

## START YOUR OFF-CAMPUS HOUSING SEARCH TODAY!

# 1



**Check out WCU's OFFICIAL Off-Campus Housing Website.** FREE platform for students to find off-campus housing, search for roommates, and secure subletting opportunities.

*Note: This listing of rental units is provided exclusively for West Chester University STUDENTS. The University does not approve, investigate, or endorse the listed properties. For protection, prospective tenants are advised to acquaint themselves thoroughly with the rental units listed before signing any lease agreement.*

# 2



**Carefully Consider Roommate(s).** Finding a compatible roommate is important! Take as much time and care in choosing your roommate(s) as choosing where you live. Scan the QR code for a list of important questions for potential roommates.

# 3



**Tour Houses and Apartments.** Be sure to visit the **ACTUAL** unit you are interested in leasing! Consider talking to current tenants to see if they have had any issues with the unit, appliances, or the property owner.

# 4

**Self Advocate.** If you see issues or needed upgrades, discuss each specific item with the property owner and **put requests in writing!** You can advocate for changes to the lease prior to signing related to rent price, parking, termination clauses, subletting, maintenance, storage, etc. *Note: If you ask for more, there is a strong chance you may get more!*

# 5



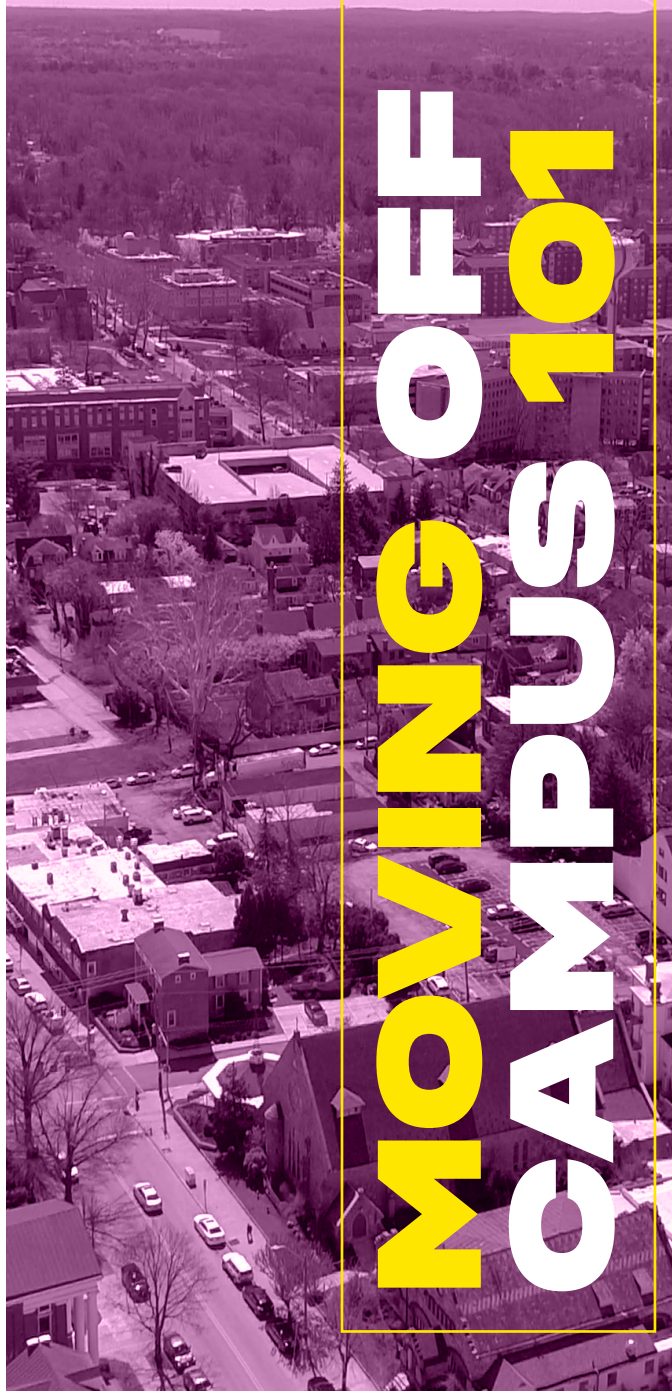
**Meet with Student Legal Aid.** Before you sign your lease, schedule a **FREE** 15-minute appointment with an attorney to review the lease agreement! Scan the QR code to schedule your appointment today.

# 6

**Have additional questions?** Contact Off-Campus and Commuter Services at [Commuters@wcupa.edu](mailto:Commuters@wcupa.edu) to set up an appointment.

## ESSENTIALS FOR FINDING AND SECURING OFF-CAMPUS HOUSING

# MOVING OFF CAMPUS 101



**Guidelines and regulations govern the property owner/tenant relationship. It is important to understand these responsibilities outlined below to have a positive leasing experience:**

**Property owner responsibilities include:**

- Keeping premises in a good and safe condition
- Performing maintenance and making all necessary repairs
- Regulating conduct of occupants
- Promptly replying to complaints and inquiries from occupants

**Tenant responsibilities include:**

- Compliance with all laws, codes, and ordinances
- Depositing all garbage and recyclables into containers in a clean and safe manner
- Not disturbing the peaceful enjoyment of adjacent and nearby premises
- Not intentionally causing damage to the premises

**Lease: A legally-binding contract between the tenant(s) and the property owner outlining rental terms**

**BEFORE SIGNING, MAKE SURE YOUR LEASE INCLUDES THE FOLLOWING:**

- Names:** Yours, your roommate(s), any guarantor(s), and your property owner's
- Description of building and address**
- Lease Terms:** Beginning and termination dates
- Rent:** Payment procedures, amount, due dates, and late penalties
- Renewal Procedures**
- Maintenance & Repairs:** How to report and responsibility
- Utilities:** What/who do you pay, and what is provided in the cost of the rent
- Deposits:** Any amount due before moving in, itemized
- Subletting Terms**
- Property Owner Access:** How much notice the property owner will provide before entering
- Alternative housing:** If you cannot occupy the property on the first day of lease or you need to leave the rental location due to repair, etc.

**Common Lease Language**

**Joint and Several Liability:** Indicates that all tenants are responsible for the **entire rental amount and any damages** caused to the property. For example:

- *If one of your housemates decides to move out in the middle of the year without finding a replacement tenant, your landlord can still require that you pay the total rental amount*
- *If there is damage to the unit, the landlord can hold you all responsible, even if only one of your housemates caused the damage.*

**Co-signer/Guarantor:** Someone who signs the lease, usually for financial situations, and is **liable** for the terms in the lease

**Security Deposit:** Money paid upon signing the lease intended to cover any unpaid rent or damage to the unit. *Note: Typically, equal to **one month's rent** and returned at the end of the lease period, minus unpaid rent and the costs of damage and repair.*

**Renter's Insurance:** Protects **your belongings** from loss, theft, and damage, as your property owner's insurance only covers damage to their property or injuries that occur outside of the unit. *Note: A family member's homeowner's insurance will often cover a dependent's apartment. Also, if you have a personal vehicle, you can get renter's insurance from the same company that provides your car insurance!*

**Sublease:** An agreement between a tenant on the original lease and **another person who was not on the original lease** (the sublessee). The agreement states that the sublessee will take over the tenant's lease for a specified duration. *Note: Generally, property owners do not have separate contracts with the sublessee.*



**If you are a student and looking to rent in the Borough of West Chester, take note of the Student Zoning Ordinance. Scan the QR Code for More Information.**



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