


Moving Off-Campus

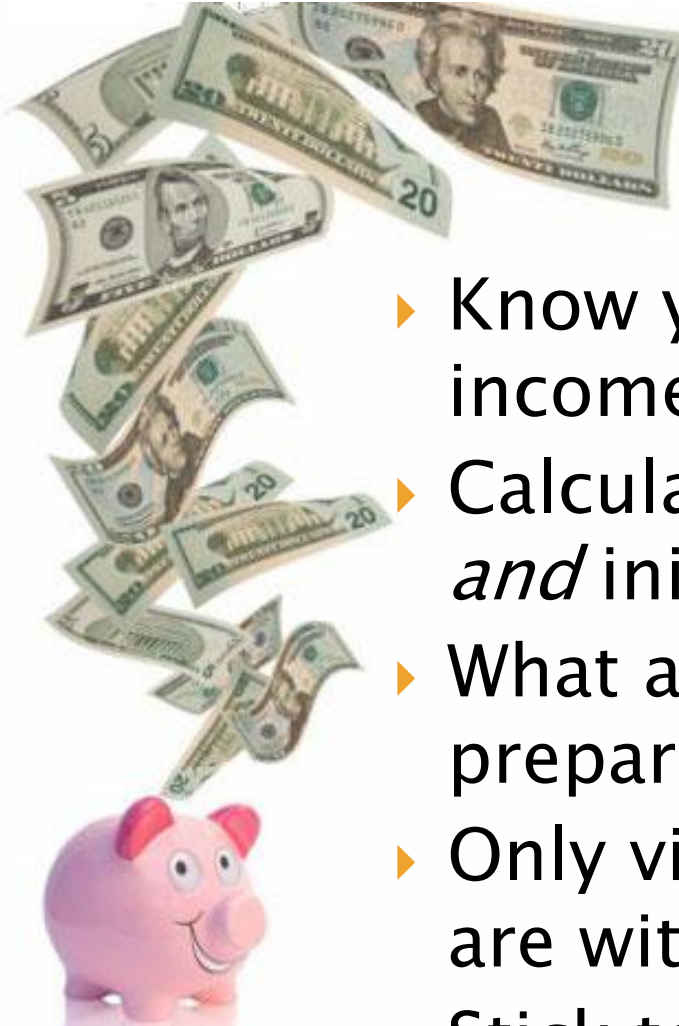
The Community Experience

Office of Volunteerism, Community Engagement
& Commuter Services
Chamberlain Student Center, Suite 210

Session Overview

- ▶ The Search
 - ▶ Moving In
 - ▶ Living Off-Campus
 - ▶ Community Liaisons
 - ▶ Community Respect
 - ▶ Q&A
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The Search: Determining a Budget



- ▶ Know your monthly income
- ▶ Calculate monthly cost *and* initial cost
- ▶ What amenities are you prepared to cover?
- ▶ Only visit places that are within your budget
- ▶ Stick to your budget!

The Search: Finding a Place

- ▶ Apartment vs. House?
- ▶ Determine Location
 - How far from campus do you want to be?
 - Consider commuting options (walking, biking, car etc.)
- ▶ What kind of neighborhood do you want to reside in?
 - Highly Residential
 - Mostly students
 - Mixed population



The Search: Visiting Properties


- ▶ Set up appointments with potential landlords to visit the apt/house and the grounds.
- ▶ Bring a list of questions you want to ask the landlord.
- ▶ Be wary of scams– get referrals if possible.
- ▶ Visually inspect the neighborhood.
 - What's it like?
 - Talk to neighbors to find out their likes and dislikes

The Search: What to Look for When Visiting

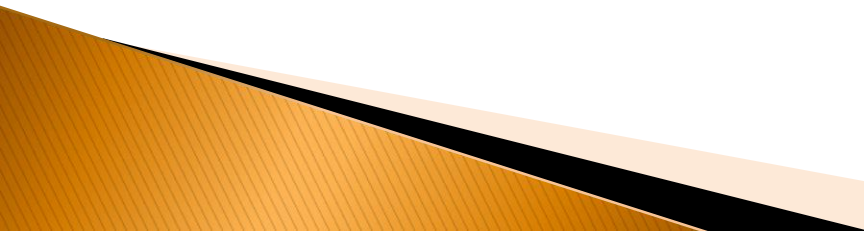
▶ Safety

- How secure is the property? Are there locks/deadbolts, security guards, gates?
- Are there smoke/CO detectors and fire extinguishers?
- What does the landlord or mgmt do if there is a burglary?

▶ Maintenance

- Are there things that need to be repaired?
 - How maintained are the grounds?
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The Search: What to Look for in a Landlord

- ▶ Are they credible?
 - ▶ How long have they been a landlord?
 - ▶ What are their thoughts about student renters?
 - ▶ Do they have any tenant referrals?
 - ▶ What services do they provide for tenants?
 - ▶ What responsibilities do they have?
 - Maintenance
 - Security
 - ▶ How involved are they with their property(s)?
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The Search: What do landlords look for in tenants

- ▶ Ability to pay/proof of income
- ▶ References
- ▶ Past rental experience
- ▶ University discipline



Moving In: Signing the Lease

- ▶ **READ BEFORE SIGNING!**
 - Go over the lease in detail before making any decisions.
 - If you are unsure what something means ASK!
 - Don't make assumptions.
- ▶ **A Lease is a legally binding contract**
 - What are ways the contract can be terminated by you or the landlord?

