



Spartanburg Neighborhood Guide

Ten places to compare. One ordinary week to imagine.



Greenville Upstate Life Media
GREENVILLE SC AND THE UPSTATE

A free guide for renters, buyers, and people still deciding

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Cover illustration depicts a Spartanburg-inspired street; it is not a documented site photograph.



01 / BEGIN HERE

Welcome to Spartanburg research



Illustrative neighborhood atmosphere; verify any exact location and address.

A Saturday downtown can tell you what you enjoy about Spartanburg. An ordinary Tuesday tells you more about where you might live. You may want to walk to a familiar lunch spot, get to a medical appointment without a difficult trip, make a park part of your week, or rent while you learn which streets feel right.

Spartanburg's ten places in this guide do not offer one version of city life. Its downtown, established residential neighborhoods, mill village, park-centered area, and broader east and west markets bring different housing choices and routines. This guide helps you compare them before you narrow your search to actual homes.

Start with the comparison chart. Choose two or three places for the Ordinary Tuesday worksheet, then read their individual portraits. Take the final checklist to each rental or home you seriously consider. A neighborhood can suggest what to explore; only an exact address can answer many of the questions that matter before you sign.

Start with an ordinary Tuesday.

The worksheet later in this guide turns a good impression into useful questions.



02 / COMPARE THE MARKETS

Ten places, four useful lenses

PLACE	MARKET SETTING	LIFESTYLE PROFILE	HOUSING MIX	RENT FIRST
Downtown Spartanburg	Urban core	Walkable and cultural	Apartments, mixed-use rentals, condos, selective houses	Very high
Converse Heights	Established close-in residential	Leafy and connected	Mostly detached homes; selective rentals	Moderate
Hampton Heights Historic District	Historic close-in residential	Historic and residential	Older homes; limited house and small rentals	Moderate-high
South Converse	Close-in residential	Residential with recreation connections	Older plus some newer homes; houses and small rentals	High
Duncan Park	Park-centered close-in residential	Established and outdoors-oriented	Detached homes; limited rentals	Moderate
Northside	Urban-suburban corridor	Connected and changing	Older plus newer homes, apartments, rental houses	High
Beaumont Mill Village	Close-in historic residential	Established and community-oriented	Mill cottages, older homes, small rentals	Moderate
Eastside	Established suburban market	Convenient and residential	Homes, townhomes, condos, apartments, rental houses	High
West Main and Midtowne Heights	Close-in residential corridor	Practical and evolving	Older plus newer homes; rental houses and small multifamily	High
Westside	Broad established suburban market	Residential with shopping and services	Homes, townhomes, condos, apartments, rental houses	Exceptional

These labels describe general patterns, not available listings or guarantees about an address. Rent-first suitability asks whether renting may be a practical way to learn the area. For a longer rental stay, also examine current inventory, total costs, maintenance arrangements, and renewal terms.



03 / FIND YOUR RHYTHM

Start with the life you want nearby

If you like an urban week: Downtown Spartanburg may appeal to you if you enjoy having restaurants, cultural places, and civic activity close enough to become familiar stops. You might meet a friend after work, browse Hub City Bookshop, or make an event part of your evening. Picture the rest of your week, too: where would you get groceries, park when you come home, and go for appointments? If a building interests you, visit its block during your usual weekday hours and again when downtown is busy. You'll get a better feel for the street and the trip home.

If you want an established neighborhood near the center: Take a walk through Converse Heights, Hampton Heights, and West Main and Midtowne Heights. All three offer residential streets near downtown, but they have different stories. Converse Heights has mature lots and a connection to Converse University. Hampton Heights has the architecture and property questions of a formally designated historic district. West Main and Midtowne Heights brings older residential blocks into conversation with a changing corridor. Notice which streets make you want to linger, then look closely at the homes and rules that come with them.

If getting outside is part of your routine: Duncan Park might be where you picture a regular walk or a visit to the playground. South Converse invites you to investigate routes toward the Mary H. Wright Greenway, Rail Trail, and park. Northside has its own connection to Harvest Park and the Butterfly Branch Greenway. A map can start the conversation, but try the route from an actual front door. The crossing, sidewalk, and distance will tell you whether that outing can become an easy part of your week.

