TUESDAY TALKS
Family Webinars

Living Off Campus in Boston and Beyond

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Contact Info

Off Campus Housing and Support Services
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What OCHSS Does

• Housing search and relocation advice
  ✓ Know where to find housing and how to prepare
  ✓ Connections to landlords and roommates
  ✓ Domestic and international housing

• Support and Education
  ✓ Help with lease, landlord, roommate questions or concerns
  ✓ Experts in renter’s rights
  ✓ Peer advocates: Community Ambassadors

• Community Connection
  ✓ Link to campus life while living off campus
  ✓ Campus information: lockers, t-passes, parking
  ✓ Alumni and peer connections beyond Boston
OCHSS Resources

• Website, handbook & checklists: northeastern.edu/offcampus

• Videos! northeastern.edu/offcampus/videos

• Lease Genius & Support with Problems
  ✓ Have your lease reviewed!
  ✓ Help with lease, landlord and/or roommate concerns
  ✓ Common Issues: illegal fees, security deposit, repairs, roommate conflicts

• Events & Community Connection
  ✓ Beyond Borders Series, through spring 2020
  ✓ OCHSS Newsletter! northeastern.edu/offcampus/newsletter
  ✓ Community Meetings & Breakfast Club! Sundays @ noon
  ✓ Apartment Fair, Feb 5, 2020
Apartment Hunting Advice
Connection to Landlords & Roommates
Lease Genius
Help with Problems
Find a Neighborhood

**Boston**

- Decide how close to campus to live, and what amount of rent is reasonable
- Use the **Online Housing Database** to search for housing in desired neighborhood
- Fenway, Back Bay and Mission Hill are the closest neighborhoods to Northeastern
- Read more about neighborhoods on the Off Campus Student Services website

**Beyond Boston**

- Decide how close to co-op or campus you want to live
- What amount of rent is reasonable
- Talk to the OCHSS housing staff
Find a Roommate

• Decide how many roommates
• **No more than 4** undergraduate students can live together in one apartment – It’s the LAW
• Use the **Online Housing Database** to search for roommates on the Roommate tab (can search for people who have an apartment or who need an apartment)
• Does your student’s academic program have a Facebook page to connect with classmates?
• Connect to other co-ops through OCHSS
Types of Housing

- Off-campus leased housing
- LightView
- Sublet
- Short-term / temporary
- Northeastern leased housing beyond Boston
OCHSS Database

aptsearch.northeastern.edu

✓ Find Boston area apartments
✓ Connect with realtors and landlords
✓ Find roommates
✓ Sublet your place OR find a sublet
OCHSS Database

Welcome to the Northeastern University Off-Campus Housing Service!

- Have a listing? Post it now.
- Search for Roommates

Find Roommates

Find a Sublet

Sign up to add a listing!

Realtors

Sign Up For FREE!
Subletting may be for your student if they….

- Plan to go home for summer
- Want to study abroad or go on co-op outside Boston
- Don’t wish to purchase furniture
- Don’t want to sign a year lease
How to Sublet

1. Use our Housing Database, and select listing type Sublet

2. Determine what you want: Rent, distance to campus, etc.

3. Communicate with owner of the listing directly
Need temporary housing?
northeastern.edu/offcampus/temporary-housing
What to Consider

- Pick roommate(s) carefully!
- Plan for First / Last / Security / Broker fee
- Review financial aid award
- Need a co-signer
- Standard Lease: *September 1- August 31*
- Unfurnished is the norm
Considerations for Housing Abroad

- What **type of housing** is common/available in this location? Best option for me?
  - Apartments (furnished or unfurnished)
  - Dorm-style student housing
  - Homestays
- What is a **reasonable housing budget** for this location?
- What are the **various neighborhoods** of the city and **how close** are they to my (potential) work site?
- What will be my **means of getting around**? Walking? Biking? Public transportation?

**OCHSS and the International Safety Office can help with these questions!**
Apartment Hunting Advice

Connection to Landlords & Roommates

Lease Genius

Help with Problems
OCHSS Database

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OFF CAMPUS STUDENT SERVICES @ NU

Sign Up For FREE!

Realtors

Apartment Listings

Find Roommates

Find a Sublet
Annual Apartment Fair

Apartment Fair
February 5, 2020
4-7 p.m.
Curry Indoor Quad

Have your student visit the Apartment Fair if they’re looking for summer 2020 or September 2020
Why go?

Find a quality realtor!

At the fair or on our Off-Campus Housing Database

- List office location
- Can answer questions!
- Shows real, available properties
- Passes “the gut test”
- Good standing with Better Business Bureau
Apartment Hunting Advice

Connection to Landlords & Roommates

Lease Genius

Help with Problems
What’s in a Lease Contract

• A lease is a legally binding contract

• Outlines important information and terms of your agreement

• Includes tenant responsibilities

• Protects the landlord and their property
Rental Application, Lease, and Addendum

1. Rental Application
   • Used to determine if tenant is eligible for the lease
   • *Watch out:* Legally binding language, exclusivity agreements, illegal fees

2. Lease
   • Commonly used: Boston Fixed Term Lease
   • *Watch out:* Illegal fees, clauses not in your best interest, missing information

3. Addendum
   • Extra rules attached to your lease
   • *Watch out:* Illegal fees, clauses not in your best interest, conflicting or ambiguous information
   • *Know this:* Addendum overrides information within basic lease
Lease Language

Key Terms

- **Tenant** (Lessee): Person(s) renting the apartment
- **Landlord** (Lessor): The owner of the apartment
- **Lease**: A legally binding contract between tenant(s) and landlord
- **Realtor** (Agent/Broker): A person that represents the landlord and shows you the apartment
Apartment Hunting Advice

Connection to Landlords & Roommates

Lease Genius

Help with Problems
Common Problems

- Quality housing at a reasonable rate
- Repairs not being completed. Repairs must be made in a timely manner.
- You have the right to a clean, sanitary & safe apartment!
- Illegal fees
- Unresponsive landlord
- Roommate conflicts
- Only people on the lease can live there!
Scams

• Only work with people and realtors you can meet in person
• Never rent a place you can’t view in advance
• Never make payments in the form of cash or MoneyGram
• If it feels wrong – it probably is! Ask Off Campus Housing and Support Services if you have questions
• Use Northeastern’s Off-Campus Housing Database
What You Can Do!

1. Talk with your student about the housing search process
   - Where are they looking?
   - What is the realtor like?
   - What does the apartment look like?

2. Have they read the lease?
   - Encourage them to visit us to read it! Lease Genius
   - Any illegal fees or clauses in the addendum?

3. Look at the apartment!
   - Out of town? Have student send photos
   - Is it up to code?
   - Fire Safety
What You Can Do!

Stop by our office
151 Speare Hall!

Sign up for our newsletter!
OCHSS Programs & Events

• **Events about housing and life abroad**
  - Beyond Borders
  - Beyond Boston Housing Workshops
  - Pre-departure Orientation (required)

• **Events to meet other students prior to leaving (and in country)**
  - Pre-departure Orientation (required)
  - Bon Voyage
  - Beyond Boston Community Ambassador program

• **Programs to share global co-op experiences**
  - Beyond Boston Instagrammers
  - Beyond Boston Bloggers
Thank You!

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Stay Connected

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