KNOW BEFORE YOU GO

Off Campus Living 2013
OVERVIEW

Homework
Smart Tenants
Good Realtors
Good Landlords
The Search
QUIZ #1: First Things First

- Who will I live with?
- How many bedrooms?
- Know your Boston neighborhoods?
- Need parking? T access?
- What’s my monthly budget?
- Academic/coop schedule?
- Do I have a co-signer?
QUIZ #2: Vocabulary

- Tenant
- Realtor
- Broker Fee
- Security Deposit
- Landlord
- Lease
- Addendum
- Property Manager
QUIZ #3: Before you Look..

- Plan finances: First/Last/Security/Broker fee
- Locate co-signer
- Pick roommate(s) carefully!
- Standard Lease: September 1- August 31
- Is subletting in your future?
- Review your financial aid award
- Unfurnished is the norm
BUDGET Pieces

Monthly Costs

- Rent
- Utilities - electricity, hot water, heat
- Transportation – gas, T, parking
- Cable, internet

Upfront Costs

- First month rent
- Last month rent
- Security deposit
- Broker fee
- Furniture
- Installation fees
- Moving expenses
BOSTON Student Neighborhoods

**Most Popular**
- Allston / Brighton
- Fenway
- Kenmore/Fens
- Mission Hill
- Roxbury
- South End

**Near-by**
- Brookline
- Cambridge
- Hyde Park
- Jamaica Plain
- Malden
- Somerville
SMART TENANTS

Rights, Responsibilities, Good Neighbor Tips
A SMART TENANT…
Knows the Resources

• Off Campus Student Services
  226 Curry Student Center

• Website  northeastern.edu/offcampus

• Off-Campus Housing database

• Friends & Word of Mouth
Annual Apartment Fair
February 8 @ 4-7pm
Curry Student Center - Indoor Quad

Meet approved realtors
Schedule appointments
Learn more about the rental market

Food & Prizes!

226 Student Center - www.offcampus.neu.edu
On-Line Search

- FREE service for NU students & staff
- Listers with clean records based on student feedback

ONE SITE FOR:
- Apartment Listings
- Roommates
- Sublets
- Furniture, Ride Share & more

Northeastern University
www.northeastern.edu/offcampus/apartment
Introducing our newest feature...

ROOMMATES!

Be sure to check out our new Roommate Search feature! Post & search roommate profiles & availability, save your favorites, & more. For best results, be sure to post a picture!

A few of our premier listings...

- **Park Dr. (64973)**
  - 1 Bedrooms / 1 Baths
  - $1,700 per unit

- **463 Park Dr.**
  - 3 Bedrooms / 1 Baths
  - $3,000 per unit

- **463 Park Dr.**
  - 3 Bedrooms / 1 Baths
  - $2,700 per unit

- **Tremont St. (66705)**
  - 4 Bedrooms / 1 Baths
  - $3,400 per unit

- **Very Nice True 3 Bedroom...**
  - 3 Bedrooms / 1 Baths
  - $3,300 per unit

- **International Guest House...**
  - 1 Bedrooms / 1 Baths
  - $2,660 per unit

**Apartment Hunting Workshops**

Thinking about moving off-campus or looking to pick up tips for your next search? Make plans to attend one of these seminars on the whole apartment search process, from neighborhoods to renters' rights.

**Know Before You Go:**
- January 19 @ 6 PM - 102 WBG
- January 24 @ 5:30 PM - WVA North

**Apartment Boot Camp:**
- January 30 @ 6:30 PM - WVA South
- February 16 @ 6:30 PM - 102 WAG
- February 22 @ 6:30 PM - Willis Hall

**ANNUAL APARTMENT FAIR!**

SAVE THE DATE! The Annual Northeastern Apartment Fair will take place on Wednesday, February 8, 2012 from 4:00PM to 7:00PM in the Curby Student Center. For more information, check out the Northeastern Apartment Website at www.northeastern.edu/offcampus/apartment.
A SMART TENANT…
Understands their RIGHTS

• Inspect the apartment  *(Housing code checklist)*

• Check Boston’s rental inspection records

• Know who’s the Landlord

• How many occupants?

• All names on the lease?
A SMART TENANT...

Looks for a SAFE Home

- Clean & Sanitary  Working Smoke & Carbon Monoxide alarms
- Solid Door; good door & window locks
- Secure, locked Lobby
- Outside lighting
- Secure access from alley or roof?
- Walking route to/from campus
- Proximity to T?
A SMART TENANT…

Holds up their end

• Understands Lease & addendum
• Prepared to follow the rules
• Familiar with City law & housing codes
• Lack of understanding is not an excuse
• CityofBoston.gov
A SMART TENANT…

Make Great Neighbors

NU PLEDGE

• As a Northeastern student, I know that what I do and how I act, directly affects other members of the community, especially our neighbors.

• I pledge to represent the values of Northeastern in my actions, whether in interactions with fellow students, neighbors in our local community, or wherever my studies and co-op take me, whether here in Boston, around the country or all over the world.