If work or care draws you north of downtown: Northside brings Wofford College, Spartanburg Medical Center, neighborhood streets, and community spaces into a relatively close relationship. Beaumont Mill Village offers a smaller scale of older homes near medical and veteran-service destinations. Spend time on the particular street that interests you. A home beside a busy route may feel different from one a few blocks into the residential area, even when both carry the same neighborhood name.

If you want room to explore different kinds of homes: Eastside and Westside each give you several pockets to compare. On the Eastside, established streets and varied rentals sit among shopping, services, and medical destinations. On the Westside, places such as Woodland Heights, Park Hills, and Camelot offer different residential settings within a broad area shaped by shopping and road connections. Drive the errands you really make, then return to the streets you liked. You may find that the particular pocket matters much more than the directional label.



Illustrative neighborhood atmosphere; verify any exact location and address.



04 / HOUSING CHOICES

Rent, buy, or take time to learn

Renting can be your long-term choice or a way to learn Spartanburg before buying. Downtown, Eastside, Northside, and Westside offer several rental forms. South Converse and West Main and Midtowne Heights include rental houses and smaller multifamily options. Converse Heights, Hampton Heights, Duncan Park, and Beaumont Mill Village have documented rental possibilities, but choices may be more selective. Compare actual openings and leases rather than relying on a broad label.

For a rental, ask for the full monthly payment and a written account of what it includes. Check parking, pets, utilities, internet, deposits, maintenance, and renewal terms. In an older house or small building, find out who handles repairs and yard care. If you work from home, verify service at the unit rather than assuming a provider reaches it.

For a purchase, match the property's responsibilities to your household. Older cottages, bungalows, ranches, and historic homes can differ greatly in systems, past renovations, drainage, trees, steps, and access. A condo or townhome calls for a close reading of association rules, fees, reserves, parking, and maintenance obligations. In a designated historic district, confirm the parcel and the proposed work before planning exterior changes.

Ask of every listing

What will this exact home ask of us in money, time, upkeep, travel, and flexibility?



05 / TEST YOUR ROUTES

Work, care, and getting around

Use the destinations you actually visit. Downtown may support some trips on foot. Northside relates to Wofford College and Spartanburg Medical Center. Beaumont Mill Village is near medical and veteran-service destinations. Converse Heights relates to Converse University and east-side services. Eastside includes the Spartanburg Medical Center–Mary Black Campus in its broader market. Westside shopping destinations and Southside recreation routes introduce different travel patterns.

Those relationships are starting points. A medical destination is useful only if the trip, parking, entrance, and appointment location work for you. A bus route is useful only if its current stop, schedule, and connections work from your address. Test trips at the hours you would make them.

TRIP FROM YOUR ADDRESS	WHEN TO TEST	WHAT TO NOTICE
Work or recurring appointment	Your departure and return hours	Door-to-door time, traffic, parking, alternate route
School or childcare	Drop-off and pickup windows	Confirmed assignment or eligibility, queue, route
Groceries and regular errands	Your usual weekday	Whether several stops fit comfortably together
Hospital, clinic, or specialist	Likely appointment time	Correct campus and entrance, parking, accessibility
Park, trail, event, or gathering place	Weekday and weekend	Actual path, crossings, lighting, whether you would return

Record your own times. No single drive time describes every address in a neighborhood.



06 / YOUR WORKSHEET

An ordinary Tuesday in Spartanburg

Try one ordinary errand as part of a scouting visit. Walk from the parking space to the door. Follow the route you would take to groceries, work, care, or a park. Return in the evening if you can.

QUESTION	ADDRESS A	ADDRESS B	ADDRESS C
Exact address and housing type			
Total cost and separate bills			
Work, care, or school trip			
Groceries and regular errands			
Evening noise, lighting, parking			
Home condition, upkeep, rules			
A place we would return to			
Fact still awaiting confirmation			

After your visit, ask: Could we live our usual week here? Which answers do we still need to check before deciding? For each unanswered item, write down the person, office, provider, or property record that can confirm it.