Moving In: Signing the Lease

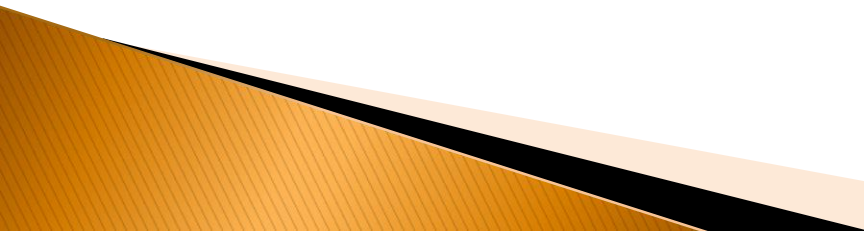
▶ The Security Deposit

- How much is it?
- What type of damages does it cover?
- What is expected to get it back?
- How long does it take to get it returned after leaving?


▶ Maintenance/Repairs

- What repairs are you expected to handle?
- What is the procedure for submitted request for repairs?

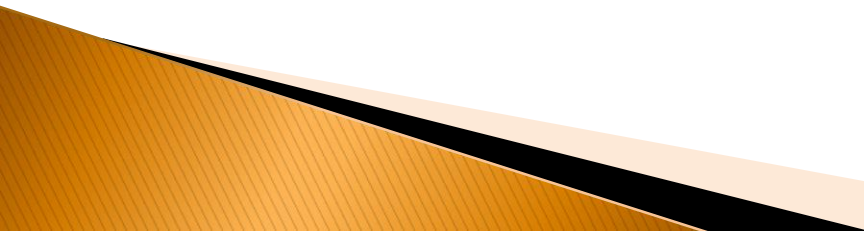
Moving In: Taking Inventory

- ▶ Before you move your things in, take inventory of the condition of the apartment/house.
 - ▶ Check each room for damages, repairs, and the degree of wear and tear.
 - ▶ Be specific when providing information
 - ▶ TAKE PICTURES!!! (include dates if possible)
 - ▶ Keep records and provide your landlord with a copy.
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Moving In: Roommates

- ▶ Room with people you know.
 - ▶ Make sure everyone is on the lease.
 - ▶ Note who is responsible for what.
 - ▶ Set guidelines and expectations of each other.
 - ▶ Develop a roommate contract.
 - ▶ Determine house rules.
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Living Off-Campus: Neighborhood Relations

- ▶ Get to know your neighbors
 - Introduce yourself
 - Exchange numbers
 - ▶ Be aware of their lifestyle
 - Do they have children, pets, work late nights/days etc?
 - Understand they have responsibilities too.
 - ▶ Inform them of your expectations and know theirs.
 - ▶ Remember they are citizens too!
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Living Off-Campus: Civil Responsibilities/ Expectations

- ▶ To actively participate in the community
 - ▶ To better your surroundings and those of other community members
 - ▶ Respect those within the community
 - ▶ Advocate for a safe community for yourself and others
 - ▶ Promote a positive environment
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Living Off-Campus: Hosting Guest/Visitors

- ▶ You are responsible for your guest and their actions
 - ▶ Make guest aware of community expectations regarding noise, parking etc.
 - ▶ Advise household members and guest to arrive and leave quietly as not to disturb neighbors
 - ▶ Restrict guest to personal spaces. Do not allow them to wander into other yards or properties.
 - ▶ Make sure your guest know where they can and cannot park so that they do not utilize neighbor's lots or block them into spaces.
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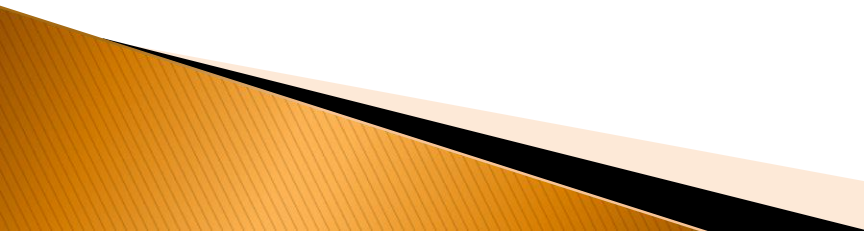
Living Off-Campus: Noise- know your limits!

