

A GUIDE TO LIVING OFF CAMPUS FOR STUDENTS



- **Per Bedroom: \$800-1000**
- **Unrelated Occupants: 3 - 4**

- **Cheaper**
- **Longer Commute**
- **Low Student Population**
- **Very Few Busses**

- **Cheaper**
- **~10 min Commute**
- **Newer Houses**
- **NoBo Shopping Center**

- **Cheaper**
- **~15 min Commute**
- **Newer Houses**
- **Calmer Neighborhoods**

- **Very Expensive**
- **~10 min Commute**
- **Very Few Listings**
- **Calmer Neighborhoods**

- **The Most Expensive**
- **Not as Many Rentals for Students**
- **Mostly Commercial and Retail**
- **Right up Against the Mountains**

- **No Occupancy Limits**
- **Very Overpriced**
- **Run Down Properties**
- **Great Bus Routes**

- **Retail and Businesses**
- **Very Very Expensive**
- **Old Properties**
- **Very Few Listings**

- **Cheapest Areas**
- **Few Bus Routes**
- **Tons of Listings**
- **Calmer Neighborhoods**

- **Newer Developments**
- **Poor Bus Routes**
- **Cheaper Area**
- **Car Recommended**

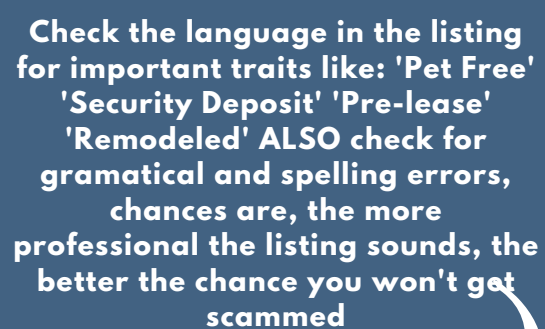
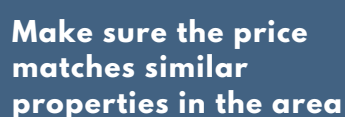
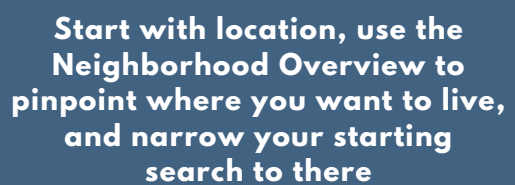
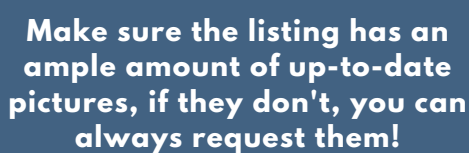
- **Moderately Priced**
- **~15 min Commute**
- **Mostly Families**
- **Central Shopping Center**

Map of Boulder, Colorado, showing various neighborhoods and their corresponding estimated values. The map is color-coded and includes labels for major roads and landmarks.

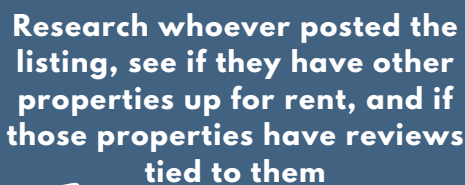
Neighborhood	Estimated Value
Gunbarrel	\$
Dakota Ridge/Wonderland	\$\$
N Boulder	\$\$
NE Boulder	\$\$
Newlands	\$\$\$
Mapleton Hill	\$\$\$
Whittier	\$\$\$
Retail/Industrial	\$\$\$
Uni Hill/Chautauqua	\$\$\$
E Boulder	\$\$
S Boulder	\$\$



- Check multiple sites
- Research the owner



Inquire about the property via email or by phone, DON'T sign anything without reading it and never give out payment information without seeing the property first!



Lastly, always tour a property beforehand if possible, make sure to check out appliances, possible damages, water pressure and heating/cooling





Things to Look Out For



When looking for a property, make sure that all of the appliances work, the house is free of damage, water pressure, doors and hinges, and AC/Heating.



When first moving into a property, make sure that you take pictures of almost everything, this way you have proper documentation of existing damages for when you move out.



Make sure to read your whole lease! If you have any questions or concerns about the lease, CU Boulder has a housing lawyer that will look it over with you.



Boulder has occupancy laws on most of the zones in the city, make sure you know what the maximum unrelated occupant number is for your property.



Colorado and Boulder have strong tenant protections when it comes to discrimination. If you ever feel that you have been discriminated against by your landlord contact CU's housing lawyer



Boulder has rules for what counts as a habitable space. These include, running hot and cold water, heating, electricity, etc... Don't let landlords charge you for an uninhabitable property



Look out for scam listings on sites like Craigslist, Facebook, and even trusted real-estate sites. Make sure to vet the poster of the property and read reviews if possible.



One of the most common problems Boulder tenants have, have to do with security deposits. CU has a committee to settle security deposit disputes. This committee does charge a small fee however



No one can make you sign anything, make sure you've seen the property first before signing, and make sure that you know what's in the lease before signing as well



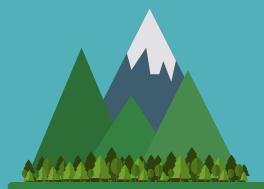
The Property Managers

There are a few large property management companies in Boulder that you'll most likely rent from at some point. Here we'll give you a general rundown of their strengths and weaknesses. But always make sure to do your own research as well.



Fourstar Property Management

Google: 3.3 Stars
Fourstar is infamous with college renters, poor maintenance overcharging, and security deposit issues make its prime locations hard to swallow for many.



All County Property Management of Boulder

Google: 4.8 Stars
Better than average ratings, ACPMB isn't an ordinary landlord, they manage properties for other owners throughout the city.



Rent Boulder Now

Google: 3 Stars
Smaller, cheaper and located in South Boulder, Rent Boulder Now is a mixed bag. Generally good maintenance is juxtaposed by a dysfunctional office.



Housing Helpers

Google 4.7 Stars
Generally positive experiences, Housing Helpers is a great property manager to rent from if you can find one of their properties.



Fowler Property Management

Google: 3.4 Stars
Another large rental company, renting properties all around Boulder, lower prices than Fourstar but experience varies drastically by the specific property.



Boulder Property Management

Google 4.3 Stars
Generally viewed a good landlord primarily renting to the Goss Grove area, BPM is a good option for renting around the University.