

Living Off Campus Tips and Information



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Off-Campus Housing

ASU Off-Campus Housing Website

Search listings, find roommates, find subleases, report issues with a landlord, watch educational videos, find step by step information on renting and more.



The screenshot shows the homepage of the ASU Off-Campus Housing Marketplace. At the top, there is a navigation bar with links for 'Listings', 'Roommates', 'Resources', 'Renter Education', and 'Submit Landlord Issue'. Below the navigation bar, a large banner features the text 'Off-Campus Housing Marketplace' over a background image of a modern building. A search bar at the bottom left contains the placeholder text 'What Are You Looking For?'. A yellow vertical bar runs down the right side of the slide.

Other Resources

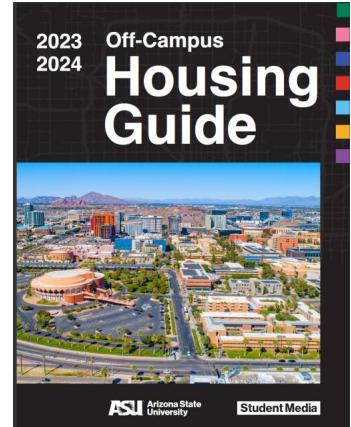
Social Media

Facebook Page

Word of mouth

Realtors

Housing Guide book



ASU Housing Guide

based on feedback
from ASY Law students

Housing Fairs

The bi-annual ASU Student Media Housing Fair features services that can assist with your search for the right housing to meet your individual needs. Representatives from a wide range of residential communities and businesses on and off-campus will be available to answer your questions.

There is a fall and spring housing fair each year.

Look for the Spring housing fair around March.

Sign up for the virtual housing here:

<https://offcampushousing.asu.edu/vfair>



Budgeting

* **Make a budget!** - Current rental prices are high.

It is very easy to spend extra with a new place.

- **Set a price range** for affordable rent
- Estimate the **additional expenses** you may when by living off-campus
- **Move in costs:** Most properties charge up-front costs including a security deposit, application fee, and a 1-3 months rent
- Find out all the **amenities** each property offers to make sure you get the most bang for your buck



Budgeting

- **Furnished apartments** are more common, but many properties will be unfurnished
- **Basic Renters Insurance**... it is required
- **Roommates** can help reduce how much you pay in rent
- If you want/have a **pet**, there may be additional fees if you do, so ask!
- Saving with an “emergency fund” for unexpected costs
- Plan out your bills for the month.



Things to Consider:

Type of housing to meet your needs:

- Apartment, Condo, House, Room, Homeshare program, Homestay programs.

Logistics:

- Convenience to campus. You will pay more the closer you are to campus
- Transportation to and from campus
- Visitor parking availability: Cost for parking
- Look up the crime statistic sites for the city you will live in.
 - You will find websites for each city in the [ASU Housing Guide](#)- find pages in Directory.



Requirements/Apartments:

All housing option have requirements. No matter what type of housing, contact the landlord, homeowner, or property management for the complete details.

Local apartments may require the following from renters:

- Guarantor – someone who signs the lease stating they will cover the cost if the renter cannot.
- Social Security Number, Student Visa or Permanent Resident Card
- Application
- Proof of income/ability to pay rent: loans, scholarships, work stubs, etc
- Co-signer or reference letter
- Security Deposit equal to half or one month's rent



Pre-Lease Steps

- Make a list of things you need no matter where you live. What are your deal breakers?
- Find/Create a Checklist to compare up to four properties
- Review ASU Off-Campus Housing Website information:
 - First Steps, Signing a Lease, Moving In, Roommate Relations, Rental Issues, and End of lease
- Safety and Security: Ask apartments if they participate in the Crime Free Multi-housing community program

Review ASU Off Campus Housing Renters Education Site: <https://offcampushousing.asu.edu/quiz>

Leases

- Leases are a written agreement and legal contract.
- Breaking a lease for any reason can be expensive and damaging to your credit.
- If you do not understand something in the lease, ask questions. Do not sign anything/lease until you are sure you understand and are comfortable with all aspects of the lease.
- **Signing is Binding.**
- Leases can vary between properties, but they should contain the following: (see next side)



Leases-MUST be in writing

- Many leases are individual, so the rates are per person, not for the whole apartment. Confirm how the rental rate is charged.
- Time of tenancy (6 months?, 12 months? 2 years?)
- Monthly rent & penalties
- Move-in costs: Are they refundable or not?
- Application fees
- Security deposits / 1st month's rent (often 3 months rent is required, if you don't have a parent/ person co-sign)
- Utility information & costs
- Lease termination information & fees (many places require a 60-day notice of lease termination prior to moving out. This should be in writing and presented to the landlord or the leasing office.)

Move-In

Take action at the beginning of your lease to ensure you get a complete refund of your security deposit.

- 1)** Check to see if everything is working.
- 2)** Make sure to fill out a residence condition form at move-in. Have the leasing office sign it. Provide them a copy and keep a copy for your files.
- 3)** Insist on having a walk-through with the landlord or property manager present.

- 4)** Inspect the apartment. Document and photograph/video damage or repairs needed. Date, sign, and give a copy to the landlord.
- 5)** Ask for a copy of monthly bug spraying of apartment and property.
- 6)** Ask for a copy or written confirmation of last time furniture was cleaned, carpet/flooring was replaced, walls were painted, and filters (water and air) were replaced.

