

HOW TO RENT

presented by
Rentburrow Student Housing



The Ultimate Housing Guide

Housing Types & Price Comparison

Houses	\$400 - \$650
Low Rise Apartments	\$500 - \$800
High Rise Apartments	\$600 - \$900
1-3 Bed Luxury Apartments	\$900+

Watch Out For

- BEWARE of leasing new construction units. They may be incomplete and some people can't move in until a month after.
- At times, street construction can block off the whole street and impact your day.
- West facing windows = afternoon sunlight. East facing = morning sunlight.
- Some places explicitly prohibit pets. Other places will tolerate pets.
- Levels of traffic during busy times of day.
- Renting a room means you take responsibility for that room & unit. It's not the landlords job to unclog your sink or toilet. Do the adult thing - buy a plunger.
- Small landlords may sometimes operate "off the books" so signing through Rentburrow guarantees legitimacy. Always ask if you can sign on Rentburrow.com.

The Rentburrow Solution

- ✓ Simple. Reliable. Secure.
- ✓ All buildings, pictures and details available on one website.
- ✓ Save time by watching virtual tours online.
- ✓ Sign & pay with Rentburrow's easy and secure platform.
- ✓ Avoid sales pressure from landlords - it's comfort and confidence

Real Experiences

"When I started looking for student housing for the very first time, I hated that I had to go all the way from rez to the leasing office in order to sign a lease. I signed with [REDACTED], whose office was a half hour walk away. All the travelling and sales pressure was not fun, so I signed on the first decent property I found. After four years in this town, I realized that I overpaid for that place..."

- Jimmy Guo, 4th year, Comp Sci

"In first year, I looked for housing on Kijiji but was a bit late to the party. We were pressured into signing a house for \$500 because it looked decent. It was only a month after moving in that we realized how bad we messed up. That house was a 25 minute bus ride from campus, which meant we couldn't stay out past the bus schedules... we missed out on a lot of social events and our friends rarely visited us :(. We can never get our lost time back. These are some of the best years of your life. I don't regret it because I don't live with regrets, but definitely shop around before signing!"

- Kangze Huang, 4th year, AFM

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home on
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5 Steps to Your Ideal Home



Why is it important?

Rent is a BIG but necessary expense. For many students, it's the first "adult" thing they have ever done but it's not so bad. You just have to be well informed. That's why this infographic exists - so you can rent with confidence.

Always compare your options and don't let landlords pressure you into signing. Don't settle for the first place you think is decent. Renting can be as fun as planning a vacation. Making the right choice will lead to a richer university experience, so be excited!



Signing & Guarantor

- Carefully read the fineprint. Clauses you are not aware of may cause problems later in the year.
- There's independent liability and joint liability. Joint liability means you are on the hook if a roommate fails to pay rent or damages.
- Guarantors (parents) are required by landlords so they can go after someone if you don't pay.
- Tenants are expected to pay last month's rent ahead of time as a deposit.
- You'll also be charged a key deposit. Return key at the end of lease and the deposit is refunded.
- Pay rent on time as it affects your credit score.



Roommate Etiquette

- Once you graduate, you will naturally want to live with less people. So live with friends now.
- Many arguments can be avoided by bringing your own set of dishes and cutlery.
- If you can't keep your dishes clean, it is common courtesy to move them into your own room so common spaces stay clean.
- Always be considerate of roommates and loud activities. Remember that a room's distance from the living room is a major noise factor.
- You can be good friends but not perfect roommates, and that's ok. It's part of life.



Apartment vs House

- Apartments have more amenities, like gyms.
- Houses offer much more room for activities.
- More roommates = cheaper rent
- What you do with the interior space is more important than how big the space is.
- You'll be paying for location but in general, EVERYTHING IS NEARBY.
- Big common area: great for groups, full of life, but messier on average.
- Big individual rooms offer a sanctuary - unique "living rooms" with personalized vibes.



Location & Considerations

- Is home close to campus, groceries, friends and hotspots? You might go to bubble tea or a favorite study spot more often than campus.
- Take the bus! You already paid for it in your school fees. Good bus routes to live on are the 7/8/9/12/29/200/201/202.
- Parking is usually free at houses; Apartment parking is around \$150 - \$400 per semester.
- Value of location is always considered in rent.
- Living with peers in your program is very helpful in keeping up with school.



Lease vs Sublet

- 12 months is the standard lease.
- Watch out for 36 month leases. Looks like a 12 month lease but auto-renews in Dec.
- Don't stay in the same place every year. Experience new properties and environments.
- Sublets are 4 month leases. They are flexible and cheaper, but a hassle to relocate often.
- Sublets are cheaper in the summer but expensive in fall/winter. Still worth it for an 8 month co-op if it's back to back.
- Leasing with friends is worth it - a support network is so key.

Pro-Tips

- Use the dishwasher often - it saves water & makes cleanup so much easier. You won't even care if the dishes aren't yours.
- Establish a relationship with your landlord early. Their character and services come with the property and affect your overall renting experience.
- You are not obligated to give landlords higher rent deposits. But they also are not obligated to take a risk and rent to someone without a guarantor.
- Cook! It teaches an essential life skill. It's sexy, you save lots of money, and diversify by sharing recipes with your roommates.
- Get a minifridge! It will prevent so many unnecessary roommate arguments. Another good investment is a toiletry box for shampoo, toothbrushes and skincare - keep it in your room.

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