Moving Up & Moving Off

Off Campus Living 2019
Overview

Part 1: Deciding to go off campus

Part 2: Choosing an apartment/house

Part 3: Signing the Lease
Part 1: Considerations for Moving Off Campus
WHERE DO I START??
Questions to ask Yourself

● What’s the best time to start looking?
● Where do I/we want to live?
● Who do I want to live with?
● What is my budget?
● What are my plans next year?
● Do I have a cosigner?
● Do I have a form of transportation?
# Areas to Live

<table>
<thead>
<tr>
<th>Area</th>
<th><em>3 bedroom apartment cost</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Symphony</td>
<td>$4,000 - 5,000</td>
</tr>
<tr>
<td>Fenway</td>
<td>$3,500 - 5,000</td>
</tr>
<tr>
<td>JP</td>
<td>$2,800 - 3,400</td>
</tr>
<tr>
<td>Mission Hill</td>
<td>$3,000 - 3,800</td>
</tr>
<tr>
<td>Roxbury</td>
<td>$2,000 - 2,900</td>
</tr>
<tr>
<td>Off campus</td>
<td>On campus</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>● May have to pay for utilities, internet,</td>
<td>● utilities, internet, furniture = included</td>
</tr>
<tr>
<td>furniture</td>
<td></td>
</tr>
<tr>
<td>● May take longer to get to campus</td>
<td>● Already on campus</td>
</tr>
<tr>
<td>● No RAs**</td>
<td>● RAs, proctors</td>
</tr>
<tr>
<td>● Do not need to sign in guests</td>
<td>● Need to sign in guests</td>
</tr>
<tr>
<td>● Might be able to have pets</td>
<td>● No pets (unless therapy/guide animals)</td>
</tr>
<tr>
<td>● Can have bigger beds</td>
<td>● Mainly twin sized beds improve</td>
</tr>
<tr>
<td>● More single rooms</td>
<td>● Usually doubles</td>
</tr>
<tr>
<td>● Might have Additional fees</td>
<td></td>
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</tbody>
</table>
How Much will it cost??
MONTHLY EXPENSES

- Rent
- Utilities
- Cable, internet
- Groceries
- Transportation
- Renter's Insurance (can be monthly)

ONE-TIME EXPENSES

- First & last month’s rent
- Security deposit
- Realtor & other fees
- Furniture
- Moving expenses
What about utilities?
Example of Cost comparison (Mission Hill)

MONTHLY COSTS: Rent ($900) + utilities ($50) = $950 monthly

ONE TIME COSTS: Furniture ($300) + realtors fees ($900) = $1200 one time

→ Example apartment: $950 x 12 + $1200 = $12600 yearly

Living off campus may or may not be more expensive ...it depends!
What are You Paying For?

- Distance
- Safety
- Cost
- Surroundings

Rent
Know Your Budget

Income

Savings
Co-op
Mom & Dad

Pay Day!

Fun
Goals
Rent
Utilities
Food

thrIve
How can I save money?

- Cut the cable cord
- Cook for yourself
- Northeastern Marketplace on Facebook – no soft furniture
- DIY Decor
- Stay on top of your bills
Part 2: Finding an Apartment
WHERE CAN I LOOK FOR AN APARTMENT??
Database Features

- Find apartment listings, trusted realtors, and roommates!
- **Save a search** and get updates when listings meet your criteria!
- View photos and video tours of properties near campus.
Database Cont.

- **Filter listings** by price, neighborhood, broker fee (or no fee), etc.
- **Sort listings** by distance from campus, cost or by newest listing, and transit options
- **Search for roommates** by key words, class year, social habits, etc.
- Filling out the profile makes the process easier!
3 BEDS / 2 BATHS
APARTMENT
$2,595
per unit

No broker fee - Great 3beds / 2 Baths - NOW
Washington Street Boston, MA 02119
Available Now
Listed by

3 BEDS / 1 BATH
APARTMENT
$2,600
per unit

HAMMOND ST - UPDATED 3 BED AVAILABLE NOW!
MINUTES TO NEU, WIT, RUGGLES, MASSART, MCPHS
Roxbury Crossing, MA 02120
Available Now
Listed by

3 BEDS / 1 BATH
APARTMENT
$2,700
per unit

***Updated 6/27/19*** Spacious Modern 3 Bedroom Apartment Next to BU Campus
Ashford St. Boston, MA 02134
Available Now
Listed by

3 BEDS / 1 BATH
APARTMENT
$2,850
per unit

Best deal in town
Boylston Street Boston, MA 02215

3 BEDS / 1 BATH
APARTMENT
$2,999
per unit

***Updated 6/26/19*** 3BD in Fenway
Aberdeen Street Boston, MA 02215

3 BEDS / 1 BATH
APARTMENT
$3,100
per unit

***Updated 6/26/19*** Fully Renovated 3 bed in Allston, Close to B-line
Mariana A
20 year old from Andover, in Bouvé College of Health Sciences.

