

YOUR GUIDE TO

OFF-CAMPUS HOUSING



Application Fee



Pet Deposit/
Pet Rent



Security Deposit



Rent



Furniture



Food



Utilities



Laundry



Wi-Fi and Cable



Parking



Renter's Insurance

HOUSING FEES AND EXPENSES



Location



Commute Time



Shuttle Service



Square Feet



Amenities



Safety



Roommate Compatibility



Property Manager Reliability



Lease Details

HOUSING FEATURES TO CONSIDER

DEFINITIONS

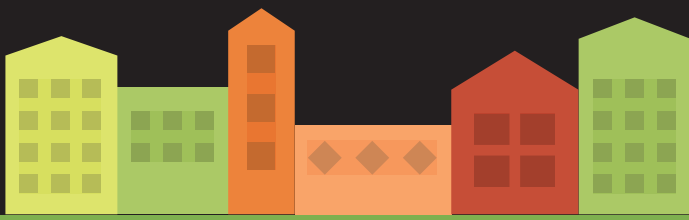
RENT - a tenant's regular payment to a landlord for the use of property

LEASE - a contract by which a landlord conveys property to a tenant for a specified period

SECURITY DEPOSIT - sum of money a tenant agrees to pay a landlord before moving into a rental unit

SUBLEASE - a lease of a property by a lessee (tenant) to a sublessee (subtenant)

RENTER'S INSURANCE - property insurance that provides coverage for a tenant's personal property and liabilities



RENTING 101:

1. BUDGET

Consider your income, housing fees and expenses. Housing costs should not be more than 30% of your income.

2. RESEARCH

Explore off-campus living options at housing.sdsu.edu/off_campus

3. FIND ROOMMATES

Be smart about choosing your roommates. All tenants should be financially equipped to pay rent and bills on time and prepared to stay for the duration of the lease.

4. TAKE A TOUR

Pictures can be deceiving. Be sure to visit prospective housing in person before signing a contract. Take this opportunity to ask the property manager questions such as:

- Are utilities included, if so, then which?
- Are pets allowed?
- Is subleasing allowed? This is needed if you're planning to study abroad.
- What is the length of the lease?
- What are the penalties for breaking the lease?

5. APPLY

Once you've identified suitable options, begin the application process. You will need to submit the following with your application:

- Application fee
- Co-signer (typically a parent) or proof of income
- Rental history
- Social security number and date of birth (for criminal and credit checks)
- Personal references

If your application is approved, you will need to provide the first month's rent and security deposit (typically as much as rent or more).

6. MOVE-IN

Read and understand your lease. Be aware of all building policies and procedures including noise, guests and pets.

Document any damages with the property manager in writing to avoid penalties.

Consider a renter's insurance policy to protect your belongings and the property from any damages.

7. MOVE-OUT

Provide a 30-day notice prior to your move-out date. If you are moving out before the leasing period ends, you will still be obligated to pay the remaining rental payments.

Clean the space thoroughly to avoid penalties. The property manager will deduct from the security deposit to clean your space and repair any damages.