

# San Juan Rental Safety Checklist

*Your Essential Toolkit for a Secure Lease in Puerto Rico*

Use this checklist before signing any contract to protect your finances and ensure your new home is truly "move-in ready."

## 1. Legal Verification (Due Diligence)

- **Property Registry:** Have you verified the landlord's name against the *Registro de la Propiedad*?
- **Power of Attorney:** If the person you are dealing with is not the owner, have they provided a notarized *Poder* (Power of Attorney)?
- **Contract Type:** Have you confirmed if your lease is *Residential* or *Commercial*? (Crucial for remote workers/Act 60).
- **Notarization:** Is there a scheduled appointment with an *abogado-notario* to stamp your lease?

## 2. Physical Property Inspection

- **Utility Check:** Are there working light switches, power outlets, and water pressure in all rooms?
- **Appliances:** Are the refrigerator, stove, and AC units physically present and functional? (Remember: they are often not included).
- **Backup Systems:** Is there a functional water cistern and/or power generator/solar battery for outages?
- **Structural Integrity:** Are there visible signs of mold or leaks on ceilings or corners?

## 3. Environmental & Safety Assessment

- **FEMA Flood Map:** Have you verified the property address on the official FEMA Flood Map?
- **Connectivity:** Has a speed test been performed on-site to confirm fiber-optic signal strength through thick concrete walls?
- **Storm Preparedness:** Does the unit have functional storm shutters or impact-resistant glass?

#### 4. Financial & Administrative

- **Deposit Clause:** Is the security deposit strictly defined for damages, excluding normal wear and tear?
- **Utility Caps:** Are there specific caps on utility usage in your contract, or is everything separate?
- **Documentation:** Do you have digital, time-stamped photos of every room/floor/wall to attach as an addendum to your lease?