



226 Curry Student Center

617-373-8480

Mallory Perna, Assistant Director

City Living

Boston: home to 36 universities and 250,000 college students

Challenges

- Competitive housing market
- Dense student neighborhoods
- Absentee landlords
- Student awareness/ understanding of:
 - Tenant rights
 - City Resources
 - Personal Safety
 - Good neighbor responsibilities



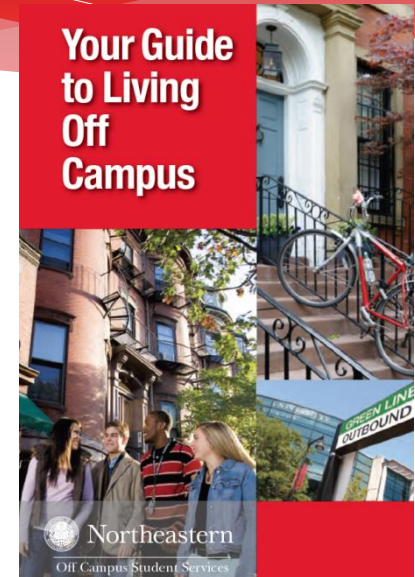


What We Do

- Advise students on how to find an apartment
- Connect students with landlords and roommates
- Read leases to make sure they are legal
- Help students with landlord or lease issues
- Connect students to campus events

Resources

- [Off Campus Student Handbook](#)
- Website northeastern.edu/offcampus
- Online Housing Database
aptsearch.northeastern.edu
- [Lease Genius](#) - lease review
- Workshops
- Apartment Fair: February 1st, 2017





Education



Connections

**Community
Engagement**

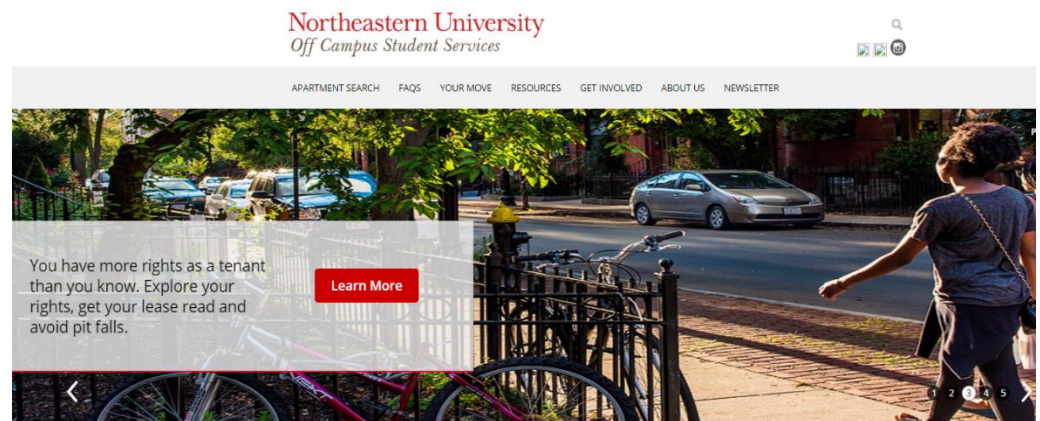
Education

Education

- [Tenant Rights & Responsibilities](#)
- Local Ordinances (No More Than 4)
- Health & Safety Codes

Housing Assistance

- Database
- Apartment Fair
- Realtor Standards



Connections

Community Ambassadors

- Peer resources and advocates
- Coordinate workshops and events
- Good neighbors
- Available in OCSS office

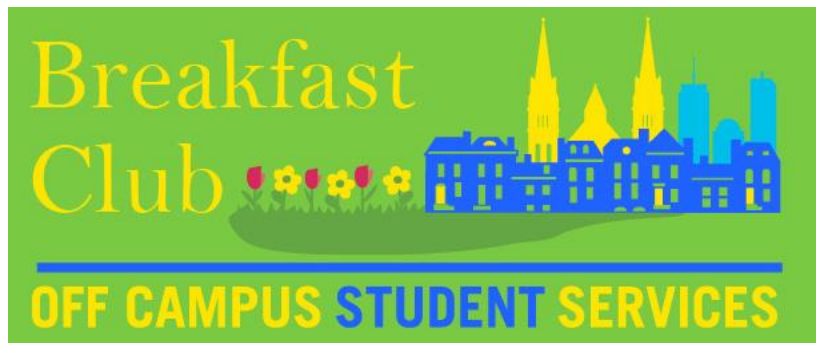
Connect via

- Newsletter, social media
- In community



Community Engagement

- September 1st Move-In Day
- Breakfast Club – neighborhood cleanups
- Neighborhood Nights
- Neighbor to Neighbor



Did You Know?

