226 Curry Student Center
617-373-8480

Rebecca Regan, Director
Susan Brown, Associate Director
Overview

OCSS – Who we are
Getting Started
Finding an Apartment
Leases
Be a Smart Tenant
OFF CAMPUS STUDENT SERVICES

- Who We Are
- Resources
OCSS - Who We Are

Advise students on how to find an apartment

Connect students with landlords and roommates

Read leases to make sure they are legal

Help students with landlord or lease issues

Connect students to campus events
Resources

• Off Campus Student Handbook
• Website northeastern.edu/offcampus
• Online Housing Database
  Aptsearch.northeastern.edu
• Lease Genius - lease review
• Workshops
• Apartment Fair
GETTING STARTED

• Words to Know
• Questions to Ask
• Roommates
• Neighborhoods
Words to Know

- Realtor
- Landlord
- Property Manager
- Tenant
Does your student know?

- Monthly budget?
- Roommates? (No more than 4!)
- What neighborhood (Parking, T access)
- Find an apartment?
- Read a lease?
- Tenant rights?
- Housing schedule?
How much money?

1. How much monthly rent can I afford?
2. Do I have a co-signer?
3. Plan for:
   • First month’s rent
   • Last month’s rent
   • Security deposit
   • Realtor’s fee
4. Does financial aid apply?
One Time Expenses vs. Monthly Expenses

**One Time Expenses**
- Last month rent
- Security deposit
- Realtor fee
- Furniture
- Installation fees
- Moving expenses

**Monthly Expenses**
- Rent
- Utilities - electricity, heat, hot water
- Transportation - gas, MBTA, parking
- Cable, internet
The Right Roommates

• Obvious choice may **not** be the best choice
• If **friends**, are you compatible as **roommates**?
• What to consider:
  ▪ Type of roommate you are
  ▪ What you want in a roommate: tidiness, study habits, guests, etc.
• What to do:
  ▪ Make a roommate contract
  ▪ Set expectations and boundaries
  ▪ Discuss likes and dislikes of apartment characteristics
Choosing a Neighborhood

Things to consider:
- Proximity to campus
- Cost of living
- Access to public transportation
- Stores around area

Common NU student neighborhoods: Fenway, Mission Hill, South End/Roxbury, & Back Bay
Fenway, Back Bay, South End, Roxbury, Mission Hill
Fenway Neighborhood

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1-bdrm.</th>
<th>2-bdrm.</th>
<th>3-bdrm.</th>
<th>4-bdrm.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,300-1,800</td>
<td>$1,700-2,400</td>
<td>$2,000-4,000</td>
<td>$3,000-5,000</td>
<td>$4,000-6,000</td>
</tr>
</tbody>
</table>
## Back Bay Neighborhood

<table>
<thead>
<tr>
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<th>Studio</th>
<th>1-bdrm.</th>
<th>2-bdrm.</th>
<th>3-bdrm.</th>
<th>4-bdrm.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1,400-2,200</td>
<td>$1,800-$3,000</td>
<td>$2,200-$4,500</td>
<td>$3,000-$5,000</td>
<td>$4,000-$6,500</td>
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</tbody>
</table>
## Mission Hill Neighborhood

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<th>Studio</th>
<th>1-bdrm.</th>
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<th>3-bdrm.</th>
<th>4-bdrm.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1,150-1,600</td>
<td>$1,400-2,100</td>
<td>$1,800-2,700</td>
<td>$2,500-3,600</td>
<td>$3,500-4,500</td>
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</tbody>
</table>
**South End/Roxbury Neighborhood**

<table>
<thead>
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<th>Studio</th>
<th>1-bdrm.</th>
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<th>3-bdrm.</th>
<th>4-bdrm.</th>
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<td>$1,300-$1,600</td>
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<td>$4,000-$6,500</td>
</tr>
</tbody>
</table>
Map of areas
Final Considerations

- Pick roommate(s) carefully!
- Unfurnished is the norm
- Academic/Coop schedule
- Standard lease September 1 – August 31
FINDING AN APARTMENT

• Steps
• Housing Database
• Realtors
• Your Lease
Finding an Apartment

1. Use the Off Campus website and Housing Database to find apartments and roommates.
   • northeastern.edu/offcampus
   • aptsearch.northeastern.edu

2. Contact a realtor or landlord listed on the database.
   • Reputable realtors in the area

3. Look at several different apartments before deciding.
   • NEVER sign a lease without seeing the apartment first
   • READ the entire lease (or have OCSS read the lease) BEFORE you sign it
Welcome to the Northeastern University Off-Campus Housing Service!
Use a Good Realtor...