07 / BELONGING

Small routines, a sense of home



Illustrative market scene; check current locations and details before visiting.

A place begins to feel familiar when you have a reason to return. The Hub City Farmers Market at Harvest Park can be that kind of stop: a chance to shop from local growers and makers, and to recognize a face the next time you go. The PAL Food Hub offers another way to bring locally grown food into an ordinary shopping routine. You can explore how its current ordering and pickup or delivery options work for your household.

Downtown has places you can come back to for different reasons. Hub City Bookshop offers a literary stop; the Chapman Cultural Center brings several arts experiences together. At Spartanburg County Public Libraries' headquarters, you can explore local history, making, and learning programs. The Hub City Railroad Museum offers a closer look at the rail history behind the city's familiar "Hub City" name. Check current hours and program details when you plan a visit.

Spartanburg also gives you different ways to make time outdoors. Duncan Park and its lake are central to the neighborhood around them. Cottonwood Trail and the Edwin M. Griffin Nature Preserve offer an east-side outing through a natural setting. Hatcher Garden & Woodland Preserve offers a quieter place to walk and return to. These are places to explore wherever you live; no neighborhood name promises a direct trail route or a particular view from home.

Making has a place in this picture as well. Mayfair Art Studios, in a former textile mill on the west side of the Spartanburg area, brings working artists and public creative experiences into a building with another chapter of local history. You do not have to live nearby for a studio visit or class to become part of your life here.

Some community stories ask us to pause and learn. City historical materials document Priscilla Young's Freedom Flag and an 1865 jubilee, part of Spartanburg's Black history and the history of communities that formed after emancipation. That memory deserves attention as history in its own right, alongside the city's railroad and textile stories.

Choose a few places you would genuinely return to. Current hours, programs, routes, and access can change, so check their details before visiting.



08 / CITY SIGNATURE

Several ways to connect to the city

Spartanburg's distinctive features do not fall evenly across its neighborhoods. Use them to decide which places to explore, then test what each feature means at an actual address.

Colleges and culture [Downtown](#), [Northside](#), [Converse Heights](#)

A class, performance, campus job, or bookshop visit might become part of a week. Test the real route and event access.

Work and care [Northside](#), [Beaumont Mill Village](#), [Eastside](#)

Medical and veteran-service destinations may matter for work, appointments or caregiving. Confirm the site, eligibility and trip.

Parks, lake, trails [Duncan Park](#), [South Converse](#), [Northside](#); [east-side outing](#)

Try the actual path to a park or trail. Cottonwood Trail and Hatcher Garden are places to explore from anywhere; proximity promises no access or view.

Historic homes and mill memory [Hampton Heights](#), [Beaumont Mill Village](#), [Converse Heights](#)

Ask about mapped preservation rules and older-home care. Converse Heights has character without local historic-district designation.

Railroad, arts, Black community history [Downtown](#) and [citywide destinations](#)

The railroad museum, Mayfair Art Studios and documented Freedom Flag history offer different ways to learn the city's stories.

Daily convenience [Downtown](#), [Eastside](#), [Westside](#), [West Main](#)

Compare compact urban stops with car-based errands. Only an actual address and route show how the week works.

These are relationships to explore, not amenities attached to every home. A college, hospital, park, studio or museum can matter to you even if you live in another part of Spartanburg.



09 / VERIFY THE DETAILS

Before an address becomes your address

A Spartanburg mailing address or ZIP code does not establish City jurisdiction, a school assignment, a utility provider, trash collection, or a preservation rule. Downtown and the directional Eastside and Westside markets are especially broad labels. A home near a historic district or trail does not automatically fall inside the district or connect directly to the trail.

For each serious rental or purchase, start with the complete address and parcel or unit. Confirm jurisdiction and schools through the responsible offices and their current address tools. Confirm water, wastewater, power, internet, waste collection, and any property rules with the provider, government, owner, or association responsible for the particular property. Where a record is unclear, ask that source to resolve it in writing.