HELLO, MY NAME IS MARIANA A.

I'm pretty easy going and love meeting new people. I would say that overall I am a neat person, and not noisy at all. I also love dogs and any kind of pets!

HOUSING NEEDS
I need somewhere to live now.
I'm looking for 2 roommates.

Lease Preference:
I do not intend to sublet during the lease.

Rent Range: 800-1200

Profile was last updated on December 02, 2019.

Contact

Full Name

Email

Phone

Move-in date (approximate)

Send Email
A LITTLE MORE ABOUT ME.

Gender: Female, Non-Binary, Genderqueer

Study Preferences: At home

Cleanliness: Neat

Overnight Guests: Often

Social Habits: Host parties at home, Go out to parties

University Status: Full-Time

University Affiliation: Undergraduate

Do I smoke? Never

Do I Have Pets? No

Home Country: United States

Primary Language: English

REQUIRED AMENITIES
- Carpet
- Dishwasher
- Fireplace
- Fitness Room
- 12 month lease
- Courtesy Officer/Patrol
- Electricity
- Gas
- Heat

PREFERRED NEIGHBORHOODS
- Allston
- Back Bay
- Brookline
- Fenway/Kenmore
- Jamaica Plain
- Mission Hill
How can I find a trustworthy realtor??
How to find

- The NU database
- Agencies
- Word of mouth!
What Makes a Good Realtor

- Lists on Off-Campus Housing database
- Explains fees, services and due dates
- Promotes state & local housing codes
- Shows actual, available properties
- Physical office location
- Answers your questions
  - Use Apartment Hunting Checklist!
Extra Tips

● Give yourself choices!
● You only have to pay a broker fee to realtor you sign a lease with**
● Have back-ups
● Speak to your financial aid counselor
● **Possibly** avoid a Brokers fee
● Get Renter’s Insurance
!! Come to the apartment fair !!

FEBRUARY 5, 2020

MEET REALTORS, GET LEASE ADVICE, AND GET MORE INFO ON LIVING OFF CAMPUS!!
Part 3: Signing the Lease
What do I need to know about my lease before signing?
1) What is a Lease?

- Legal, binding document between you and the landlord
- It describes the terms of the agreement

***Make sure to get a cosigner***
2) What Should Be on the Lease?

- Name, address, contact info of landlord
- All names on lease
- Amount of rent and date due
- Lease start date and end date
- Name and contact info for repairs
- Addendum – the landlord's extra rules
3) Addendums

**They will tell you:** who to pay rent to, parking rules, specific fees for maintenance, fees for violating certain rules, if pets are allowed, etc.

- You MIGHT find **illegal clauses**
- Might be able to make changes and negotiate with the Landlord
Lease Genius

1) Visit our website!
   - Print out our brochure to help with understanding your lease
   - Watch our video

2) Show us your lease!
   - We can give you expert advice and review your lease!

Are you a #LeaseGenius?

1st time signing a lease?
Got a few questions?
Want a 2nd opinion?

Bring a copy of your lease to 151 Speare Hall to have a trained eye read it over & give on-the-spot feedback.

Short on time?
Email a copy to sfr@campus.neu.edu or drop one off & we'll send you our feedback via email!
What If I don’t want a Year Lease?
Then...Sublease!!

Where to Find:
- database, social media, word of mouth

Make sure to get written consent!
Bonus Part: Pro Tips
Select a Safe Home

- Clean & Sanitary
- Alarms: Smoke & Carbon Monoxide
- Safe roof/alley access
- Locks: door & window
- Secure lobby & good lighting
- Get renter's insurance!
- Only work with people and realtors you can meet in person
- Do NOT rent a place until you or a trusted friend have seen it
- Never make payments in cash, MoneyGram
- Beware of making wire transfers through Western Union
- If it feels wrong, it probably is!
- Use the Off Campus Housing Database!
Recommended Timeline

**January-February**
1. Identify Roommates
2. Talk to family/co-signer
3. Apply for on-campus housing?

**February-March**
1. Select a Realtor/Property Manager
2. View apartments (5-10 apts)
3. OCHSS Apartment Fair - Feb 05

**February-April**
1. Sign lease
   OR
2. Pay on-campus housing deposit
   (Due mid January)
Action Items

1. Start talking to your family about options, your budget, and who will be your cosigner
2. Start to figure out roommates
3. Confirm budget and must-haves.

Make sure all your roommates are on the same page!
Off-Campus Resources

Northeastern University:

● Thrive: 101 CSC
● Off Campus Student Services: 151 Speare Hall
  ○ Spring 2020: Workshops and videos for after you sign your lease!

Online:

● NU Website: northeastern.edu/offcampus
  ○ Checklists: → apt checklist, roommate agreements, etc.
● Off-Campus Housing Database: aptsearch.northeastern.edu
● Social Media: @NUoffcampus
Kahoot!!
Panel