APARTMENT 101
WHAT YOU NEED TO KNOW
On a scale of 1-5, how ready do you feel about your apartment search?
OVERVIEW

Getting Started
Finding an Apartment
Leases
Be a Smart Tenant
Timeline and Tips
GETTING STARTED
QUESTIONS TO CONSIDER
QUESTIONS TO ASK YOURSELF

• What’s my monthly budget?
• Who will I live with? (no more than 4!)
• How many bedrooms?
• Do I have a co-signer?
• What neighborhood?
• Need parking? T access?
THINGS TO CONSIDER

- Plan finances: 4 months’ rent in advance
- Financial aid
- Pick roommate(s) carefully
- Academic/coop schedule
  - Standard Lease: September 1 - August 31
  - Reminder: Summer II housing does not extend until September 1st
- Unfurnished is the norm
# WHAT’S MY BUDGET?

## Monthly Costs
- Rent
- Utilities - electricity, heat, hot water
- Transportation - gas, T, parking
- Cable, internet
- Groceries

## One Time Expenses
- First month rent
- Last month rent
- Security deposit
- Realtor fee
- Furniture
- Installation fees
- Moving expenses
FINDING AN APARTMENT
NEIGHBORHOODS, ROOMMATES, AND REALTORS
Things to Consider:

- Proximity to campus
- Cost of living
- Access to public transportation
- Stores around the area
- Neighbors
FENWAY

Studio | 1 | 2 | 3 | 4
---|---|---|---|---
$1,300-$1,800 | $1,700-$2,400 | $2,000-$2,400 | $3,000-$3,500 | $4,000-$4,500
$1,800-$2,400 | $2,400-$3,000 | $3,500-$4,000 | $4,500-$5,000 | $5,500-$6,000
## BACK BAY

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<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>$4,000-6,000</td>
<td></td>
</tr>
</tbody>
</table>
# SOUTH END

<table>
<thead>
<tr>
<th>Studio</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,300-1,600</td>
<td>$1,600-2,200</td>
<td>$2,100-4,000</td>
<td>$3,000-5,500</td>
<td>$4,000-6,500</td>
</tr>
</tbody>
</table>
MISSION HILL

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td></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>
</tr>
</tbody>
</table>
Welcome to the Northeastern University Off-Campus Housing Service!

More listings below! Scroll down to view more great properties & announcements!
On-Line Database

- Find roommates
- Listers with “clean” records based on student feedback
- Filter search results
SELECT A SAFE HOME

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

• 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
INTERNATIONAL STUDENTS

What you’ll need:

• Copy of your passport
• I-20 Student Visa Form
• Proof of good credit and co-signer
THINKING ABOUT SUBLETTING?

- Is subletting allowed?
- Post on housing database
- Be proactive
- Stop by Off Campus Student Services
- Make a contract for your sublessee
WHAT MAKES A GOOD REALTOR?

ETHICAL BEHAVIOR, STANDARDS & EXPECTATIONS
REALTORS 101

• Listed on Off-Campus Housing database
• Listens to & answers your questions
• Explains fees
• Passes the “gut test”
• Apartment Fair - Feb 3 @ 4-7 pm
REALTOR STANDARDS

• Provides list of services/fees/due dates
• Promotes state & local housing codes
  ▪ **No more than 4** – even if your realtor says it’s okay!
• Shows actual, available properties
• Office location
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

<table>
<thead>
<tr>
<th>• Employment</th>
<th>• Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Income</td>
<td>• Income</td>
</tr>
<tr>
<td>• Credit Reference</td>
<td>• Credit Reference</td>
</tr>
<tr>
<td>• Social Security</td>
<td>• Social Security</td>
</tr>
<tr>
<td>• Driver's Registration</td>
<td>• Driver's Registration</td>
</tr>
<tr>
<td>• Past Evictions</td>
<td>• Past Evictions</td>
</tr>
<tr>
<td>• Bank Accounts</td>
<td>• Bank Accounts</td>
</tr>
<tr>
<td>• Personal References</td>
<td>• Personal References</td>
</tr>
</tbody>
</table>
WHAT’S A LEASE?