A mailing address is a starting point.

Schools, services and property rules need confirmation for the actual address.

Continue your research

The main Spartanburg Neighborhood Research and Relocation Insights page introduces all ten areas. Read the full neighborhood pages for the places on your shortlist, then use this guide's worksheet and final checklist at actual addresses. The portraits below help you compare; they cannot establish the condition, availability, school assignment, services, or terms of a particular home.

Greenville Upstate Life Media offers research to help you ask better questions. The decision belongs to the people who will live with it.



10 / YOUR SHORTLIST

The ten neighborhood pages

Go straight to a place that interests you, or read across several to compare.

01

Downtown Spartanburg

02

Converse Heights

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Hampton Heights Historic District

04

South Converse

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Duncan Park

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Northside

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Eastside

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Westside



01 / NEIGHBORHOOD PORTRAIT

Downtown Spartanburg

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Downtown concentrates housing, workplaces, restaurants, colleges, cultural institutions, and civic activity. A weekday might allow a short walk to lunch or an evening event. A grocery trip, outside workplace, or medical appointment may still involve a car. The experience of one building can change with construction, an event, or its parking arrangement.

Apartments, upper-floor and mixed-use rentals, loft-style spaces, condos, and townhomes offer several ways to live here; detached homes are more selective. Renting can provide a lasting lower-maintenance arrangement or time to learn the city. Buyers should examine association finances and rules where applicable.

Visit the exact block at different hours. Check noise, guest and resident parking, deliveries, pets, access to the building, total charges, and the routes you would actually walk. A central address does not make every trip walkable.

Compare next: Northside for a different mix of residential and institutional life, or West Main and Midtowne Heights for established streets near the urban core.

MY ORDINARY TUESDAY HERE





02 / NEIGHBORHOOD PORTRAIT

Converse Heights

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Converse Heights gives you established residential streets with a relationship to downtown, Converse University, parks, and east-side services. Mature lots and older homes make it feel different from both Downtown's concentrated activity and the broader Eastside's varied suburban pockets.

Detached houses lead the housing picture, including bungalows and other traditional styles. Rentals exist, but houses and occasional smaller options are more selective than in markets with large apartment inventories. Renting nearby can also give a buyer time to wait for an appropriate home.

Look closely at roofs, foundations, systems, trees, renovations, and the actual walking or driving route. Converse Heights has historic character but is not one of Spartanburg's locally designated historic districts. Verify any rule that applies to the specific property rather than assuming a neighborhood-wide restriction.

Compare next: Eastside for a broader housing and service mix, or Hampton Heights Historic District for a formal preservation setting.

MY ORDINARY TUESDAY HERE





03 / NEIGHBORHOOD PORTRAIT

Hampton Heights Historic District

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Hampton Heights offers an older residential setting south of downtown. Its late nineteenth- and early twentieth-century houses make architectural history visible on an ordinary street, while downtown activity remains a separate destination nearby.

Buying here may mean caring for an older home and planning some exterior work within a formally designated local historic district. Rental houses and limited small-scale rentals offer a possible path for renters, though a particular opening may be hard to find. Neither renting nor buying removes the need to look closely at systems, access, parking, and past work.

Confirm whether the exact parcel lies in the official district and which proposed exterior changes require review. Visit the route you would use to downtown and the errands beyond it; nearby on a map does not promise an easy walk.

Compare next: South Converse for a different close-in residential choice, or Converse Heights for historic character without this local historic-district designation.

MY ORDINARY TUESDAY HERE





04 / NEIGHBORHOOD PORTRAIT

South Converse

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

South Converse is its own close-in residential neighborhood. Established streets, a relationship to downtown, and a wider recreation context involving the Mary H. Wright Greenway, Rail Trail, and Duncan Park give you several questions to test on a visit.

Older traditional houses, bungalows, cottages, and ranches sit alongside some newer homes. Rental houses, duplexes, and other small multifamily choices make renting meaningful for both long-term residents and people learning the area. Current openings and lease terms will determine what is possible.

