

Frequently Asked Questions

Q: What information do I need to give to a landlord to be able to rent?

A: You must provide three things: proof of income, a government ID and your previous landlord information. Proof of income means a payment stub. Government ID means a driver's license or ID card.

Q: What do I need to consider when searching for a home?

A: You should consider the location, including access to public transportation, what is the area's school district, are there nearby parks or shopping areas? Also consider if there is a neighborhood association and the levels of traffic in the area.

Q: What about special needs?

A: You should check if the home allows for pets, children, wheelchairs and/or handicap access.



Housing and Government Resources

Salisbury Housing Authority
(704) 636-1410

Rowan County Housing Authority
(704) 636-1410

Salisbury Community Development Corporation
(704) 638-5245

Rowan Helping Ministries
(704) 637-6838

City of Salisbury

- Code Services (704) 216-7559
- Solid Waste (704) 638-5256
- Water Utilities (704) 638-5300

**For questions, feel free to contact the
City of Salisbury Code Enforcement Division:
(704) 216-7559**

Fax: (704) 797-4046

E-mail: codeservices@salisburync.gov

For more details: www.salisburync.gov/HAC

Code Enforcement Division
P.O. Box 479
Salisbury, NC 28145

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What to Know Before You Rent

Provided by:

Salisbury Housing
Advocacy Commission

Inspection Checklist:

- Refrigerator
- Stove/Oven
- Microwave
- Washer/Dryer Connections
- Toilets
- Faucets
- Showers
- Smoke and Carbon Monoxide detectors
- Heating (Gas or Electric?)
- Air Conditioning
- Fireplace/Chimney flue
- Doors and windows open and close
- Working locks on all doors and windows
- Look for broken glass in the windows
- Look for leaks or signs of water damage
- Look for signs of pests
- Look for other damage to the walls, ceiling, rugs, floor (and furniture, if the apartment is furnished)
- Other: _____

Looking For a Place to Call Home

What can I afford?

- A general rule of thumb used by many property owners and managers is for the tenant's monthly rent not to exceed 25-35% of his or her monthly income.
- Consider the cost of utilities—gas, electricity, water and sewage.
- If you are married and both you and your spouse work, the income of both husband and wife can be counted toward total income.
- If you live with someone other than a spouse, each person may have to qualify separately.
- Income may include wages and regular payments such as alimony, child support, social security, etc.
- Proof of identification and income will be required, so be prepared to provide records showing your total income.
- Your employment, credit, rental, and criminal record may be checked.

If you do not qualify at first, ask about other options that a landlord may allow.

How do I find rental properties?

- Ask for referrals from friends and co-workers. Drive through different neighbor-hoods and get to know the area (link to map).
- Note any "For Rent" signs that are of interest.
- Checking the classified ads is most effective after you have narrowed your search to specific areas.
- Look in the *Salisbury Post* for the Real Estate Section on Saturdays.
- Talk to real estate agencies.
- Check books that are usually available for free.
- Visit apartment rental offices.
- Search the Internet for local property managers.

How do I qualify?

- There is no single standard used to qualify for renting. Procedures used to qualify applicants and lease property may differ.
- Be sure to find out the specific standards and procedures followed by the owner or manager from whom you seek to rent.
- Always remember to check with your landlord!

What else should I ask a prospective landlord?

- Are appliances included?
- Who takes care of the yard?
- Who pays for water/trash/sewage?
- What if something breaks?
- Can I paint the walls or put up wallpaper?
- What kind of parking is available?



Renting a home is a legal agreement ...

... with certain rights and responsibilities defined by law.

This pamphlet is designed to provide renters and landlords with general guidelines; and is not intended to provide legal advice.