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**Is it Time for a Change?**

**Moving Off Campus?**

Here are some tips and recommendations to help ensure a smooth and seamless transition to the

off campus living experience.

**Consider Your Needs**

* Do you want to rent an apartment or a house?
* What is your monthly budget? Does it include all your identified expenses?
* Do you need roommates?
* How many people are allowed in the unit?
* Is it furnished or unfurnished?
* How much does it cost?
* What is included with the rent?
* Have you done the research?

**General Renter Information**

* Some companies/owners require a co-signer
* They will check your credit
* They might to a background/employment check
* You will be bound by a contract
* There are strict cancellation policies
* There are right of entry laws, granting landlords access to your unit
* If you are renting a house beware of foreclosure or short sales
* Private apartments and houses are subject to landlord/tenant laws

**Expenses to Expect**

* Security deposit (first and last month’s rent)
* Utilities
	+ Electric bill (AC, lights)
	+ Internet bill
	+ Cable bill
	+ Gas bill (Heater, stove, water heater)
	+ Water and Sewer
	+ Trash
* Maintenance supplies
* Possible parking fees
* Furniture (if unfurnished)
* Food and supplies
* Entertainment, eating out, shopping, etc.

**When Signing a Lease Consider the Following:**

* When is rent due?
* What utilities (if any) are included in the rent?
* Who takes care of major repairs?
* Who is responsible for everyday care of the property?
* What are the terms for cancelling or renewing the lease?

**When Deciding on Roommates Consider the Following:**

* Who will be the account holder for utilities?
	+ If no prior account holder record, extra charges often apply
* Assuming timely payment of rent and bills
	+ How will you handle it if someone doesn’t pay their portion?
* Division of chores (cleaning)
* Sharing of belongings (food)
* Guest policy
* Study habits and work hours
* Standards of cleanliness and noise

**Make the Final Decision**

* Choose a safe, well-maintained place with a reputable landlord
	+ Use crime tracker website to check out the area
* Read everything before you sign anything
* Check out safety issues
* Keep a copy of all agreements
* Get everything in writing
* Be a good neighbor
* Know your rights and responsibilities
* Fair Housing advocates can help if needed.

Once you move off-campus you will no longer be able to access to the services exclusively for housing students but you will have full access to general support services available to all Stanislaus State students.

Services you will no longer be able to access

* Courtesy cleans
* Free maintenance materials plus installation
* Free internet
* Free cable
* Account and financial assistance
* Assistance dealing with roommates
* Free programs and activities
* Resident meal plans

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