

# Apartment Hunting

Presented by:

Tenant Union (TU) and Campus Community Student Services  
(CCSS)

# Tenant Union

- A Program of the Office of the Dean of Students
- Provides the following services for University of Illinois students:
  - Assistance with Apartment and House Hunting
  - Provide Landlord Complaint Records
  - Offer Lease Reviews
  - Assist in resolving Tenant-Landlord Disputes
  - Host Educational Programming, such as Workshops

# Apartment Hunting

## Road Map

- How to Start Your Search
- When to Start Your Search
- Where to Start Your Search
- From the Search to the Lease
- From Lease to Living
- Open Discussion
- Complete Workshop Evaluation

# How to Start Your Search

## SET A BUDGET

- Identify your *reliable* sources of **Income**: Employment, Financial Aid, Housing Reimbursement, Parents, etc.
- Estimate your monthly **Expenses**:

Rent + Utilities + Food + Housewares + Entertainment & Recreation = \$\$\$

## BUDGET SHEET



# How to Start Your Search

- **Rent** Estimates (monthly)
  - Efficiency/1 bedroom: \$400 - \$700
  - 2 Bedroom: \$600 - \$1200
  - 3 Bedroom: \$700 - \$1500
  - 4 Bedroom: \$900 - \$2,200
- **Food**
  - \$200 per month on average
  - Campus meal plans are available.



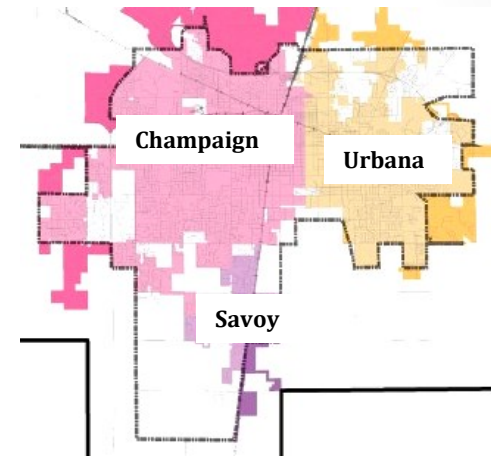
# How to Start Your Search

- Average **Utilities** (monthly)
  - Cable: \$50
  - Internet: \$30
  - Garbage/Sewer: \$15
  - Water: \$20
  - Electric: \$50
  - Gas: \$50
- **Housewares** (monthly)
  - Toilet Paper & Paper Towels
  - Cleaning Supplies



# How to Start Your Search

- **WHERE** would you like to **LIVE**?
  - Campus district or off campus?
  - Urbana, Champaign, Savoy, or other surrounding towns?



Take into consideration:

- The **good**, the **bad**, and the “**ugly**” about each town/neighborhood.
- Review crime reports, city ordinances, transportation services, etc.
- Proximity to shopping, classes, work, places of worship, recreation, etc.

# How to Start Your Search

- What type of residential **SPACE** do you need?
  - Furnished or Unfurnished?
  - Number of bedrooms and bathrooms?
  - Pet Friendly?
  - College student friendly or family friendly?





# How to Start Your Search

- What type of **LEASE** do you prefer?
  - 12 month (Most common and likely the only available option)
  - 6 month
  - Month-to-Month
  - Sublease
  - By the bedroom (individual) or the unit (single)?

# How to Start Your Search

- **WHO** would you like to **LIVE** with?
  - Independent?
  - Roommate?
  - Roommates? How many?
  - Friends or colleagues?
  - Roommate matching?



# When to Start Your Search

- Close to Campus & Furnished?
  - October for 3+ Bedrooms
  - Late fall and beyond for 1-2 Bedroom Units

**NOTE: The *earlier* you SIGN a lease, the *earlier* you'll be expected to RENEW your lease.**

- Off campus?
  - Typically, Studios, 1 & 2 Bedroom Units are still available in the spring and beyond. You have time to do a more thorough search.

# Where to Start Your Search

- Come to the Apartment Hunting and Living **WORKSHOPS** hosted by the Tenant Union (TU)!
- Review the **LANDLORD COMPLAINT RECORDS**
- Use the TU's **APARTMENT HUNTING CHECKLIST**
- Use apartment locator guides to get a paper or virtual preview of different properties for quick comparison.

# Where to Start Your Search

- Go **LOOK** at some apartments or houses that *meet your criteria and budget!* “Don’t get caught up in all the promises!”
- Make sure your potential roommates and/or friends have a look at the properties to provide a *second and third opinion.*



# From the Search to the Lease

As you prepare to sign a lease, remember:

- A lease is a **LEGAL** contract you sign. When you sign a lease, you are held to the conditions stated on the document.
- Ask for a copy of the lease to take home and look over. Bring the lease to the TU so we can review it with you.
- Get all promises **IN WRITING**.
- View the **ACTUAL** unit (not the model) you'll be renting **BEFORE** you sign the lease.

# From the Search to the Lease

- **DO NOT PUT DOWN MONEY** (deposit) until you sign the lease. A deposit is an amount of money given to a landlord to **HOLD** until the end of the lease.
- Sign the lease and be sure to get a copy of the lease that includes the landlord's **ORIGINAL** signature.
- If you are signing with a roommate, make sure **EVERYONE** signs at the **SAME TIME**.
- **THERE IS NO GRACE PERIOD AFTER SIGNING A LEASE TO CHANGE YOUR MIND.**

# From Lease to Living

Once you have signed your lease:

- Complete a move-in-report. Take lots of pictures of the property **BEFORE** you move your things in.
- Purchase renter's insurance.
- Set up remaining utilities and other bills. Consider *whose name(s) will be listed on the accounts*.
- Discuss roommate expectations or sign a roommate agreement, if you haven't already done so.



# From Lease to Living

- Get plugged in to Campus and Community Student Services (CCSS)!



300 Student Services Building  
610 E. John Street  
Champaign, IL

Email: [campuscommunity@illinois.edu](mailto:campuscommunity@illinois.edu)  
Phone: 217.333.0050  
Web: [www.odos.illinois.edu](http://www.odos.illinois.edu)

Facebook:  
Like us at Campus and Community Student Services  
Twitter: Follow us at CCSSuiuc

- The TU is here for YOU!



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