Walk or drive the route from a candidate property to the recreation you would use. Some corridors remain car-oriented. Check the condition and renovation history of an older home, and confirm schools, services, resident-paid bills, and property rules at the address.

Compare next: Duncan Park for a neighborhood centered more directly on its park, or Hampton Heights Historic District for formal preservation context.

MY ORDINARY TUESDAY HERE





05 / NEIGHBORHOOD PORTRAIT

Duncan Park

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Duncan Park gives its surrounding residential area a clear local anchor: the park, lake, paths, playgrounds, and sports facilities. You might imagine a regular walk or outing there. First make sure the route from the home you are considering feels practical at the time you would use it.

Established detached houses lead the mix, with ranches, Cape Cods, split-levels, and other traditional styles on varied lots. Rental houses and some smaller multifamily options exist, but the rental selection is limited. A person hoping to rent first should check actual availability; a long-term renter should weigh the lease on its own merits.

Inspect older systems, renovations, trees, drainage, stairs, and the layout of the particular home. Expect many errands to remain car-based. Notice activity near the park on both a quiet day and a recreation day.

Compare next: South Converse for another south-side recreation relationship, or Converse Heights for a different established residential setting.

MY ORDINARY TUESDAY HERE





06 / NEIGHBORHOOD PORTRAIT

Northside

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Northside brings residential streets into a wider setting shaped by Wofford College, Spartanburg Medical Center, parks, Harvest Park, and neighborhood investment. A home near an institutional destination may have a different daily feel from a street farther into the residential fabric.

Existing houses, apartments, rental homes, mixed-income options, and newer ownership choices make this a varied search for renters and buyers. Renting here can be a long-term preference or time to learn which streets and routes fit. College-related housing is only one part of its rental story.

Try your usual route when institutional traffic matters. Visit the exact street and check nearby construction or change, parking, and the distance to places you would actually use. Confirm the home's condition, lease or ownership terms, schools, utilities, internet, and waste arrangements rather than assuming a single Northside pattern.

Compare next: Beaumont Mill Village for a smaller historic housing pattern near services, or Downtown for a more concentrated urban routine.

MY ORDINARY TUESDAY HERE





07 / NEIGHBORHOOD PORTRAIT

Beaumont Mill Village

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Beaumont Mill Village carries textile history in the compact scale of its cottages, lots, and streets. Its residential setting north of downtown also relates to medical and veteran-service destinations. The village offers a different kind of close-in choice from Northside's broader mix.

Buying an older cottage or renovated home is a prominent pathway. Some rental houses and small rentals exist, though choices within the village are limited. Renters considering a longer stay should examine actual inventory and renewal terms rather than assume a broad selection will appear.

Distinguish the village name from the mapped Beaumont Mills historic district. Confirm whether a particular parcel is inside the district before applying historic-review rules to an exterior project. Inspect systems and prior renovations, and test the trips you would make for work, care, and errands.

Compare next: Northside for a wider housing and community mix, or Hampton Heights Historic District for another preservation question in a different residential setting.

MY ORDINARY TUESDAY HERE





08 / NEIGHBORHOOD PORTRAIT

Eastside

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Eastside is a broad directional market, with Hillbrook, Fernwood, and Hillcrest among the pockets that give it shape. Established residential streets, shopping and services, medical destinations, and busy corridors mean that two Eastside addresses may support noticeably different weeks.

The housing mix includes mid-century ranches, split-levels, traditional homes, later suburban houses, townhomes, condos, apartments, and rental houses. Renting can work as a lasting choice or a way to learn your route and compare pockets before buying.

Cottonwood Trail and the Edwin M. Griffin Nature Preserve give you a specific east-side place to explore outdoors. It can be part of your Spartanburg routine even if you live elsewhere. If access from a prospective home matters to you, test the route from that address.

Most routines will involve a car. Test corridor traffic at your real travel hours. If transit matters, confirm the current stop, schedule, and full trip from the address. Eastside is not a school zone or legal district; verify school assignment, jurisdiction, services, and property terms individually.

