Think Before You Ink

Off-Campus Housing Information
What Will You Hear About?

- **Off-Campus Student Living**
  - *Apartment Search Process*

- **Office of the Dean of Students**
  - *Conduct Past, Present, and Future*

- **Office of Residential Life**
  - *Housing Appeals*
The Apartment Search Process

(1) Learn about the process!
(2) Discuss finances and seek co-signers with parents/guardians
(3) Contact landlord, property manager, or agent to view listing
(4) Tour apartment, checking facilities and safety
(5) If you want it, you may be asked to put down a holding deposit*
(6) Fill out paperwork, such as application and co-signer documents
(7) Review lease and addendum and make all needed changes
(8) Have all tenants sign the lease, preferably at the same time
(9) Be sure to receive a signed copy of lease within 30 days
(10) Make all required payments on schedule
Upfront Costs

(1) First month’s rent
(2) Last month’s rent
(3) Security deposit
(4) Agent fee, if used
## Rental Cost Comparison

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Low</th>
<th>Average</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room in Private Home</td>
<td>$750</td>
<td>$950</td>
<td>$1,150</td>
</tr>
<tr>
<td>Living Alone: Studio</td>
<td>$1,200</td>
<td>$1,400</td>
<td>$1,600</td>
</tr>
<tr>
<td>Living Alone: One Bedroom</td>
<td>$1,500</td>
<td>$1,700</td>
<td>$1,900</td>
</tr>
<tr>
<td>With Others: Own Room</td>
<td>$950</td>
<td>$1,150</td>
<td>$1,350</td>
</tr>
<tr>
<td>With Others: Shared Room</td>
<td>$650</td>
<td>$850</td>
<td>$1,050</td>
</tr>
</tbody>
</table>
Off-Campus Housing and Financial Aid

Students are eligible to receive financial aid if they live off campus. The Expected Family Contribution (EFC) remains the same for the academic year, and aid is adjusted according to the standard off-campus housing Cost of Attendance. The Cost of Attendance is based on a nine-month academic year, so the Summer months are the student's responsibility.

Living off campus impacts the awarding of financial aid in that the total Cost of Attendance is lower for a student living off campus. As a result, many students and families experience a decrease in the amount of financial aid awarded in the year the student spends off campus.

For more information, please download our PDF.
Rental Cost Comparison

- 65% of students surveyed in spring 2017 reported paying between $700 and $1,000 per month
- 8.67% pay less than $700
- 10.34% pay between $700 and $800
- **31.03% pay between $800 and $900**
- 23.56% pay between $900 and $1,000
- 21.23% pay between $1,000 and $1,500
- 5.17% pay more than $1,500
Housing Search Tips

(1) Finalize your junior year plans. Lots of changes between now and then (abroad plans, conduct record, friend groups, housing appeals, RA positions, leave of absences, etc.).

(2) Find your group, stick with them, and search with them.

(3) Have honest conversations about lifestyle expectations, sublet plans, expenses, and type of housing.

(4) Sign a lease only after you SEE the unit, READ the lease, and TALK with your parents/guardians/co-signers.

(5) bc.edu/offcampus and bc.edu/offcampushousing
The Housing Timeline

- **59.18%** of students surveyed signed leases in the spring semester or summer before their lease started.
- **14.2%** signed a lease in September, a year in advance.
- You should sign your lease when **you and your group are ready**. It will be different for every situation.
- There is plenty of off-campus housing in Boston, Newton, and Brookline.
Things to Keep in Mind

• The junior year is **different**.

• Off-campus housing becomes available on a **rolling basis** throughout the year.

• More people, more variables, more problems. City Ordinance limiting occupancy to four or fewer.

• Leases are **legally binding contracts** (jointly and severally liable).
Agents/Brokers

• They get paid when you sign a lease.

• They will pressure you to “sign the lease by tonight or it will be gone tomorrow.”

• You can shop around. Find an agent that you trust.

• You will sign a “broker disclosure form.” That is normal and expected.
Lease Date/Class Date

• Fall 2018 classes begin on Monday, August 27

• Leases historically are scheduled to begin on September 1

• Please work with your agent, landlord, or property manager to discuss an earlier move-in date, or otherwise make arrangements for housing until your apartment is ready.
Office of the Dean of Students

Conduct Past, Present, and Future and Off-Campus Student Life
Social Host Liability

• Social Host Liability is the legal term for the criminal and civil responsibility of a person who furnishes liquor to a guest.

• Includes:
  – Serving alcoholic beverages to intoxicated persons
  – Serving alcoholic beverages to persons under the minimum legal drinking age
  – Allowing a person under the minimum legal drinking age to possess alcohol of property owned or controlled by the host
You may be criminally liable for your guest’s actions even though they have left your residence and are no longer with you.
Consequences

• **BPD responds when a noise complaint is called in:**
  – Incident report → court summons in the mail → case heard by magistrate → community service

• **Who will be documented?**
  – EVERYONE who lives in the house/apartment
  – Even if they are not present at the time of the party
Housing Appeals

How to Appeal, What is Considered, When Does it Happen?
Housing Appeals

• Form becomes available: **Monday, Oct. 16th**

• Agora > My ResLife > Web Forms > Housing Appeal
  – *Select the correct semester or year*
Submit Housing Appeal

- Appeal Approved Prior to the Housing Selection Process
  - Select university housing with others during the Housing Selection Process
- Appeal Approved After the Housing Selection Process
  - Placed in housing over the summer, likely in the month of June
- Placed on the “Space Available” list
  - Based on availability, students placed in housing over the summer, ranging from June through August
- Appeal Denied
  - Re-appeal with new information or start searching for off-campus housing
Reason for the Appeal

• Medical, Junior Year, Reinstatement, Transfer

• Write a summary of why you are requesting an appeal (if you go over 1000 words, it will not save)
Medical Appeal

• Medical, Psychological, and Disability Needs-Based Housing Requests

• Students must renew accommodation requests each year

• Supporting documentation from a physician or other health care professional must be submitted to the Office of Residential Life
  • If applicable, the documentation should note any specific housing requests (location, single, kitchen, etc.)
Appeal Decisions

• Decisions are made on a rolling basis.
• You are allowed to re-appeal if you submit new information.
Appeal Questions?

Contact Us:
Phone: (617) 552-3060
Email: placement@bc.edu
www.bc.edu/reslife