

Tips for Your Housing Search

Startup costs for new students moving into rentals can cost up to **\$3,000 to \$4,000** with initial rent, utility connection costs, deposits and furniture. You can greatly reduce your housing costs by finding roommates to share a multiroom apartment. You can also request access to the Housing Connections form to help find a roommate.

- **Rent:** Rooms for rent in homes are, on average, approximately \$500-\$800/month. Apartments vary, check listings for more information.
- **Utilities:** A high estimate for utilities is \$150/month. Costs for utilities may or may not be included in the rent for a room in a private home. *Be sure to ask your landlord for clarification.*
- **Furniture:** Some rooms for rent in private homes are furnished, apartments may not be. *Ask your landlord for clarification.*

Helpful Terms:

- **Lease:** A contract between you and the landlord (the owner of the apartment or house) in effect for a certain amount of time. This agreement puts forth the rules that govern your relationship with your landlord. **Do not** send money or move into a unit without a written lease.
- **Security deposit:** A set amount of money given to the landlord for the term of the lease. The security deposit protects the landlord in the event that you break the terms of your lease. It may also be used to cover damage to the property.
- **Utilities:** The cost of paying for internet, electricity, gas, water, and trash pickup services.

Avoid Housing Scams:

Vacancies can be listed on real, reputable housing websites but may be fake listings put there by scammers. In other words, just because the listing is on a real website doesn't mean it's real!

Signs you are dealing with a housing scam:

- You are asked to send money for the deposit before you can view the rental
- You are told that the owner or landlord is out of town and will mail you the key
- You are told that you can visit the outside of the house but no one can meet you in person; "owner" offers only to meet you over the phone or video call.
- The rental fee is cheap – much cheaper than other housing – with photos of a beautiful apartment or house

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Calling about a Room for Rent in a House or Apartment

Do not call before 9:00 AM, or after 8:30 PM. Before you call, know what you are looking for. Think about:

- Do you want a furnished bedroom?
- How long will you need to rent the room?
- Do you want my own bathroom?
- How much are you willing to pay per month?

What to Say When Calling an Owner:

“Hello, my name is X. May I speak with (owner’s name), I am calling about the room for rent.”

When speaking with the owner of the home, consider asking the following key questions:

1. When is it available? What is the monthly rent? Will the rent be raised during my lease?
2. Do I have to pay a security deposit? How much?
3. Do I have to pay first month’s rent? And last month’s rent?
4. How many months is the lease? And what is the penalty if I terminate the lease early?
5. Are utilities included? If not, how much, on average, will my share of the utilities be?
6. Are there pets in the home? What is the pet policy?
7. What is the smoking policy?
8. Can I entertain guests in your home?
9. How big is the room? Is it furnished? How much storage space is there? Will I have my own restroom?
10. Will I have kitchen privileges? Laundry privileges?
11. Are there heat and air conditioning units? And will I have control over the temperature?
12. What is the approximate distance to Glendale Community College, and is there easy access to public transportation and grocery stores? If you have a car, ask about the convenience of parking.
13. Ask about the safety and security of the neighborhood?
14. If you are interested, ask when you can stop by to see the room.

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Calling about Renting an Apartment

Find out the hours of the apartment complex before calling and know what you are looking for in an apartment. Think about:

- How many bedrooms do you need? How many bathrooms?
- How long will you need the apartment?
- How much are you willing to pay per month?

What to Say when Calling an Apartment Complex:

“Hello, my name is X. I am looking for an apartment to rent. Do you have any X bedroom apartments available for X months?”

When speaking with the manager consider asking the following key questions:

1. When is it available?
2. What is the monthly rent? Will the rent be raised during my lease?
3. Do I have to pay a security deposit? How much?
4. Do I have to pay first month's rent? And last month's rent?
5. How many months is the lease? And what is the penalty if I terminate the lease early?
6. Is there an application fee?
7. Are utilities included?
8. Will I have access to free emergency maintenance or on-site management?
9. What is the pet policy?
10. What is the smoking policy?
11. Are kitchen appliances included? What other appliances are included?
12. If you do have a car, ask about the convenience of parking.
13. What is the approximate distance to Glendale Community College, and is there easy access to public transportation and grocery stores?
14. Are there heat and air conditioning units? And will I have control over the temperature?
15. Are there laundry facilities in the apartment?
16. Ask about the safety and security of the building.
17. What floor is the apartment building on? Are there elevators?
18. If you are interested, ask when you can stop by to see the apartment.