



BOSTON APARTMENT HUNTER

Guide for Renters

BostonApartmentHunter.com is Boston's #1 guide for finding a new home. Your Boston Apartment Hunter agent has access to all available apartments in the city, many with REDUCED OR NO FEE. We offer one stop shopping, so let us do the apartment hunting for you. We specialize in Boston's high-end luxury buildings, ranging from full service, to smaller boutique style apartment buildings, and sought after brownstone building residences.

For prospective tenants, let your experienced Boston Apartment Hunter's agent guide you through the rental process. Our agents can provide an overview of properties and neighborhoods that meet you size and price criteria, and will take the time to introduce you to the neighborhoods and apartments that fit your needs. Our agents takes pride in treating each client with respect, honesty, and making the rental process as painless and easy as possible.

So how does the process work?

Phone conversations or email correspondences with your Boston Apartment Hunter agent will get the process started. Your agent will use this time to get a clear understanding on what your needs are, and will pinpoint apartments that meet these criteria.

The next step is to set an appointment with your agent... take comfort in the fact that our experienced agents are familiar with available inventory, and won't waste your time showing run-down and substandard apartments. We pick the top five or six apartments that meet your needs and give you a tour. Once we have found you the perfect home, you will then simply need to fill out a rental application form. Your rental agent will contact the landlord of the prospective property, check references and credit from your application, and upon approval, set up a landlord meeting where leases will be signed.

Do I need to give a deposit? Is there a "finder's fee?"

In order to have your application reviewed with a prospective landlord, a deposit of one month's rent is necessary. This deposit can be taken by cash or personal check, and is held in escrow by our parent company, William Raveis Real Estate. If your application is

accepted, your deposit check becomes the “finder’s fee.” If the apartment you have selected is a NO FEE apartment, meaning that the landlord is paying the agent finders fee, your deposit check will be applied to your first month’s rent. If for some reason your application isn’t accepted, your deposit is returned to you.

What about pets?

Many landlords will accept tenants with pets. Please let your rental agent know up front if you have any pets so he/she can tailor your search.

What do apartments rent for in Boston? Do I have to sign a one-year lease?

Apartment prices fluctuate depending on demand, apartment condition and time of year. As a general rule of thumb, budget about \$1000-\$1500 for a studio apartment, \$1500+ for a one bedroom, and \$2000+ for a two bedroom. Loft and larger units generally start at \$2000+. Regarding lease terms, the typical minimum lease term is 12 months. We do have access to short-term leases which are typically 6 months.

What area’s does Boston Apartment Hunter cover?

Boston Apartment Hunter has access to ALL available apartments in Boston. Our specialty and focus is geared towards Boston proper, including the Back Bay, Midtown, Beacon Hill and the South End. We are a full service office and also have experience in the Leather District, Bay Village, North End, West End, Jamaica Plain, Cambridge and Symphony to name a few.

If I want to move on a specific date, how much time should I allow myself to look?

As a general rule of thumb, we will begin to see listings come in between 30-60 days before they are available. So for example, if you want to move in 6/1, you would want to begin your search 4/1.

I live out of state...can you send me pictures of listings?

The best source for information, besides your Boston Apartment Hunter rental agent, is our state-of-the-art website www.bostonapartmenthunter.com. We strive to post photos of our listings whenever possible, and update our website on a daily basis.

To set up an appointment with one of our rental agents, please call 617-250-8529 or visit www.bostonapartmenthunter.com.