basics of [how rental listing scams work](#).
- Get the terms of your rental in writing, including fees, rent, and maintenance.
- Get a copy of the lease, signed by both you and the property owner/manager.
- Do a search on the owner, real estate management company, and listing. If you find the same ad listed under a different name, that's a clue it may be a scam.
- Visit real estate websites. See if the home you want to rent is also listed in another city. A scammer could have copied the photo or description of another rental to use in their ad.

Don't

- Don't wire money as a deposit or payment for the first and last month's rent. Wiring money is the same as giving cash; you can't get a refund, even if you find out the offer was a fraud.
- Don't give in to high-pressure sales tactics.
- Don't pay a security deposit, fee, or first month's rent before you've signed a lease.
- Don't rent a property that you are unable to see before signing the agreement.
- Don't send money for a rental overseas.
- Don't give your personal information or Social Security number to a property owner without verifying their identity.

Questions to ask a landlord when searching for a rental property.

1. Can you clarify the rent, deposits, and cost of utilities?
2. Are there any deposits or non-refundable fees, and what are they for?
3. What's your application process and screening criteria?
4. How soon are you looking to fill the unit?
5. What's your ideal lease duration?
6. What payment methods will you accept for rent?
7. How much interest have you had in this unit?

8. What's your late fee policy?
9. What's your subletting policy?
10. Do you allow early lease terminations and if so, what are the fees?
11. What's the parking situation?
12. What's your guest policy?
13. What's the procedure for submitting a maintenance request, and who typically makes repairs?
14. How much notice do you usually give before you or your representative shows up at the property?
15. Which furnishings or appliances are included?