Roommate Agreement



Is a written contract created and signed by you and your roommates before or when you move in together.

It can help establish house rules such as quiet hours, division of household duties, a cleaning schedule, overnight guests and more.

All roommates sign the contract and should treat it as if it is a legal binding agreement. The roommate agreement provides you and your roommates a document to solve any future conflicts that may arise and helps create an environment of open communication.

[ASU Housing Guide](#) has a good resource for this! Page 28

Items that should be included in a roommate agreement include but are not limited to:

- 1) Paying for communal items (bathroom, kitchen and cleaning products that everyone will use.)
 - 2) Cleaning/chore list
 - 3) Noise/quiet hours
 - 4) Guest rules (sleepovers, boundaries for guest such as meals-showers-use of communal living space.)
 - 5) Food and mealtimes (discuss designated space for each roommate's food items as well as if meals will together or should be on a rotating schedule so everyone gets time in the kitchen.)
 - 6) Pets and rules of the house
 - 7) Temperature (control of the temperature of living space should be agreed upon especially if cost is involved.)
 - 8) Discussion of personal property/space (entering a roommate's bedroom.)
 - 9) Discussion of paying utilities: gas, water, electricity, cable tv, etc....
- A roommate agreement makes living together easier by setting ground rules early and creating provides a document everyone can reference when a conflict arises.



Remember- Keep Copies of Everything!

Keep a copy of the signed lease, completed move-in condition form copy, pictures/video of the place at move-in, receipts for security deposit, rent, and other fees.

Keep copies of any reports or repairs requested by you or other roommates

Keep all documents in a safe place.



Student Concerns: Post Lease

- Moving out early
 - In most cases, you cannot end a lease early; you will more than likely be responsible for subleasing the space. This can include additional fees.
 - Always speak with the leasing agent or landlord and complete all transaction in the leasing office.
- Security Deposits
 - Any deposits you have paid, be sure to ask if they are refundable, part of your first or your last month's rent, or part of your lease agreement.

Student Concerns: Post Lease

- Bugs
 - Bugs are part of life.
 - However, landlords and property management have responsibilities on spraying the property.
 - There are things you can do as well: clean your space, do not leave food out.
- Maintenance issues
 - Report all issues immediately in writing.
 - Be sure to keep a copy for your files.
 - Check status of requests.
- Legal referrals



Sublets-A Sublet simply means that the original holder of the lease from the landlord offers the apartment—or, subleases the apartment – to a third party.

- Check your lease to see if this is an option and make sure to work with your property manager or landlord.
- Discuss with your roommates.
- Meet with the person who wants to sublet.
- Use a sublease agreement.
- Complete all paperwork in the leasing office.

Rights and Responsibilities

Federal Fair Housing Act of 1968: prohibits discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, handicap and family status.

- The Fair Housing Act: <https://www.justice.gov/crt/fair-housing-act-1>
- Eviction
 - The process of legally revoking a tenant's rights to occupy a home. Evictions can also be called Forcible Entry and Detainer or Special Detainer actions. Tenants can be evicted for non-payment of rent, for violations of a lease, or for violations that threaten health and safety.

Rights and Responsibilities

- Breaking a Lease: Early Termination or Abandonment
- AZ Landlord and Tenant Act
 - <https://housing.az.gov/general-public/landlord-and-tenant-act>
- Tenant Handbook to download with information and forms
 - <https://www.azag.gov/outreach/publications/tenants-rights-and-responsibilities-handbook-community-legal-services>
- https://www.azag.gov/sites/default/files/publications/2020-04/AZ_Tenants_Rights_and_Responsibilities-English_2020.pdf
- Talk to other tenants to find out more about the management of the property.



ASU Student Rights and Responsibilities

The Arizona Board of Regents (ABOR) Student Code of Conduct applies ANYWHERE an ASU student lives.

ASU Student Code of Conduct information can be found at <https://eooss.asu.edu/dos/srr/codeofconduct>

For more information visit: <https://eooss.asu.edu/dos/srr>

Be a Good Neighbor and roommate!



Recap

Pay attention to the small print.

- 01 **Do your “homework”**
- 02 **Read your lease before signing and keep your copy in a safe place.**
- 03 **Signing is Binding. If you sign a lease, it is a legal document.**
- 04 **When you have an issue, always document it and keep copies of everything.**
- 05 **Be a good Neighbor and a good roommate**

*Important note

- **None** of the housing off campus is affiliated, recommended, or endorsed with or by ASU.
- There is no deadline for off-campus housing; **it is first come, first serve.** It is up to you to find the right off-campus housing for you and connect with the property, landlord or owner directly to make arrangements and sign any agreed upon lease.
- ASU does not find the housing for you; rather **we believe in providing you the tips and resources so you can make an educational decision based on your specific and individual needs.**

Local Properties close to Tempe Campus where ASU students live:

The Atmosphere

<https://www.atmospheretempe.com/>

District on Apache

<http://www.thedistrictonapache.com/>

Yugo Tempe Apartment

<https://www.villasonapache.com/>

Apollo

<https://apollotempe.com/>

Vertex

<https://www.vertexapts.com/>

Union Tempe

<http://www.uniontempe.com/>

VB on 12th

<https://www.vbon12thstreet.com/>

Oliv

<https://olivtempe.com/contact/>

LMC/NEXA

<https://livenexa.com/>

Nine20 Tempe

<https://nine20tempe.com/>

THANK YOU