- Listed on our Housing Database
- Physical office location
- Answers your questions & explains fees
- Shows actual, available properties
- Promotes state and local housing codes
- Good standing with Better Business Bureau
- Passes the “gut test”
Be Prepared To…

Pay these 4 fees

• First month’s rent
• Last month’s rent
• Security deposit (no more than 1 month’s rent)
• Realtor fee (no more than 1 month’s rent)

*Get signed copy of lease*
Rental application & Realtor fee

- Allows landlord to conduct credit and background check on student & co-signer.

- Basis on which decision is made to rent the property.

- Employment
- Income
- Credit Reference
- Social Security
- Driver's Registration
- Past Evictions
- Bank Accounts
- Personal References
Rental application & Realtor fee

- Most realtors in Boston charge a realtor fee
- Maximum of 1 month’s rent
- Property managers = NO realtor fee
- Verify that agency has a good reputation
YOUR LEASE

- Definitions
- Components
- Tips
Lease Definitions

Lease – written document legally binding tenant to a specific apartment, for a designated period of time at a fixed amount of rent, usually monthly. By law, must be a safe and habitable apartment.

Addendum – additional rules and regulations

Landlord (lessor) – the individual who owns the apartment or property

Property Manager – hired by owner to operate property

Tenant (lessee) – the person(s) who occupy an apartment rented from the landlord

Co-signer - Does financial aid award apply?
Lease Information

1. Leases in Boston are generally for 12 months
   - September 1 – August 31
2. Leases contain guidelines and rules set by the landlord
3. The addendum - look out for fees and requirements
4. Will need a co-signer (typically parent)
5. Upfront costs – due at signing of lease
   - first month’s rent, last month’s rent, security deposit (refunded) and realtor’s fee
Components of a Lease

• Name, address, contact info of landlord

• **All** names on lease

• Amount of rent and date due

• Lease start and end date

• Name and contact info for repairs

• Addendum - the landlord’s “extra” rules
Tips for leasing

1. Get all correspondences and agreements with realtors and landlords in writing
2. Have student communicate with you throughout the process
3. Thoroughly review a lease before signing for illegal fees and problematic rules
   - Subletting: understand the policies in the lease if your student plans on leaving for the semester
Lease Genius
Expert Advice & Lease Review

OFF CAMPUS STUDENT SERVICES is here to help you read between the lines before you sign!

Email a copy of your lease to: offcampus@neu.edu
or drop by 226 Curry to review your lease
Questions? Call us! 617-373-8480
BE A SMART TENANT

• Rights & Responsibilities
• Being a Good Neighbor
Select a safe home

- Clean & Sanitary
- Alarms: Smoke & Carbon Monoxide
- Locks: door & window
- Secure lobby
- Good lighting
- Unsafe roof/alley access
- Walking route to/from campus
- Proximity to T-stop?
Tenant Responsibilities

• Meet the landlord
• Understand lease & addendum
• Prepared to follow the rules in lease
• Familiar with City housing codes www.CityofBoston.gov
• Lack of understanding is not an excuse
Be a Great neighbor

• Living off campus means neighbors are no longer just students!
  ▪ Families, young professionals and elderly

• Be aware of impact
  ▪ Noise, parties, loud music
  ▪ Code of Conduct applies off-campus
Finding Off Campus Housing

**Timeline**

1. **January:** start apartment search
2. Attend **Apartment 101** workshop
3. Attend **Apartment Fair** on February 3rd
4. **February - March:** view apartments with realtor
5. **March - April:** sign a lease
Apartment Hunting 101
Everything you need to know!

January 12 @ 6 pm - 107 Robinson
January 20 @ 6 pm - 300 Richards
January 25 @ 6 pm - 109 Robinson
February 16 @ 6pm - 107 Robinson
Annual Apartment Fair

*Start your search!*

February 3 @ 4 - 7 pm
Curry Student Center - Indoor Quad

Meet approved realtors
Schedule appointments & viewings
Get advice from off-campus students

FREE food, prizes & giveaways!

#AptFair

@nuoffcampus  Off Campus Student Services
Stay Connected

@nuoffcampus

Off Campus Student Services
SIGN UP FOR OUR MONTHLY NEWSLETTER

- Reminders of on-campus and off-campus events.
- Tips and Tricks for living off-campus.
- Ask a Community Ambassador Questions!

Sign Up Here:
northeastern.edu/offcampus/newsletter