Presenter

• DeDe Grogan
• DeDe@asu.edu
• (480) 965-9513
• ASU Off-Campus Housing Department
• https://eoss.asu.edu/offcampushousing
• https://eoss.asu.edu/offcampushousing/resources
Housing

• ASU Housing App
• Off-Campus Housing Guide
• ASU Off-Campus Housing Fairs
• Social Media
• Website
• Word of mouth
• Realtors
Student Media Housing Fair
November 8-9, 2017 / March 21-22, 2018
Hayden Lawn
Tempe Campus
10 a.m. - 2 p.m.
Are you looking for a place to live? Come to the Fair!
The bi-annual ASU Student Media Housing Fair features services that can assist with your transition to off-campus living. Representatives from a wide range of residential communities and businesses on and off campus will be available to answer your questions. Come by for free food, giveaways, & more!

Join the ASU Off-Campus Students' Group on Facebook to connect with.
Budgeting

• Make a budget! It is very easy to get carried away with spending for a new place.
• Set a price range that is affordable to pay for your rent.
• Estimate the additional expenses you may incur by living off-campus.
• Move in Costs: Most properties charge up-front costs including a security deposit, application fee, and 1 — 3 months rent.
• Find out all the amenities each property offers to make sure you get the most bang for your buck.
Budgeting, cont.

- Furnished apartments are available at some properties, but most will be unfurnished.
- Think about purchasing Renter’s Insurance… it may be required.
- Roommates can help reduce how much you pay in rent.
- Thinking about a pet? There may be additional fees if you do, so ask!
- Start saving for an “emergency fund” for unexpected costs.
- Plan out your bills for the month.
Things to Consider

• Type of housing (apartment, condo, house, etc.)
• Logistics:
  • Convenience to campus. You will pay more the closer you are to campus.
  • Transportation to and from campus
  • Visitor parking availability
  • Look up the crime statistic sites for the city you will live in.
Pre-Lease

• #readyourlease
• Checklist to compare up to four properties
• Website information: First Steps, Signing a Lease, Moving In, Roommate Relations, Rental Issues and At Lease End
• Safety and Security: Crime Free Multi-housing community
Leases

- Leases are a written agreement and legal contract.
- Breaking a lease for any reason can be expensive and damaging to your credit.
- Leases can vary between properties, but they should contain the following:
Leases

• MUST be in writing
• Many leases are individual so the rates are per person, not for the whole apartment.
• Time of tenancy
• Monthly rent & penalties
• Move-in costs: Are they refundable or not?
• Application fees
• Security deposits
• 1ST month’s rent (often you are required to pay 3 months rent upfront, if you aren’t having a parent or other person co-sign)
• Utility information & costs
• Lease termination information & fees
• Before your lease ends, if you plan on no renewing your lease, provide written letter of such 60 days and then again at 30 days prior to the end of your lease. Keep a copy for yourself along with the name of the person with whom you gave the letter too…make note of day and time as well.
MOVE-IN

• Take action at the beginning of your lease to ensure you get a complete refund of your security deposit.
• Check to see if everything is working.
• Make sure to fill out a residence’s condition form at move-in.
• Insist on having a walk-through with the landlord or property manager present.
• Inspect the apartment. Document and photograph damage or repairs needed. Date, sign, and give a copy to the landlord.
• Video tape move in if possible. Keep a copy for you and send a copy to the landlord or leasing agent for their files.
REMEMBER!

• Keep Copies of Everything
• Keep a copy of the signed lease, completed move-in condition form copy, pictures of the place at move-in, receipts for security deposit, rent, and other fees.
• Keep all documents in a safe place.
• Pay rent on time otherwise there is a late fee charged.
• At end of the lease, give a 60 day written notice of not renewing.
Student Concerns: Post Lease

• Moving out early
• Security Deposits
• Bugs
• Maintenance issues
• Legal referrals
Sublets

- A Sublet simply means that the original holder of the lease from the landlord offers the apartment—or, subleases the apartment—to a third party.
  - Check your lease to see if this is an option.
  - Work with your property manager.
  - Discuss with your roommates.
  - Meet with the person who wants to sublet.
  - Use a sublease agreement
Rights and Responsibilities

• Federal Fair Housing Act of 1968
• Nuisance & Property Enhancement Code
• Eviction
• Breaking a Lease
Rights and Responsibilities

- AZ Landlord and Tenant Act
  (http://www.azsos.gov/public_services/Publications/Residential_Landlord_Tenant_Act)
- Tenant Handbook to download with information and forms:
- Talk to other tenants to find out more about the management of the property.
Rights and Responsibilities

- The Arizona Board of Regents (ABOR) Student Code of Conduct applies ANYWHERE an ASU student lives.
- Be a Good Neighbor
Recap

• Do your “Homework”
• Read your lease before signing and keep your copy in a safe place.
• When you have an issue, always document it.
• Be a good neighbor
Important Contacts

For additional housing information:
Phone: (480) 965-9515
Web: eoss.asu.edu/offcampushousing or livingasu.com
Email: DeDe@asu.edu
Facebook: ASU Off-Campus Students group and other housing groups
Any Questions?

This information was brought to you by: Union Tempe, West 6th, Rise on Apache, Villas on Apache, and District on Apache.