- No more than 4 undergrads can share an apartment in Boston.
- Landlords can charge 1st month's rent, last month's rent and a security deposit, all before move in day.
- Leases in Boston are for 1 year (Sept 1- Aug 31) and are legally binding.
- Co-signers are required and are "equally & severally" obligated to terms.

Where to Begin?

1. How much \$\$

How much monthly rent can I afford?

Do I have a co-signer?

2. How many

Bedrooms? Roommates?

3. Where

Neighborhood I want to live in?

Need parking? T access?



Finding an Apartment

1. Use the Off Campus Housing Database to find apartments and roommates.
 - *Aptsearch.northeastern.edu*
2. Contact a realtor or landlord listed on the database.
 - **Reputable realtors in the area**
3. Look at several different apartments before deciding.
 - ❖ **NEVER** sign a lease without seeing the apartment first.
 - ❖ **READ** the entire lease (or have OCSS read the lease) **BEFORE** you sign it



Use a Good Realtor...

- Listed on our Housing Database
- Physical office location
- Answers your questions & explains fees
- Shows actual, available properties
- Good standing with Better Business Bureau
- Passes the “gut test”

Be Prepared To...

Pay these 4 fees

- First month's rent
- Last month's rent
- Security deposit (no more than 1 month's rent)
- Realtor fee (no more than 1 month's rent)

Get signed copy of lease

One Time Expenses *vs.* Monthly Expenses

- Last month rent
- Security deposit
- Realtor fee
- Furniture
- Installation fees
- Moving expenses

- Rent
- Utilities - electricity, heat, hot water
- Transportation - gas, MBTA, parking
- Cable, internet

Other Considerations

- Pick roommate(s) carefully!
- Does financial aid award apply?
- Unfurnished is the norm
- One time vs monthly expenses

Components of a Lease

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



Lease Genius

Expert Advice + Lease Review



OFF CAMPUS STUDENT



SERVICES is here to help you
read between the lines before you sign!

Email a copy of your lease to: offcampus@neu.edu

or drop by 226 Curry to review your lease

Questions? Call us! 617-373-8480

What you can do!

1. Talk to 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? Be a second set of eyes!
 - *Encourage them to come see us to read it! **Lease Genius***
 - *Any illegal fees or clauses in the addendum? Other concerns?*
3. Look at the apartment!
 - *Out of town? Have your student send photos?*
 - *Is it up to code?*
 - *Fire Safety – working smoke detectors, 2 exits from every bedroom.*
4. Check out our Parent Page!
 - *<http://www.northeastern.edu/offcampus/parents>.*
 - *Sign up for our newsletter: www.northeastern.edu/offcampus/newsletter*

Upcoming Programs

Fall Semester:

Living Off Campus: Oct 26, Nov 9, 14, 16

Neighbor to Neighbor, Nov 5

Breakfast Club: Oct 30, Nov 11

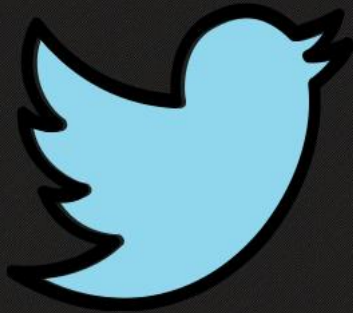
Spring Semester:

Apartment Hunting 101 Sessions: Jan and Feb

Apartment Fair: February 1, 2017

Stay Connected!

#NUoffcampus



@NUoffcampus

Questions?

Off Campus Student Services

226 Curry Student Center

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offcampus@northeastern.edu

northeastern.edu/offcampus