The legal binding contract between you & the landlord.

- **One year contract** – standard is Sept 1-Aug 31
- **Addendum** – other terms & expectations added to lease.
- **Read CAREFULLY**; the lease outlines all terms of your relationship with the landlord

*Lease Genius*: Want another pair of eyes to review your lease? Bring your lease into the office (226 Curry) or email it to us at offcampus@neu.edu.
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) __________________________

Lessee, who hereby hires the following premises, viz (Apartment/Suite)

at(Street or Address) __________________________, MA (Zip) __________________________ (consisting of) __________________________

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:

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 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 portion 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.

LEASOR AND LESSEE FURTHER COVENANT AND AGREE:

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

Name: __________________________ Phone Number: __________________________

Address: __________________________ City/State/Zip: __________________________

2) ADDITIONAL PROVISIONS -
COMPONENTS OF A LEASE

- All names on lease
- Amount of rent and date due
- Contact info for maintenance
- Addendum - the landlord’s “extra” rules
- Accept or make changes **BEFORE** signing!
THE SECURITY DEPOSIT

• Landlord collects to cover damages, or if you leave owing rent
• Can’t exceed 1 month’s rent
• Due before move in
• If no damages at end of lease, landlord owes 100% of security deposit PLUS INTEREST
REALTOR (OR BROKER) FEE

• Most realtors in Boston charge realtor fee
• Maximum of 1 month’s rent
• ASK- fee may be negotiable!
• Property managers can’t charge realtor fees
• Rental Brokerage Fee Disclosure form
  • Agree to pay fee for apartment shown by specific realtor
UPFRONT FEES

• At signing, you will be expected to pay:
  ▪ Security Deposit
  ▪ Realtor Fee
  ▪ First month’s rent
  ▪ Last month’s rent

Total: up to 4 month’s rent
NOTE: You are required to pay utilities only for YOUR apartment. Your landlord cannot take the cost of utilities for the building and divide it between tenants.
TIMELINE AND TIPS
RECOMMENDED TIMELINE

January
- Talk to family/co-signer
- Identify roommates
- Apply for on-campus housing

February-March
- Attend Apartment Fair (2/3)
- Select Realtor/Property Manager
- View apartments (10-20)

February-April
- Bring lease to OCSS to review
- Sign Lease
- Continue to pay required signing fees
BE A *GREAT* NEIGHBOR

Living off campus means your neighbors are no longer just students!

- Families, young professionals and elderly

Be aware of your impact

- Noise, parties, loud music
- Code of Conduct applies off-campus
BE PART OF YOUR COMMUNITY

• Now you’re a resident of Boston – get involved!
  • Meet your neighbors
  • Neighbor-to-Neighbor
  • Mission Hill Road Race
  • Local cleanups
ADVICE FROM NU HUSKIES

- **USE** APARTMENT SEARCH TOOLS
- **FIND a** REALTOR & LANDLORD you TRUST
- **TALK TO** CURRENT TENANTS
- **THINK ABOUT** NEIGHBORS
- **ALL TENANTS** ON THE LEASE
- **GET EVERYTHING IN** WRITING
- **LEGAL AND ILLEGAL FEES**
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
ANNUAL APARTMENT FAIR

Start your search here!

FEBRUARY 3rd @ 4 – 7 pm
Curry Student Center – Indoor Quad

Food & Prizes!
FOLLOW US!

Facebook.com/neuoffcampus
@nuoffcampus
@nuoffcampus
QUESTIONS?

Off Campus Student Services
226 Curry Student Center
offcampus@neu.edu
617-373-8480

Facebook.com/neuoffcampus
@nuoffcampus
@nuoffcampus