UP RENTAL 411

or the journey to living in an off campus rental

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Special points of interest:

- University rentals border campus.
- Our oldest house was built in
- Our youngest house was built in 1942.
- Each house has it's own charm and character.
- Over the years several of the houses have gained "house names', for example "the farm house."

How Do I Begin?

Apply for housing.

Get your group together but be prepared with a backup plan if, when your name is called, the house with the number of bedrooms you need is not available. Decide ahead of time who will leave the group; if you need to choose a house with fewer bedrooms.

Inform yourself and your parents about rentals.



One of the UP rentals

Go to the UP open house before selection and familiarize yourself with the houses that are in your range (number of bedrooms).

Go to selection (have a backup plan). You will be able to choose from Haggerty/Tyson, as well as the rentals.

Select a rental, sign a contract. When you choose a rental be aware that renters are responsible for a rental housing deposit.

Do I rent a UP rental just for the school year?

What about summer? Current renters have 1st option to rent for summer. New renters, have 2nd option to rent for summer (if the

house is going to

be empty).

Each summer, UP takes a few houses off the market, for summer, to do extensive repairs.

Requirements



Must be a junior or above.



 Must be a UP student.



• UP rentals are not co-ed unless married.

Are UP rentals furnished? Will I need Renters insurance?

Rentals are not furnished.

Rentals are equipped with a stove and refrigerator.

Some may have a dishwasher and microwave, but this is not guaranteed. Also, some of the rentals have a washer and dryer left from past renters but UP does not provide these nor do they repair them if you have one.

Will I need renters insurance?

As stated in the Rental Agreement (contract), UP will not insure the renters against any personal injury or property damage.



Typical UP Rental

Whether or not you get insurance is a personal choice.

Your parent's insurance might cover you, check with them first.

Do I have to pay a deposit? How do I pay for my rental?

Don't I already have a housing deposit?

Yes, if you live on campus now but UP rentals deposits are: \$300.00 (\$100.00 is non-refundable, \$200.00 refundable at move-out when the house is in good condition), deposits **must** be paid before move-in. Deposits are paid at Student Accounts and are separate from your housing bill. Ask at Student Accounts if you have any of your housing deposit left and pay the difference

Is paying for a rental different?

Fall and Spring rooming charges are charged to a renters student account and is paid the same way you paid for living in a hall on campus.

Summer rent is charged monthly and paid at the Residence Life Office.

UP off campus renters pay a \$300.00 housing deposit.

Does my rent pay for everything?

No. when living in a rental you are responsible for your own utilities.



Typical basement in a rental that has a washer and dryer.

In your first week after movein, call all utility companies: gas, electric and water (UP pays for garbage), to set up accounts in your name.

If you want cable, internet or house phone, you will need to call the company of your choice to set up an account.

Can I live in my rental in the Summer?

In January, Res Life asks all of their current renters to let the office know if they plan on retuning the next year. These renters are called squatters. At this time we find out which houses are going to be available for the following year.

Current renters have 1st option to rent for summer. New renters, have 2nd option to rent for summer (if the house is going to be empty).



UP takes care of the yard.

Summer rates are as follows: house full-TBA

houses not full-TBA

apartments are-TBA

In the houses, there will need to be at least 2 students to rent for summer.

When I live in a UP rental, what are the rules?

Are the rules different than living in the halls on campus, when I live in a UP off campus rental?

No. When you sign your housing contract, you will see that #36, "University Student Handbook policies apply in Rental Properties and Lessee agrees to abide by them", the rules are the same.

All of the same rules apply when

living in the rentals. For example, pets are not allowed

and boy/ girl friends cannot spend the night. The alcohol policies and the smoking policies are the same. No smoking in the house.

The UP renters use the same hand book, "Life on the Bluff", as when you live in a hall.

Can I store my personal items in my rental when I go home for summer?

Storage? Each year students ask the same question; "can I leave my personal items in my new rental until I return in the fall"?

> The answer is no. During the summer several things are happening. As stated above,

UP takes a few houses off the market and does extensive maintenance. Remaining houses are rented to summer students. Empty houses with personal items, left



Public storage is less than a mile away.

unattended, invite vandalism.

If you need storage, there is a Public Storage on Lombard by Fred Meyer.



We here in the Res Life Office hope this information helps you in your search to find the right housing for next year. If you have additional questions, please feel free to stop by the office, call or drop us an email.

Our hours are: Monday - Friday

8:30 am-4:30 pm

Important dates to remember

| Selection day in Chiles Center | March 6 |
|--------------------------------|---------|
| UP rentals open house | Feb. 26 |
| Squatters sign contracts | Feb. 23 |
| Squatter Apps due | Feb. 21 |

Miscellaneous info

What about winter break-do I have to leave?

Can I still call Public safety?

UP does all of the yard maintenance, as well as house maintenance. Upon move-in you will receive information on how to place a work order.

Painting is not allowed.

Candles are not allowed and space heaters are only allowed if approved by physical plant. Extension cords are allowed if you are using the power strip.

There is no smoking in the rentals. Do I have to leave over the holidays, like in the halls?

No. when you live in a rental, you can live there full time

Public Safety patrols the neighborhood around the University.

If you ever need them, they are there for you, the same as living in the halls.



UP rentals border campus and are easy walking distance to campus.