

A hand holding a blue pen over architectural blueprints. The background is a blurred office setting with a desk and a laptop.

LUXURY

LIVING
CHICAGO REALTY

CHICAGO APARTMENT TOUR CHECKLIST

WHAT TO BRING

Many of our clients ask what they should bring with them when touring luxury Chicago apartments. Whether looking at one or two places or lining up a whole day of showings, there are a few things a renter should come prepared with:



PHOTO IDENTIFICATION:

It is absolutely essential to bring along a photo ID when touring apartments in Chicago. Each building places an emphasis on security. No

one will be permitted to tour apartments without proper identification.



NOTEPAD & PEN OR TABLET:

It's helpful to bring along a small notepad and pen, or come prepared with a tablet for taking notes. You can make notes about each prop-

erty, including the things you liked best and any additional information to help in your decision-making process.



TAPE MEASURE:

You'll receive floor plans with square footage and dimension information about each apartment when on tour with a Luxury Living Chicago Realty

team member, but it's still helpful to bring along a tape measure to make sure any specific pieces of furniture you have will fit the way you want.



CAMERA:

Bring along a digital camera or smartphone to snap a few photos in each unit, particularly of the view from the apartment, to jog your memory post showing.



If you're looking to make a decision on the spot about an apartment, it may be helpful to bring along a credit card, checkbook, proof of income (pay stubs or offer letter), and information to help you fill out your rental history. These materials will help get the ball rolling on the process for applying for a Chicago apartment right away.

Don't worry if you're not prepared to select an apartment that day. Most apartments can be secured online after you've had time to choose which place feels most like home to you!

WHAT TO ASK

When searching for a new Chicago apartment, you will see multiple properties. On each of those tours, you'll probably check out multiple floor plans, a variety of finishes and views, and different amenity spaces—and all in totally different locations. It can be overwhelming to say the least. As you're reviewing and digesting all of this apartment information, you'll often think of a question or two that you forgot to ask, and unfortunately, those answers are often pretty important in making your big decision.

We've gathered a list of questions to ask when searching for a new apartment, all of which are applicable beyond Chicago for any multifamily development. If it seems like a lot to remember, just contact our team of experienced brokers to assist with your search. Their value goes above and beyond asking the right questions—see what makes us different.

WHAT'S INCLUDED IN THE RENT?

Some buildings will bundle specific utilities into the rent and some will not. Most Chicago buildings include full amenity access within the monthly rental price, but that is not always true in other cities.

WHAT ADDITIONAL FEES AND UTILITIES CAN I EXPECT?

The majority of downtown Chicago apartments have a utility package, where bills are bundled together and residents pay a flat monthly fee. Electricity will almost always be based on usage and billed separately.

Pet owners should also always be informed about each building's restrictions and various fees for pets. Many buildings charge an initial move-in fee; and some properties, especially those with pet-specific amenities (a dog run, washing station, etc.) will charge a monthly rent as well. Be sure to ask if the property has any limitations on weight, breed, or quantity.



IS THE BUILDING ON A TWO PIPE OR FOUR PIPE SYSTEM?

This question is all about your apartment's temperature control. Many older buildings have two pipe systems, where they push out hot air in the winter and cool air in the summer, but residents don't have any individual control. It can be less than ideal in a city like Chicago, where we have major temperature swings in the spring and fall.

IS THERE GUEST PARKING?

When a property has a private garage, the rules for guest parking can vary. Some new developments actually offer free guest parking, but most buildings have public garages and sell discounted packets of parking vouchers to residents.

HOW DO PACKAGES WORK?

If you work long hours, this is important. Some properties have an on-site dry cleaner function as package receiving, but many of those close at 6 or 7PM. It's becoming more common for door staff to manage package receiving and for properties to offer 24 hour pick-up.

