

Things to Consider When Assessing Off Campus Housing Options

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Beginning the search for off campus housing can seem like a daunting task. Deciding what you're looking for is a great place to start! The following are common determining factors for groups when deciding on a specific unit for their off campus housing needs. Depending on your group, certain factors may influence your choice(s) more than others but this is a great starting point in narrowing down your options and determining which properties are the best fit for your group overall!

- ❑ **LOCATION** – Do you want to live close to a specific building on campus? Or near Main Street? East Campus or North Campus? Cleveland Avenue? We have properties in all areas of campus and throughout Newark - so depending on where you want to be, we have an option for you!
- ❑ **NUMBER OF PEOPLE** – Knowing how many people are in your group is crucial to finding your perfect off campus housing fit. The options vary greatly depending on how big or small your group is so deciding this early on will make the process much easier for everyone.
- ❑ **NUMBER OF BEDROOMS** – With number of people comes number of bedrooms. Does everyone want their own bedroom or are you okay with sharing bedrooms? Almost all of our units are one person per bedroom but there are a few scenarios where rooms are legally able to be shared by Tenants.
- ❑ **NUMBER OF BATHROOMS** – You should discuss if everyone is okay with sharing a bathroom with other roommates or if there is a limit to how many people you want sharing each bathroom. If number of bathrooms is a deciding factor for your group, you will want to discuss this ahead of time.
- ❑ **HOUSE VS. APARTMENT VS. TOWNHOUSE** – Do you want to live in a single family house with a yard or maybe a porch? Or would you feel more comfortable in an apartment? Or maybe a hybrid of the two and opt for a townhouse with a garage? Overall, single family homes tend to be a bit older but do often have added benefits such as yard and outdoor space, spacious bedrooms and in many cases, are in prime and highly sought after locations. Apartments and townhouses are often newer builds with more modern finishings but do tend to also cost more as a result.
- ❑ **CENTRAL AIR CONDITIONING** – Is having central air conditioning a 'must have' for your group? Or are you okay with using window units? This can be a differentiating factor.
- ❑ **PARKING** – Does everyone plan to have a car? If so, you should factor in how many parking spaces prospective properties have and/or the cost to rent additional parking if you need it
- ❑ **UTILITIES** – It is important to understand what is and is not included with the lease for each property. For our properties, utilities are not included unless explicitly stated. You should include the cost of utilities when considering your overall cost. We estimate Tenants spend between \$75-\$100 per person per month for utilities but this is highly dependent on the group's preferences.
- ❑ **OVERALL COST** – Off campus housing rents can range anywhere from \$600 per person per month up to \$1,400+ per person per month. Amenities, size, location, etc. can all play into the overall cost but having a general idea of your budget will help guide you through the housing search.

We find that these are often the most influential factors for Tenants searching for off campus housing. Going through this list will help narrow down your search and ensure you're choosing a property that is conducive to your wants and needs.

We look forward to receiving your applications!

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