- ▶ Be aware of neighbors and those that share common walls, whether above, below, or next door to you.
 - ▶ If hosting a gathering, inform your neighbor ahead of time and indicate how late you expect your guest to stay.
 - ▶ Make sure your guest know what your expectations are regarding noise.
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Living Off-Campus: Noise– know your limits

- ▶ Noise is restricted in areas adjacent to schools, institutions, and hospitals.
 - ▶ Residents of the area have the right to report those whom violate the noise ordinance.
 - ▶ Take all noise warnings seriously, they can result in local and university sanctions.
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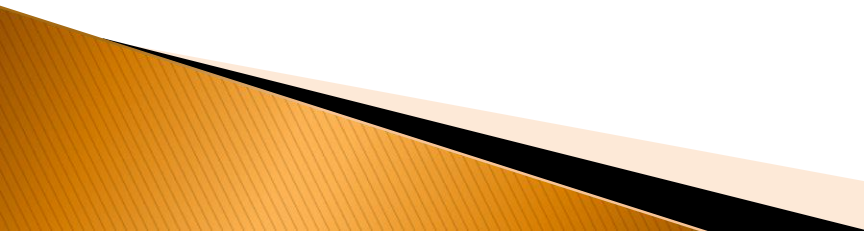
Living Off-Campus: Property Upkeep & Maintenance

- ▶ Know your trash collection day.
 - ▶ Make sure all trash is bagged and placed in a trash receptacle with a lid.
 - ▶ Be sure to separate trash and recyclable items from each other.
 - ▶ Remove the trash can from curb following trash pick-ups.
 - ▶ Make sure your property is free of litter and trash. Don't store personal belongings outside.
 - ▶ Tenants will be held responsible for maintaining property.
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Living Off-Campus: Property Upkeep & Maintenance

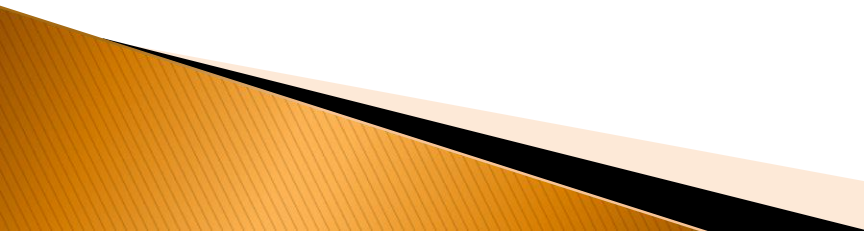
- ▶ Maintain a well kept lawn
 - Mow the lawn
 - Keep lawn watered and neatly kept.
 - Rule of thumb: mow lawns at least biweekly.
 - ▶ Make regular repairs
 - Does your property need painting? Are there broken fixtures, such as railings, stairs, mailboxes etc?
 - If there are outdoor repairs needed, make sure to let your landlord know immediately.
 - ▶ Check with your landlord/lease to see who is responsible for landscaping and property maintenance.
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Living Off-Campus: Parking

- ▶ Number of tenants limited to number of spaces
 - ▶ Check the signs BEFORE parking!
 - ▶ Park in designated areas
 - ▶ No overnight parking on campus for commuters (2am –6am)
 - ▶ Don't park or drive on sidewalks/lawns
 - ▶ Do not block in others
 - ▶ Don't park in restricted, unauthorized or spaces designated to others
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Community Respect: Be a Good Tenant

- ▶ Pay your rent on time.
 - ▶ Take care of the property, its your second home.
 - ▶ Make your landlord aware of problems as they arise. Don't avoid him/her.


 - ▶ WHY???
 - So you don't get evicted!
 - So landlords continue to rent to Rowan students.
 - So you enjoy your time living off-campus.
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Community Respect: Be a Good Neighbor

- ▶ Introduce yourself, even to student neighbors.
- ▶ Exchange contact information.
- ▶ Lend a hand when needed.
- ▶ Maintain reasonable noise levels.
- ▶ Keep your eyes open
- ▶ WHY???
 - So that you have good relationships with your neighbors.
 - So you have a positive off-campus community.

Community Respect: Abide the Off-Campus Policies

- ▶ Open Container
 - ▶ Disorderly Conduct
 - ▶ Loud & Unreasonable Noise
 - ▶ Disorderly House

 - ▶ WHY???
 - To avoid citations by Glassboro PD
 - To avoid university disciplinary actions.
 - To help create a positive off-campus community.
 - So you enjoy your experience living off-campus.
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OFF-CAMPUS APARTMENTS/HOUSING

► Find off-campus housing

Rowan University is partners with Places4Students.com, a company that specializes in providing Off-Campus Housing solutions for post-secondary students. This service is **FREE** for all students to use as an effective method of finding a place to live off-campus or finding a roommate. Students need not register to search listings.



► DISCLAIMER

Rowan University and the Off-Campus Housing Service does not endorse any landlord, management company, or individual who lists with the Places4Students. Instead, we provide a location for the University community to seek out available off-campus housing in the Rowan area.

Neither Rowan University nor the Off-Campus Housing Service guarantees in any manner the service or quality of service offered by listed landlord, management companies, or individuals. Students, parents, and other members of the University and Glassboro community are under no obligation to utilize the Off-Campus Housing Service or to rent from companies or individuals listed with the Off-Campus Housing Service.

Rowan & Glassboro



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