I am Northeastern!
GOOD REALTORS

Ethical Behavior, Standards & Expectations
A GOOD REALTOR....

- Lists on Off-Campus Housing site
- Listens to & answers your questions
- Responsive to preferences
- Explains fees
- Good survey marks
- Passes the “gut test”
A GOOD REALTOR….

Practices Standards

- Up-to-date real estate license
- Written list of services/fees/due dates
- Complies with state & local housing codes
- Good standing with Better Business Bureau
- Shows actual, available properties
- Physical office location
- (Good Practice Standards)
RENTAL APPLICATION

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

• Basis on which decision is made to rent the property to you.

• Employment
• Income
• Credit Reference
• Social Security
• Driver's Registration
• Past Evictions
• Bank Accounts
• Personal References
BROKER or Finder's FEE

• Most realtors in Boston charge a fee

• Try to negotiate!

• ONLY a licensed real estate agent can charge

• Rental Brokerage Fee Disclosure form
  • For services rendered securing you an apartment
  • Agree to pay fee for apartment shown by specific realtor
GOOD LANDLORDS

Clear Lease Terms, Survey data, References
STANDARD LEASE

STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: ________________

Name: ___________________________ Address: ________________________________
City/State/Zip: ____________________ Phone Number: ____________________________

Lessor, hereby leases to

(Name) ___________________________ (Address/City/State/Zip) ________________________
(Phone Number) ____________________ (consisting of) ________________________________

Lessee, who hereby hires the following premises, viz. (Apartment/Suite) _______________________
(Street or Address) _____________________________ MA/Zip: __________________________

for the term of _______________________, beginning ______________________ and terminating on _____________________________. The rent to be paid by the Lessee for the leased premises shall be as follows:

RENT:

TENANT:

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

Lessee's initials: __________________________

A: The term rent shall be $_________, payable, except as herein otherwise provided, in installments of $_________, on the ___ day of every month, in advance, so long as this lease is in force and effect.

B: However, if in any tax year commencing with the fiscal year ________, the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year ________ (herein called the “Base Year”, and being the most recent year in which the Lessor has actually received a real estate tax bill for the leased premises) Lessee will pay to Lessor as additional rent hereunder, when and as designated by notice in writing by Lessor, per cent of such excess that may occur in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year. The Lessor represents to the Lessee that the term rent set forth in the immediately preceding paragraph (A) does not reflect any real estate tax increase subsequent to the said Base Year. Notwithstanding anything contained herein to the contrary, the Lessee shall be obligated to pay only that proportion of such increased tax as the unit leased bears to the whole of the real estate so taxed, and if the Lessor obtains an abatement of the real estate tax levied on the whole of the real estate of which the unit leased by Lessee is a part, a proportionate share of such abatement, less reasonable attorney’s fees, if any, shall be refunded to said Lessee.

LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

1) MAINTENANCE- For maintenance, if other than lessee, contact:

Name: ___________________________ Phone Number: ____________________________
Address: ___________________________ City/State/Zip: __________________________

2) ADDITIONAL PROVISIONS -
THE LEASE

A legal binding contract between landlord and you!

• **One year contract** – standard is Sept 1-Aug 31

• **Tenant at Will** – no fixed term; landlord or tenant can terminate with 30 day notice.

• **Addendum** – special terms or agreements added to lease.

• Read CAREFULLY; Accept or make changes **BEFORE** signing!
Before Signing the Lease

A Good Landlord …

• Name, address, contact info for repairs
• All “promises” about changes or repairs
• Amount of rent and date due
• Includes all names on lease
• Good survey marks
THE NITTY GRITTY

The Apartment Search
RECOMMENDED TIMELINE

January
- Do your Homework
- Talk to Family (co-signer)
- Identify Roommate(s)
- Housing App deadline: January 25

February
- Go to Apartment Fair; Select Realtor
- View apartments

March- May
- Sign Lease
Top Ten Rental Tips

#10 START EARLY- See a wide variety of apartments during February; don’t rush it!

#9 USE APARTMENT HUNTING CHECKLIST

#8 UNDERSTAND YOUR RIGHTS – Go to www.cityofboston.gov/rentalhousing
Top Ten Rental Tips

#7  FIND a REALTOR & LANDLORD you TRUST
If you get a bad feeling- move on!!

#6  TALK TO CURRENT TENANTS- No one
knows more about apartment or landlord
than current tenants.

#5  ALL TENANTS ON THE LEASE – no name,
no rights!
Top Ten Rental Tips

#4 NO MORE THAN FOUR- Boston prohibits more than 4 full-time undergrads living in one unit.

#3 GET EVERYTHING IN WRITING – and receipts for ANY money you pay.
Top Ten Rental Tips

#2 THINK ABOUT NEIGHBORS – Does your lifestyle match the family, professional or elder who may live next door?

#1 IS IT SAFE?
City of Boston requires all rental units be inspected and meet State Sanitary Code.
QUESTIONS?

Off Campus Student Services
226 Curry Student Center
offcampus@neu.edu