Compare next: Converse Heights for a more defined established neighborhood, or Westside for another broad market with a different shopping and road pattern.

MY ORDINARY TUESDAY HERE





09 / NEIGHBORHOOD PORTRAIT

West Main and Midtowne Heights

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

West Main and Midtowne Heights connects established residential blocks and the West Main corridor with downtown's changing edge. It is a distinct close-in comparison, rather than a substitute name for the broader Westside or for Downtown itself.

Bungalows, cottages, ranches, and other older homes sit alongside some newer additions. Rental houses and small multifamily options provide paths for both long-term renters and people learning the area; apartment choices are fewer. A renovated house, an older untouched property, and a newer home will raise different questions.

Visit the exact block and your westward or downtown route. Reinvestment, construction, and traffic may be visible in different ways from street to street. City planning work supplies context for the corridor; it does not itself set a legal neighborhood boundary or historic designation for a property.

Compare next: Downtown for a more urban housing pattern, or Westside for a broader residential and retail search.

MY ORDINARY TUESDAY HERE





10 / NEIGHBORHOOD PORTRAIT

Westside

COMPARE THE DAY, THEN VERIFY THE ADDRESS



Illustrative neighborhood atmosphere; verify any exact location and address.

Westside covers a broad search area, not one neighborhood with one feel. Woodland Heights, Park Hills, and Camelot keep their own identities, while Westgate and Dorman Centre help explain why shopping and services enter many west-side routines.

Established houses, townhomes, condos, apartments, townhome rentals, and rental houses offer several ways to search. Renting long term and renting first are both reasonable possibilities. The exact listing, total cost, condition, and rules will matter more than the broad Westside label.

Mayfair Art Studios offers another west-side outing: a former textile mill now used for creative work and public experiences. Its value as a place to visit does not depend on living in the immediate area. If regular classes or studio visits appeal to you, include that trip when you test your shortlist.

Many daily trips are car-based. Compare a quieter residential pocket with a property near a commercial corridor, and test your real work and errand routes. If you plan to use SPARTA, confirm the current route and useful stops for the address. Check schools, service providers, waste arrangements, internet, and older-home condition property by property.

Compare next: West Main and Midtowne Heights for a closer-in corridor, or Eastside for another broad residential market organized around different services.

MY ORDINARY TUESDAY HERE





PRINT AND TAKE ALONG

Address verification checklist

Use one copy per serious rental or purchase. Write down the source and date of each answer. A neighborhood or ZIP code cannot confirm property-specific details.

PROPERTY ADDRESS: _____ DATE: _____

PARCEL OR UNIT: _____ CONFIRMED BY: _____

- ☐ Jurisdiction and parcel: Confirm City or other applicable jurisdiction, parcel number, tax district, road maintenance, and responsible offices.
- ☐ Schools: Use the responsible district's current exact-address process for the relevant year. Confirm separate program eligibility.
- ☐ Water and wastewater: Confirm providers and whether the home uses public sewer, septic, or a well.
- ☐ Power and connection: Confirm electric and gas service, actual internet technology and availability, deposits and installation.
- ☐ Waste and public services: Confirm trash and recycling arrangements, and the serving police or sheriff and fire jurisdiction.
- ☐ Property rules: Check zoning, mapped historic status, association or condominium requirements, rental restrictions and parking.
- ☐ Your routes: Test work, care, school or childcare, groceries and a repeatable outing at real hours. Note crossings, lighting, drainage and noise.

FOR A RENTAL

Total payment _____ Separate charges _____ Utilities included _____

Pets and parking _____ Maintenance contact _____ Renewal terms _____

FOR A PURCHASE

Current tax record and likely post-sale change _____ Inspection questions _____

Roof, systems, drainage, trees _____ Sewer or septic _____

Easements and permits _____ Association finances or assessments _____

Still need to verify: _____

Who will confirm it, and when: _____

Keep written confirmations with your lease or purchase records.