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
Phone: 217.333.0050
Web: 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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